

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 9, 2017

Council District: # 4

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

JOB ADDRESS: **5737 NORTH CLEON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2415-003-022**
Re: Invoice #541328-3

On February 6, 2012, 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: **5737 North Cleon 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 February 6, 2012, 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. T14407
Dated as of: 06/27/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2415-003-022

Property Address: 5737 N CLEON AVE



City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ZAHRA JAVAHERPOUR

Grantor : ZAHRA JAVAHERPOUR

Deed Date : 01/27/1993

Recorded : 02/09/1993

Instr No. : 92-247931

MAILING ADDRESS: ZAHRA JAVAHERPOUR
5737 CLEON AVE NORTH HOLLYWOOD CA 91601

SCHEDULE B

LEGAL DESCRIPTION

Lot: 116 Tract No: 7187 Abbreviated Description: LOT:116 CITY:REGION/CLUSTER:
03/03158 TR#:7187 TRACT # 7187 LOT 116 City/Muni/Twp: REGION/CLUSTER: 03/03158

MORTGAGES/LIENS

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

93- 247931

RECORDING REQUESTED BY

ACCOMMODATION ONLY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

NAME Zahra Javaherpour
STREET 5737 Cleon Street
ADDRESS North Hollywood, Ca. 91601CITY
STATE
ZIPTitle Order No. 2035118-61 Escrow No. 17105GRECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.

FEB 9 1993 AT 8 A.M.

Recorder's Office

FEE
\$5

This space for Recorder's use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: -0- see below

☐ unincorporated area ☒ City of Los Angeles

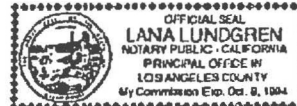
Parcel No. _____

☐ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

ZAHRA JAVAHERPOUR, A SINGLE WOMAN WHO ACQUIRED TITLE AS A MARRIED WOMAN
AS HER SOLE AND SEPARATE PROPERTYhereby GRANT(S) to ZAHRA JAVAHERPOUR, A SINGLE WOMANthe following described real property in the
county of Los Angeles state of California:Lot 116, Tract No. 7187, in the City of Los Angeles, as per map recorded
in Book 82, Pages 81 and 82 of Maps, in the office of the County Recorder
of said County.This deed is being recorded to correct the marital status of the grantee
named herein.Dated Jan. 27, 1993STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.On January 28, 1993 before me,Lana Lundgrena Notary Public in and for said County and State, personally appeared
Zahra Javaherpourpersonally 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 Lana Lundgren
Lana Lundgren

FOR NOTARY SEAL OR STAMP

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

AS SHOWN ABOVE

CIC-1-101 (8-01)

Name

Street Address

City & State

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER** Date: **November 9, 2017**
JOB ADDRESS: **5737 NORTH CLEON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2415-003-022**

Last Full Title: **06/27/2017** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|-----------------|
| 1). | ZAHRA JAVAHERPOUR
5737 CLEON AVE
NORTH HOLLYWOOD, CA 91601-2006 | CAPACITY: OWNER |
| | | |
| 2). | ZAHRA JAVAHERPOUR
9811 CREBS AVE
NORTHRIDGE, CA 91824 | CAPACITY: OWNER |

EXHIBIT C**Property Detail Report**

For Property Located At :
5737 CLEON AVE, NORTH HOLLYWOOD, CA 91601-2006



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **ZAHRA JAVAHERPOUR**
 Mailing Address: **5737 CLEON AVE, NORTH HOLLYWOOD CA 91601-2006 C013**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 7187 LOT 116	APN:	2415-003-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1243.00 / 3	Subdivision:	7187
Township-Range-Sect:		Map Reference:	16-E6 /
Legal Book/Page:	82-81	Tract #:	7187
Legal Lot:	116	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NHO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	02/09/1993 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	247931	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

OWNER RECORD**Prior Sale Information**

Prior Rec/Sale Date:	09/26/1988 / 08/1988	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1538149	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	759	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	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:	1951 / 1951	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,554	Lot Width/Depth:	40 x 139	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$149,027	Assessed Year:	2017	Property Tax:	\$1,850.05
Land Value:	\$91,029	Improved %:	39%	Tax Area:	42
Improvement Value:	\$57,998	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$149,027				

Comparable Summary

For Property Located At

**5737 CLEON AVE, NORTH HOLLYWOOD, CA 91601-2006****6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$0	\$420,000	\$639,000	\$552,583
Bldg/Living Area	759	744	851	792
Price/Sqft	\$0.00	\$532.32	\$819.23	\$701.13
Year Built	1951	1926	1953	1940
Lot Area	5,554	2,999	7,251	5,849
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$149,027	\$174,350	\$471,176	\$345,501
Distance From Subject	0.00	0.21	0.47	0.33

*= user supplied for search only

<input checked="" type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								
5737 CLEON AVE		1951	2	1	02/09/1993	759	5,554	0.0
Comparables								
<input checked="" type="checkbox"/> 1 5840 RIVERTON AVE	\$605,000	1940	2	1	09/06/2017	758	6,264	0.21
<input checked="" type="checkbox"/> 2 5558 RIVERTON AVE	\$600,000	1939	2	1	09/29/2017	744	6,152	0.28
<input checked="" type="checkbox"/> 3 5559 DENNY AVE	\$491,500	1939	2	1	09/12/2017	851	6,013	0.3
<input checked="" type="checkbox"/> 4 11017 TIARA ST	\$560,000	1946	2	1	03/14/2017	832	6,416	0.3
<input checked="" type="checkbox"/> 5 5733 KLUMP AVE	\$639,000	1926	2	1	06/01/2017	780	7,251	0.41
<input checked="" type="checkbox"/> 6 6031 FULCHER AVE	\$420,000	1953	2	1	10/20/2017	789	2,999	0.47

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

5737 CLEON AVE, NORTH HOLLYWOOD, CA 91601-2006**6 Comparable(s) Selected.**

Report Date: 11/08/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$420,000	\$639,000	\$552,583
Bldg/Living Area	759	744	851	792
Price/Sqft	\$0.00	\$532.32	\$819.23	\$701.13
Year Built	1951	1926	1953	1940
Lot Area	5,554	2,999	7,251	5,849
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$149,027	\$174,350	\$471,176	\$345,501
Distance From Subject	0.00	0.21	0.47	0.33

*= user supplied for search only

Comp #1

Distance From Subject:0.21 (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 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	9854	Zoning:	LAR1
Rec Date:	09/06/2017	Prior Rec Date:	08/13/2009
Sale Date:	08/21/2017	Prior Sale Date:	07/21/2009
Sale Price:	\$605,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1007852	Acres:	0.14
1st Mtg Amt:	\$424,100	Lot Area:	6,264
Total Value:	\$333,659	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 1
		Living Area:	758
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1940
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #2

Distance From Subject:0.28 (miles)

Address:	5558 RIVERTON AVE, NORTH HOLLYWOOD, CA 91601-2815		
Owner Name:	KAO DENNIS & UYEN H		
Seller Name:	KUROKAWA MUTSUMI		
APN:	2416-017-008	Map Reference:	23-E1 /
County:	LOS ANGELES, CA	Census Tract:	1253.10
Subdivision:	10203	Zoning:	LAR1
Rec Date:	09/29/2017	Prior Rec Date:	03/18/2015
Sale Date:	09/21/2017	Prior Sale Date:	03/16/2015
Sale Price:	\$600,000	Prior Sale Price:	\$455,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1119642	Acres:	0.14
1st Mtg Amt:	\$480,000	Lot Area:	6,152
Total Value:	\$471,176	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	744
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1939
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	DETACHED GARAGE

Comp #3			Distance From Subject:0.3 (miles)		
Address: 5559 DENNY AVE, NORTH HOLLYWOOD, CA 91601-2812					
Owner Name: STONEFARM ENTS LLC					
Seller Name: PALACIOS HECTOR M					
APN:	2416-017-009	Map Reference:	23-E1 /	Living Area:	851
County:	LOS ANGELES, CA	Census Tract:	1253.10	Total Rooms:	5
Subdivision:	10203	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/12/2017	Prior Rec Date:	05/18/2017	Bath(F/H):	1 /
Sale Date:	08/30/2017	Prior Sale Date:	03/22/2017	Yr Built/Eff:	1939 / 1939
Sale Price:	\$491,500	Prior Sale Price:	\$410,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1032568	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,013	Pool:	
Total Value:	\$214,214	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #4			Distance From Subject:0.3 (miles)		
Address: 11017 TIARA ST, NORTH HOLLYWOOD, CA 91601-1318					
Owner Name: COOK LEO M IV					
Seller Name: VENTURA JERRY R					
APN:	2337-020-006	Map Reference:	16-E6 /	Living Area:	832
County:	LOS ANGELES, CA	Census Tract:	1242.03	Total Rooms:	5
Subdivision:	10092	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/14/2017	Prior Rec Date:	08/27/2013	Bath(F/H):	1 /
Sale Date:	02/20/2017	Prior Sale Date:	08/07/2013	Yr Built/Eff:	1946 / 1946
Sale Price:	\$560,000	Prior Sale Price:	\$395,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	289404	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$420,000	Lot Area:	6,416	Pool:	
Total Value:	\$417,214	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #5			Distance From Subject:0.41 (miles)		
Address: 5733 KLUMP AVE, NORTH HOLLYWOOD, CA 91601-1851					
Owner Name: LAJOMA CORP					
Seller Name: PALASSANIANES LEON					
APN:	2337-033-014	Map Reference:	16-E6 /	Living Area:	780
County:	LOS ANGELES, CA	Census Tract:	1242.04	Total Rooms:	4
Subdivision:	TAHOMA TR	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	06/01/2017	Prior Rec Date:	08/11/2004	Bath(F/H):	1 /
Sale Date:	05/10/2017	Prior Sale Date:	07/19/2004	Yr Built/Eff:	1926 / 1926
Sale Price:	\$639,000	Prior Sale Price:	\$385,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	605610	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$661,000	Lot Area:	7,251	Pool:	
Total Value:	\$462,393	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #6			Distance From Subject:0.47 (miles)		
Address: 6031 FULCHER AVE, NORTH HOLLYWOOD, CA 91606-4925					
Owner Name: YUAN EMILY J					
Seller Name: THOMPSON LILLIAN TRUST					
APN:	2337-004-008	Map Reference:	16-E6 /	Living Area:	789
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms:	4
Subdivision:	5847	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/20/2017	Prior Rec Date:	10/24/1989	Bath(F/H):	1 /
Sale Date:	10/04/2017	Prior Sale Date:	09/1989	Yr Built/Eff:	1953 / 1953
Sale Price:	\$420,000	Prior Sale Price:	\$110,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1204992	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$252,000	Lot Area:	2,999	Pool:	
Total Value:	\$174,350	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **November 9, 2017**

JOB ADDRESS: **5737 NORTH CLEON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2415-003-022**

CASE#: **443382**

ORDER NO: **A-2940693**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 6, 2012**

COMPLIANCE EXPECTED DATE: **March 7, 2012**

DATE COMPLIANCE OBTAINED: **July 12, 2012**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2940693

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATTILOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JAVAHERPOUR, ZAHRA
5737 CLEON AVE
N HOLLYWOOD, CA 91601

FEB 02 2012

EG

CASE #: 443382
ORDER #: A-2940693
EFFECTIVE DATE: February 06, 2012
COMPLIANCE DATE: March 07, 2012

OWNER OF
SITE ADDRESS: 5737 N CLEON AVE
ASSESSORS PARCEL NO.: 2415-003-022
ZONE: R1; One-Family Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.8104.9, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Repair the faucets in the bathroom/shower, replace the washers and make sure there are no leaks.

2. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.8104.7, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Repair or replace the bathroom cabinet where the sink is.

Comments: The plumbing fixtures, shower enclosures, drain lines, water supply lines, counters, drain boards, and adjoining wall areas provided to protect against water damage in every bundling or structure shall be maintained in good repair and in a clean and sanitary condition.

3. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.8104.5, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Repair the kitchen cabinets where falling apart.

4. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Repair the garage door spring hinges where falling apart.

NON-COMPLIANCE FEE WARNING:

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.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3033.

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

Inspector: _____

Joe Paradiso

Date: February 01, 2012

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

[Signature]
REVIEWED BY