

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

October 26, 2017

Council District: # 13

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

JOB ADDRESS: **4915 WEST FOUNTAIN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5543-021-007**
Re: Invoice #711891-7

On September 23, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **4915 West Fountain Avenue, 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 September 23, 2016, 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	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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. T14679
Dated as of: 09/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5543-021-007

Property Address: 4915 W FOUNTAIN AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BRANDON KINNON

Grantor : BERNARD ZIMMERMAN; BERNARD ZIMMERMAN LIVING TRUST

Deed Date : 04/26/2016

Recorded : 08/12/2016

Instr No. : 16-0959460

MAILING ADDRESS: BRANDON KINNON
4915 FOUNTAIN AVE LOS ANGELES CA 90029

SCHEDULE B

LEGAL DESCRIPTION

Tract No: 9227 Abbreviated Description: CITY:REGION/CLUSTER: 04/04192 TR#:9227 TRACT # 9227
E 42 FT MEASURED ON N AND S LINES City/Muni/Twp: REGION/CLUSTER: 04/04192

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 08/12/2016

Document #: 16-0959461

Loan Amount: \$501,744

Lender Name: MOTIVE LENDING

Borrowers Name: BRANDON KINNON

MAILING ADDRESS: MOTIVE LENDING
6 HUTTON CENTRE DRIVE STE 200 SANTA ANA, CA 92707

This page is part of your document - DO NOT DISCARD



20160959460



Pages:
0004

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

08/12/16 AT 08:00AM

FEES:	28.00
TAXES:	2,861.60
OTHER:	0.00
PAID:	2,889.60



LEADSHEET



201608120150033

00012485241



007734549

SEQ:
23

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T68

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

Brandon Linnon
4915 Fountain Ave
Los Angeles CA
90029



SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE

GRANT DEED

1753128-64
California Title Company

RECORDING REQUESTED BY:
California Title Company

AND WHEN RECORDED MAIL TO:

Brandon Kinnon
4915 Fountain Avenue
Los Angeles, CA 90029

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 410-1753128-64

Escrow No.: 002126-JW

AP#: 5543-021-007

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$562.10 CITY TRANSFER TAX \$2,299.50

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Los Angeles AND

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

Bernard Zimmerman, Trustee of the Bernard Zimmerman Living Trust dated October 2, 2003

hereby GRANT(s) to:

Brandon Kinnon, a single man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 4915 Fountain Avenue, Los Angeles, CA 90029

Dated April 26, 2016

Bernard Zimmerman, Trustee of the Bernard Zimmerman
Living Trust dated October 2, 2003

BY:

Bernard Zimmerman
Bernard Zimmerman, Trustee

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.

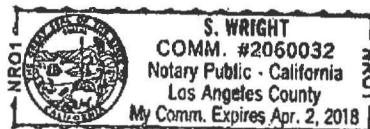
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 5/27/16 before me, S. Wright A Notary Public
personally appeared Bernard Zimmerman 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

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

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Exhibit "A"

The Easterly 42 feet, measured along the Northerly and Southerly lines of Tract No. 9227, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 174, Page(s) 12 of Maps, in the Office of the County Recorder of said County.

This page is part of your document - DO NOT DISCARD



20160959461



Pages:
0016

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

08/12/16 AT 08:00AM

FEES:	82.00
TAXES:	0.00
OTHER:	0.00
PAID:	82.00



LEADSHEET



201608120150033

00012485242



007734549

SEQ:
24

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

1753128-64
California Title Company

When recorded, mail to:
Nations Direct Mortgage, LLC dba Motive Lending
Attn: Final Document Department
6 Hutton Centre Drive, Suite 200
Santa Ana, CA 92707
(949) 270-7600



Title Order No.: 410-1753128-64
Escrow No.: 002126-JW
LOAN #: 9010050242

5543-021-007

[Space Above This Line For Recording Data]

DEED OF TRUST

FHA Case No.
197-7659135-703-203B

MIN: 1006118-0000083364-2
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19, and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **August 5, 2016**, together with all Riders to this document.

(B) "Borrower" is **BRANDON KINNON, A SINGLE MAN.**

Borrower's address is **4915 FOUNTAIN AVENUE, LOS ANGELES, CA 90029.**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Nations Direct Mortgage, LLC dba Motive Lending.**



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EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: October 26, 2017

JOB ADDRESS: 4915 WEST FOUNTAIN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5543-021-007

Last Full Title: 09/13/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|----------------------------|
| 1). | BRANDON KINNON
4915 FOUNTAIN AVE
LOS ANGELES, CA 90029-1501 | CAPACITY: OWNER |
| 2). | BRANDON KINNON
3260 HILLOCK DR
LOS ANGELES, CA 90068 | CAPACITY: OWNER |
| 3). | MOTIVE LENDING
6 HUTTON CENTRE DRIVE STE 200
SANTA ANA, CA 92707 | CAPACITY: INTERESTED PARTY |

EXHIBIT C**Property Detail Report**

For Property Located At:
4915 FOUNTAIN AVE, LOS ANGELES, CA 90029-1501



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: KINNON BRANDON
 Mailing Address: 4915 FOUNTAIN AVE, LOS ANGELES CA 90029-1501 C052
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 9227 E 42 FT MEASURED ON N AND S LINES		
County:	LOS ANGELES, CA	APN:	5543-021-007
Census Tract / Block:	1912.01 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	9227
Legal Book/Page:	174-12	Map Reference:	34-F4 /
Legal Lot:		Tract #:	9227
Legal Block:		School District:	LOS ANGELES
Market Area:	C20	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/12/2016 / 04/26/2016	1st Mtg Amount/Type:	\$501,744 / FHA
Sale Price:	\$511,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	959461
Document #:	959460	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$738.44
New Construction:		Multi/Split Sale:	
Title Company:	CALIFORNIA TITLE CO		
Lender:	MOTIVE LNDG		
Seller Name:	ZIMMERMAN B LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	12/05/2013 / 11/19/2013	Prior Lender:	
Prior Sale Price:	\$449,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1716631	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	FRAME
Living Area:	692	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1917 / 1963	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:		Quality:	FAIR
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements:**Site Information**

Zoning:	LAR3	Acres:	0.04	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	1,637	Lot Width/Depth:	38 x 42	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$511,000	Assessed Year:	2017	Property Tax:	\$5,587.96
Land Value:	\$398,500	Improved %:	22%	Tax Area:	13
Improvement Value:	\$112,500	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$511,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

4915 FOUNTAIN AVE, LOS ANGELES, CA 90029-1501**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	\$511,000	\$145,000	\$750,000	\$440,750
Bldg/Living Area	692	600	794	734
Price/Sqft	\$738.44	\$229.59	\$1,106.19	\$604.23
Year Built	1917	1905	2014	1938
Lot Area	1,637	1,469	52,029	8,151
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$511,000	\$33,991	\$1,180,000	\$272,904
Distance From Subject	0.00	2.43	39.97	17.11

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr	Blk	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
		4915 FOUNTAIN AVE	\$511,000	1917	2	1		08/12/2016	692	1,637	0.0
Comparables											
<input checked="" type="checkbox"/>	1	5840 RIVERTON AVE	\$605,000	1940	2	1		09/06/2017	758	6,264	6.86
<input checked="" type="checkbox"/>	2	2077 BRODERICK AVE	\$375,000	1949	2	1		09/06/2017	794	6,445	17.59
<input checked="" type="checkbox"/>	3	3629 W 133RD ST	\$465,000	1940	2	1		09/01/2017	740	5,100	12.91
<input checked="" type="checkbox"/>	4	321 E WHITCOMB AVE	\$630,000	1905	2	1		09/05/2017	740	7,000	25.06
<input checked="" type="checkbox"/>	5	42520 5TH ST E	\$145,000	1952	2	1		09/06/2017	600	52,029	39.97
<input checked="" type="checkbox"/>	6	20849 MARGARET ST	\$416,000	1948	2	1		08/31/2017	672	4,103	17.64
<input checked="" type="checkbox"/>	7	9810 MAIE AVE	\$310,000	1921	1	1		08/31/2017	792	6,498	10.68
<input checked="" type="checkbox"/>	8	4006 OAKFIELD DR	\$750,000	2014	1	1		09/11/2017	678	13,940	9.11
<input checked="" type="checkbox"/>	9	4658 CARNEGIE ST	\$675,000	1926	1	1		09/08/2017	664	5,031	6.35
<input checked="" type="checkbox"/>	10	5818 ALLINGTON ST	\$505,000	1943	2	1		09/15/2017	793	7,063	18.92
<input checked="" type="checkbox"/>	11	3523 E 11TH ST	\$340,000	1924	2	1		09/12/2017	740	2,244	23.29
<input checked="" type="checkbox"/>	12	2103 WESLEYGROVE AVE	\$429,000	1948	2	1		09/12/2017	780	6,989	17.45
<input checked="" type="checkbox"/>	13	9616 ANTWERP ST	\$285,000	1956	2	1		09/12/2017	726	3,489	10.53
<input checked="" type="checkbox"/>	14	6817 FOUNTAIN AVE	\$470,000	1921	1	1		09/12/2017	672	1,469	2.43
<input checked="" type="checkbox"/>	15	11838 PANTHEON ST	\$305,000	1949	2	1		09/12/2017	749	5,365	17.03
<input checked="" type="checkbox"/>	16	779 W 13TH ST	\$420,000	1922	2	1		09/13/2017	768	4,804	25.1
<input checked="" type="checkbox"/>	17	4820 W AVENUE L12	\$180,000	1951	2	1		03/28/2017	784	10,029	38.51
<input checked="" type="checkbox"/>	18	723 S AVENUE 60	\$500,000	1922	2	2		08/30/2017	666	5,607	6.71
<input checked="" type="checkbox"/>	19	239 E 116TH PL	\$340,000	1920	2	2		09/21/2017	775	5,588	11.63
<input checked="" type="checkbox"/>	20	211 NEWPORT AVE	\$670,000	1913	2	1		09/07/2017	790	3,956	24.39

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4915 FOUNTAIN AVE, LOS ANGELES, CA 90029-1501**20 Comparable(s) Selected.**

Report Date: 10/26/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$511,000	\$145,000	\$750,000	\$440,750
Bldg/Living Area	692	600	794	734
Price/Sqft	\$738.44	\$229.59	\$1,106.19	\$604.23
Year Built	1917	1905	2014	1938
Lot Area	1,637	1,469	52,029	8,151
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$511,000	\$33,991	\$1,180,000	\$272,904
Distance From Subject	0.00	2.43	39.97	17.11

*= user supplied for search only

Comp #:

1

Distance From Subject:

6.86 (miles)

Address:

5840 RIVERTON AVE, NORTH HOLLYWOOD, CA 91601-1441

Owner Name:

ROBBINS STACY A

Seller Name:

DONAHUE ANN & Z S TRUST

APN:

2415-016-005

Map Reference:

16-E6 /

Living Area:

758

County:

LOS ANGELES, CA

Census Tract:

1243.00

Total Rooms:

4

Subdivision:

9854

Zoning:

LAR1

Bedrooms:

2

Rec Date:

09/06/2017

Prior Rec Date:

08/13/2009

Bath(F/H):

1 /

Sale Date:

08/21/2017

Prior Sale Date:

07/21/2009

Yr Built/Eff:

1940 / 1940

Sale Price:

\$605,000

Prior Sale Price:

\$300,000

Air Cond:

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:

1007852

Acres:

0.14

Fireplace:

/

1st Mtg Amt:

\$424,100

Lot Area:

6,264

Pool:

Total Value:

\$333,659

of Stories:

1.00

Roof Mat:

WOOD SHAKE

Land Use:

SFR

Park Area/Cap#:

/ 1

Parking:

PARKING AVAIL

Comp #:**2**

Address:**2077 BRODERICK AVE, DUARTE, CA 91010-3506**

Owner Name:**JARA NARCISO/DE JARA MARIA M**

Seller Name:**SAIZA DOLORES I LIVING TRUST**

APN:**8521-007-013**

Map Reference:**29-C6 /**

County:**LOS ANGELES, CA**

Census Tract:**4312.00**

Subdivision:**15612**

Zoning:**LCA15000***

Rec Date:**09/06/2017**

Prior Rec Date:**08/01/1977**

Sale Date:**08/21/2017**

Prior Sale Date:

Sale Price:**\$375,000**

Prior Sale Price:**\$18,000**

Sale Type:**FULL**

Prior Sale Type:**FULL**

Document #:**1008503**

Acres:**0.15**

1st Mtg Amt:**\$368,207**

Lot Area:**6,445**

Total Value:**\$33,991**

of Stories:**1.00**

Land Use:**SFR**

Park Area/Cap#:**/ 1**

Distance From Subject:**17.59 (miles)**

Living Area:**794**

Total Rooms:**4**

Bedrooms:**2**

Bath(F/H):**1 /**

Yr Built/Eff:**1949 / 1949**

Air Cond:**WALL**

Style:**CONVENTIONAL**

Fireplace:**/**

Pool:

Roof Mat:**GRAVEL & ROCK**

Parking:**ATTACHED GARAGE**

Comp #:3 Distance From Subject:12.91 (miles)
 Address: **3629 W 133RD ST, HAWTHORNE, CA 90250-6217**
 Owner Name: **CLIFTON KRISTINA/MAGANA SHELLIE**
 Seller Name: **DWELLIFY LLC**
 APN: **4050-016-016** Map Reference: **63-B1 /** Living Area: **740**
 County: **LOS ANGELES, CA** Census Tract: **6025.08** Total Rooms: **4**
 Subdivision: **12343** Zoning: **HAR2YY** Bedrooms: **2**
 Rec Date: **09/01/2017** Prior Rec Date: **04/17/2017** Bath(F/H): **1 /**
 Sale Date: **08/23/2017** Prior Sale Date: **04/03/2017** Yr Built/Eff: **1940 / 1940**
 Sale Price: **\$465,000** Prior Sale Price: **\$350,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1002082** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$456,577** Lot Area: **5,100** Pool:
 Total Value: **\$46,848** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 1** SHINGLE
 Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:25.06 (miles)
 Address: **321 E WHITCOMB AVE, GLENDORA, CA 91741-2666**
 Owner Name: **MARTINEZ CARMELITA**
 Seller Name: **VALLEY PROPERTY INVESTORS LLC**
 APN: **8647-009-019** Map Reference: **87-B4 /** Living Area: **740**
 County: **LOS ANGELES, CA** Census Tract: **4010.02** Total Rooms: **4**
 Subdivision: **GLENDORA** Zoning: **GDR2** Bedrooms: **2**
 Rec Date: **09/05/2017** Prior Rec Date: **03/28/2002** Bath(F/H): **1 /**
 Sale Date: **07/31/2017** Prior Sale Date: **08/14/2001** Yr Built/Eff: **1905 / 1920**
 Sale Price: **\$630,000** Prior Sale Price: **\$145,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1003609** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$340,000** Lot Area: **7,000** Pool:
 Total Value: **\$280,755** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 1** COMPOSITION
 Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:39.97 (miles)
 Address: **42520 5TH ST E, LANCASTER, CA 93535-5162**
 Owner Name: **RUIZ ALAN**
 Seller Name: **SELF CLINT & JARA TRUST**
 APN: **3126-020-039** Map Reference: **160-C9 /** Living Area: **600**
 County: **LOS ANGELES, CA** Census Tract: **9005.04** Total Rooms:
 Subdivision: Zoning: **LRHI** Bedrooms: **2**
 Rec Date: **09/06/2017** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **08/28/2017** Prior Sale Date: Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$145,000** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **1010927** Acres: **1.19** Fireplace: **/**
 1st Mtg Amt: **\$120,000** Lot Area: **52,029** Pool:
 Total Value: **\$133,382** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:6 Distance From Subject:17.64 (miles)
 Address: **20849 MARGARET ST, CARSON, CA 90745-1224**
 Owner Name: **SERRANO PATRIZIO M/GUERRERO GINA I**
 Seller Name: **MORGAN PICKS1 LLC**
 APN: **7336-018-014** Map Reference: **69-A3 /** Living Area: **672**
 County: **LOS ANGELES, CA** Census Tract: **5438.01** Total Rooms: **4**
 Subdivision: **8245** Zoning: **CARS*** Bedrooms: **2**
 Rec Date: **08/31/2017** Prior Rec Date: **11/05/2008** Bath(F/H): **1 /**
 Sale Date: **07/20/2017** Prior Sale Date: **09/10/2008** Yr Built/Eff: **1948 / 1952**
 Sale Price: **\$416,000** Prior Sale Price: **\$225,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **992046** Acres: **0.09** Fireplace: **/**
 1st Mtg Amt: **\$406,501** Lot Area: **4,103** Pool:
 Total Value: **\$335,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** SHINGLE
 Parking: **PARKING AVAIL**

Comp #:7 Distance From Subject:10.68 (miles)
 Address: **9810 MAIE AVE, LOS ANGELES, CA 90002-2355**
 Owner Name: **CASTRO MANUEL**

Seller Name:	PACHECO SANDRA Y	Map Reference:	58-D3 /	Living Area:	792
APN:	6048-018-015	Census Tract:	2423.00	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	1
Subdivision:	RUOFF TR	Prior Rec Date:	01/24/2003	Bath(F/H):	1 /
Rec Date:	08/31/2017	Prior Sale Date:	11/19/2002	Yr Built/Eff:	1921 / 1924
Sale Date:	08/24/2017	Prior Sale Price:	\$145,000	Air Cond:	
Sale Price:	\$310,000	Prior Sale Type:	FULL	Style:	
Sale Type:	FULL	Acres:	0.15	Fireplace:	/
Document #:	996286	Lot Area:	6,498	Pool:	
1st Mtg Amt:	\$294,405	# of Stories:	1.00	Roof Mat:	
Total Value:	\$180,936	Park Area/Cap#:	/	Parking:	
Land Use:	SFR				

Comp #:	8	Distance From Subject:	9.11 (miles)
Address:	4006 OAKFIELD DR, SHERMAN OAKS, CA 91423-4434		
Owner Name:	TGIGCA LLC		
Seller Name:	ZAGHI FARHAD		
APN:	2274-017-030	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1417.00
Subdivision:	9426	Zoning:	LARE15
Rec Date:	09/11/2017	Prior Rec Date:	09/04/2009
Sale Date:	08/31/2017	Prior Sale Date:	08/19/2009
Sale Price:	\$750,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1025913	Acres:	0.32
1st Mtg Amt:		Lot Area:	13,940
Total Value:	\$1,180,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	678
		Total Rooms:	
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	2014 / 2014
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	9	Distance From Subject:	6.35 (miles)
Address:	4658 CARNEGIE ST, LOS ANGELES, CA 90032-1407		
Owner Name:	EZELL STEVEN/ZONSIUS ALLISON		
Seller Name:	ENRAMADA PROPERTIES LLC		
APN:	5302-023-002	Map Reference:	36-C4 /
County:	LOS ANGELES, CA	Census Tract:	2013.01
Subdivision:	PASADENA VILLA TR	Zoning:	LAR1
Rec Date:	09/08/2017	Prior Rec Date:	02/27/2017
Sale Date:	07/25/2017	Prior Sale Date:	01/13/2017
Sale Price:	\$675,000	Prior Sale Price:	\$365,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1019976	Acres:	0.12
1st Mtg Amt:	\$587,250	Lot Area:	5,031
Total Value:	\$275,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	664
		Total Rooms:	3
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1926
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	10	Distance From Subject:	18.92 (miles)
Address:	5818 ALLINGTON ST, LAKEWOOD, CA 90713-1102		
Owner Name:	HUANG DENNY		
Seller Name:	WESTSTAR COMMONS LLC		
APN:	7165-018-026	Map Reference:	66-D6 /
County:	LOS ANGELES, CA	Census Tract:	5700.01
Subdivision:	10317	Zoning:	LKR1*
Rec Date:	09/15/2017	Prior Rec Date:	07/13/2017
Sale Date:	08/31/2017	Prior Sale Date:	06/30/2017
Sale Price:	\$505,000	Prior Sale Price:	\$355,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1055022	Acres:	0.16
1st Mtg Amt:	\$410,000	Lot Area:	7,063
Total Value:	\$348,160	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	793
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1943 / 1946
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	11	Distance From Subject:	23.29 (miles)
Address:	3523 E 11TH ST, LONG BEACH, CA 90804-4017		
Owner Name:	FLORIAN ARTURO E/HERNANDEZ ALEJANDRO		
Seller Name:	WILLIAMSON RICHARD T & MICHELLE C		
APN:	7259-014-021	Map Reference:	76-A4 /
County:	LOS ANGELES, CA	Census Tract:	5770.00
Subdivision:	SHULL TR	Zoning:	LBR4R
Rec Date:	09/12/2017	Prior Rec Date:	04/01/2004
		Living Area:	740
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /

Sale Date:	09/07/2017	Prior Sale Date:	03/10/2004	Yr Built/Eff:	1924 / 1924
Sale Price:	\$340,000	Prior Sale Price:	\$62,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1032198	Acres:	0.05	Fireplace:	/
1st Mtg Amt:		Lot Area:	2,244	Pool:	
Total Value:	\$288,836	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:17.45 (miles)

Address: 2103 WESLEYGROVE AVE, DUARTE, CA 91010-3147

Owner Name: RODRIGUEZ MANUEL/PEREZ CECILIA R

Seller Name: LOPEZ VALERIE L

APN:	8521-002-038	Map Reference:	29-B6 /	Living Area:	780
County:	LOS ANGELES, CA	Census Tract:	4312.00	Total Rooms:	4
Subdivision:	AMENDED MAP OF STEPHENS SUB	Zoning:	LCR15000*	Bedrooms:	2
Rec Date:	09/12/2017	Prior Rec Date:	12/13/2011	Bath(F/H):	1 /
Sale Date:	09/05/2017	Prior Sale Date:	10/24/2011	Yr Built/Eff:	1948 / 1948
Sale Price:	\$429,000	Prior Sale Price:	\$220,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1032241	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$421,229	Lot Area:	6,989	Pool:	
Total Value:	\$238,095	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:13 Distance From Subject:10.53 (miles)

Address: 9616 ANTWERP ST, LOS ANGELES, CA 90002-2213

Owner Name: RODRIQUEZ CARLOS M

Seller Name: ARMSTRONG JAMES & H M TRUST

APN:	6048-006-005	Map Reference:	58-D3 /	Living Area:	726
County:	LOS ANGELES, CA	Census Tract:	2423.00	Total Rooms:	
Subdivision:	QUEEN TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/12/2017	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	09/05/2017	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$285,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1032369	Acres:	0.08	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,489	Pool:	
Total Value:	\$140,012	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14 Distance From Subject:2.43 (miles)

Address: 6817 FOUNTAIN AVE, LOS ANGELES, CA 90028-7606

Owner Name: BURCHELL BARRY/SCHUTTER-BOSELAAR MAELLEDE

Seller Name: BECERRAL FAMILY TRUST

APN:	5548-024-033	Map Reference:	34-B4 /	Living Area:	672
County:	LOS ANGELES, CA	Census Tract:	1901.00	Total Rooms:	
Subdivision:	HOLLYWOOD HIGH SCHO	Zoning:	LAR3	Bedrooms:	1
Rec Date:	09/12/2017	Prior Rec Date:	09/08/1989	Bath(F/H):	1 /
Sale Date:	07/20/2017	Prior Sale Date:	08/1989	Yr Built/Eff:	1921 / 1921
Sale Price:	\$470,000	Prior Sale Price:	\$139,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1034219	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$320,000	Lot Area:	1,469	Pool:	
Total Value:	\$221,112	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:17.03 (miles)

Address: 11838 PANTHEON ST, NORWALK, CA 90650-1860

Owner Name: JYC ENTS LLC

Seller Name: MESSENGER HENRY A & KAREN M

APN:	8015-026-002	Map Reference:	61-A5 /	Living Area:	749
County:	LOS ANGELES, CA	Census Tract:	5501.00	Total Rooms:	4
Subdivision:	15197	Zoning:	NOR15000*	Bedrooms:	2
Rec Date:	09/12/2017	Prior Rec Date:	05/02/1994	Bath(F/H):	1 /
Sale Date:	08/08/2017	Prior Sale Date:		Yr Built/Eff:	1949 / 1949
Sale Price:	\$305,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1033134	Acres:	0.12	Fireplace:	/

1st Mtg Amt:	\$305,000	Lot Area:	5,365	Pool:	
Total Value:	\$203,135	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:16 Distance From Subject:25.1 (miles)

Address: **779 W 13TH ST, SAN PEDRO, CA 90731-4005**

Owner Name: **MARMOLEJO WILLIAM A/GONZALEZ DAHLIA**

Seller Name: **RYAN PATRICK E**

APN:	7454-024-003	Map Reference:	78-F4 /	Living Area:	768
County:	LOS ANGELES, CA	Census Tract:	2969.01	Total Rooms:	5
Subdivision:	RUDECINDA TR	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	09/13/2017	Prior Rec Date:	02/26/2015	Bath(F/H):	1 /
Sale Date:	08/29/2017	Prior Sale Date:	01/16/2015	Yr Built/Eff:	1922 / 1922
Sale Price:	\$420,000	Prior Sale Price:	\$335,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1039789	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$412,392	Lot Area:	4,804	Pool:	
Total Value:	\$346,909	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:17 Distance From Subject:38.51 (miles)

Address: **4820 W AVENUE L12, QUARTZ HILL, CA 93536-3532**

Owner Name: **SCANLAN BRIAN K**

Seller Name: **BURZYNSKI WALTER A TRUST**

APN:	3103-007-011	Map Reference:	159-D9 /	Living Area:	784
County:	LOS ANGELES, CA	Census Tract:	9011.02	Total Rooms:	
Subdivision:	11728	Zoning:	LCR17500*	Bedrooms:	2
Rec Date:	03/28/2017	Prior Rec Date:	01/24/2013	Bath(F/H):	1 /
Sale Date:	02/13/2017	Prior Sale Date:	01/18/2013	Yr Built/Eff:	1951 / 1952
Sale Price:	\$180,000	Prior Sale Price:	\$140,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	340407	Acres:	0.23	Fireplace:	/
1st Mtg Amt:	\$180,000	Lot Area:	10,029	Pool:	
Total Value:	\$87,701	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:18 Distance From Subject:6.71 (miles)

Address: **723 S AVENUE 60, LOS ANGELES, CA 90042-4306**

Owner Name: **SIGAL PROPERTY LLC**

Seller Name: **CW12 LLC**

APN:	5312-025-023	Map Reference:	36-D3 /	Living Area:	666
County:	LOS ANGELES, CA	Census Tract:	1837.02	Total Rooms:	4
Subdivision:	OAK HILL PARK TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/30/2017	Prior Rec Date:	04/20/2017	Bath(F/H):	2 /
Sale Date:	08/29/2017	Prior Sale Date:	04/10/2017	Yr Built/Eff:	1922 / 1923
Sale Price:	\$500,000	Prior Sale Price:	\$375,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	988829	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,607	Pool:	
Total Value:	\$149,050	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:19 Distance From Subject:11.63 (miles)

Address: **239 E 116TH PL, LOS ANGELES, CA 90061-2454**

Owner Name: **CORTINA BRYANT & MICHELLE J**

Seller Name: **RAMIREZ JOSE L & NEREYDA**

APN:	6083-009-025	Map Reference:	58-B5 /	Living Area:	775
County:	LOS ANGELES, CA	Census Tract:	2410.01	Total Rooms:	
Subdivision:	3598	Zoning:	LAR2	Bedrooms:	2
Rec Date:	09/21/2017	Prior Rec Date:	11/02/2010	Bath(F/H):	2 /
Sale Date:	09/06/2017	Prior Sale Date:	08/30/2010	Yr Built/Eff:	1920 / 1925
Sale Price:	\$340,000	Prior Sale Price:	\$148,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1083748	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$333,841	Lot Area:	5,588	Pool:	
Total Value:	\$163,924	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:20	Distance From Subject:24.39 (miles)	
Address:	211 NEWPORT AVE, LONG BEACH, CA 90803-5908	
Owner Name:	ONG DICKY H & JEANNY M H	
Seller Name:	ELGIN LAURA	
APN:	7264-002-014	Map Reference: 76-A6 /
County:	LOS ANGELES, CA	Census Tract: 5772.00
Subdivision:	LONG BEACH PARK	Zoning: LBR1N
Rec Date:	09/07/2017	Prior Rec Date: 06/09/2009
Sale Date:	08/11/2017	Prior Sale Date: 03/13/2009
Sale Price:	\$670,000	Prior Sale Price: \$425,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	1015625	Acres: 0.09
1st Mtg Amt:	\$424,100	Lot Area: 3,956
Total Value:	\$471,565	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 790
		Total Rooms: 5
		Bedrooms: 2
		Bath(F/H): 1 /
		Yr Built/Eff: 1913 / 1930
		Air Cond:
		Style: CONVENTIONAL
		Fireplace: /
		Pool:
		Roof Mat: GRAVEL & ROCK
		Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **October 26, 2017**

JOB ADDRESS: **4915 WEST FOUNTAIN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5543-021-007**

CASE#: **736395**

ORDER NO: **A-4168676**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 23, 2016**

COMPLIANCE EXPECTED DATE: **October 23, 2016**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-4168676

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

ORDER TO COMPLY AND NOTICE OF FEE

BRANDON KINNON
3260 HILLOCK DR
LOS ANGELES, CA 90068

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

SEP 19 2016

CASE #: 736395

ORDER #: A-4168676

EFFECTIVE DATE: September 23, 2016

COMPLIANCE DATE: October 23, 2016

OWNER OF

SITE ADDRESS: 4915 W FOUNTAIN AVE

ASSESSORS PARCEL NO.: 5543-021-007

ZONE: R3; Multiple Dwelling Zone

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The approximate 9' x 30' construction of an addition to the west side of the dwelling 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, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: West side of dwelling

2. 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.

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

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: In the unapproved addition

3. Plumbing permit is required

You are therefore ordered to: 1) Obtain the required plumbing permits and approvals

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

Location: In the unapproved addition

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.

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CODE ENFORCEMENT BUREAU

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

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If you have any questions or require any additional information please feel free to contact me at (213)252-3053.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: September 16, 2016

RYAN TAGUINES
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3053

Ryan.Taguines@lacity.org



REVIEWED BY

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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