

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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

VAN AMBATIELOS
PRESIDENT



FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

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EXECUTIVE OFFICER

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

December 20, 2019

Council District: # 11

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

JOB ADDRESS: **3608 SOUTH PURDUE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4234-005-001**
Re: Invoice #720113-6, #758080-8

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: **3608 South Purdue Avenue, Los Angeles, CA**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order May 4, 2017 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	291.06
Title Report fee	38.00
Grand Total	\$ 3,885.62

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,885.62** be 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 **\$3,885.62** 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

[Signature]
Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T16282
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4234-005-001

Property Address: 3608 S PURDUE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : HARRYETTE MULLEN

Grantor : JORDAN A MONKARSH; KATHY E MONKARSH

Deed Date : 07/13/1995

Recorded : 07/20/1995

Instr No. : 95-1176159

MAILING ADDRESS: HARRYETTE MULLEN
3608 PURDUE AVE LOS ANGELES CA 90066

SCHEDULE B

LEGAL DESCRIPTION

Lot: 93 Tract No: 16761 Abbreviated Description: LOT:93 TR#:16761 TRACT # 16761 LOT 93

MORTGAGES/LIENS

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

GATEWAY TITLE COMPANY

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

Name: Prof. Harryette Mullen
Street Address: 3608 Purdue Avenue
City & State: Los Angeles, CA 90066
Zip:

Title Order No. 1541784 Escrow No. 26869/JS

RECORDED, FILED IN OFFICIAL RECORDS.
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JUL 20 1995 AT 8 A.M.

FEE
\$7
R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

4234-57

GRANT DEED

The undersigned grantor declares that the documentary transfer tax is \$ 281.60 ⁸⁰ city tax \$ 1,152.00 ⁴⁴ and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or
reality is located in
 unincorporated area city of **Los Angeles**
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

JORDAN A. MONKARSH and KATHY E. MONKARSH, husband and wife

hereby GRANT(S) to

HARRYETTE MULLEN, a married woman

the following described real property in the city of Los Angeles,
county of Los Angeles state of California:

Lot 93 of Tract 16761, as per Map recorded in Book 422 Pages 8 to 10 inclusive
of Maps, in the office of the County Recorder of said County.

Together with all of Grantor's right, title and interest in and to that certain
oil and gas lease dated March 1, 1966 executed by and between Jack Resnick and
Mollie Resnick, as Lessor and Signal Oil and Gas Company, a corporation, as
Lessee, recorded October 4, 1966 as Instrument No. 2294 Official Records.

Dated July 13, 1995

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On July 17, 1995

Jean Selby

a Notary Public in and for said County and State, personally appeared
Jordan A. Monkarsch and Kathy E.
Monkarsh

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the
same in his/hir/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

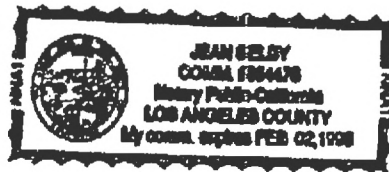
WITNESS my hand and official seal

Signature

Jean Selby

ET-137 (Rev. 4-94)

Jordan A. Monkarsch
JORDAN A. MONKARSH
Kathy E. Monkarsch
KATHY E. MONKARSH



This area for official notary seal

1541784-14

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

EXHIBIT B

ASSIGNED INSPECTOR: RYAN BARNES

Date: November 13, 2019

JOB ADDRESS: 3608 SOUTH PURDUE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4234-005-001

Last Full Title: 11/04/2019

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) HARRYETTE MULLEN
3608 PURDUE AVE
LOS ANGELES, CA 90066

CAPACITY: OWNER

Property Detail Report

For Property Located At :
3608 PURDUE AVE, LOS ANGELES, CA 90066-3320

**Owner Information**

Owner Name: **MULLEN HARRYETTE**
 Mailing Address: **3608 PURDUE AVE, LOS ANGELES CA 90066-3320 C007**
 Vesting Codes: **MW / /**

Location Information

Legal Description: **TRACT # 16761 LOT 93**
 County: **LOS ANGELES, CA** APN: **4234-005-001**
 Census Tract / Block: **2719.01 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **16761**
 Legal Book/Page: **422-8** Map Reference: **50-A1 /**
 Legal Lot: **93** Tract #: **16761**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C13** School District Name: **LOS ANGELES**
 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: **07/20/1995 /** 1st Mtg Amount/Type: **\$232,000 / CONV**
 Sale Price: **\$256,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **1176159** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$185.37**
 New Construction: Multi/Split Sale:
 Title Company: **GATEWAY TITLE CO.**
 Lender: **REGENTS/UNIVERSITY/CA**
 Seller Name: **MONKARSH JORDAN A & KATHY**

Prior Sale Information

Prior Rec/Sale Date: **05/23/1986 / 04/1986** Prior Lender: **HOMESTEAD**
 Prior Sale Price: **\$219,000** Prior 1st Mtg Amt/Type: **\$153,750 / CONV**
 Prior Doc Number: **646618** Prior 1st Mtg Rate/Type: **/ ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: Parking Type: **DETACHED GARAGE** Construction:
 Living Area: **1,381** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity: **2** Exterior wall: **STUCCO**
 Above Grade: Parking Spaces: **2** Porch Type:
 Total Rooms: **5** Basement Area: Patio Type: **PATIO**
 Bedrooms: **3** Finish Bsmnt Area: Pool:
 Bath(F/H): **2 /** Basement Type: Air Cond:
 Year Built / Eff: **1952 / 1954** Roof Type: Style: **CONVENTIONAL**
 Fireplace: **Y / 1** Foundation: **RAISED** Quality: **AVERAGE**
 # of Stories: **1** Roof Material: **WOOD SHAKE** Condition: **GOOD**
 Other Improvements: **FENCE Building Permit**

Site Information

Zoning: **LAR1** Acres: **0.12** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **5,379** Lot Width/Depth: **63 x 87** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type: **PUBLIC**
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$373,748** Assessed Year: **2018** Property Tax: **\$4,611.67**
 Land Value: **\$252,431** Improved %: **32%** Tax Area: **67**
 Improvement Value: **\$121,317** Tax Year: **2018** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$366,748**

Comparable Sales Report

For Property Located At



3608 PURDUE AVE, LOS ANGELES, CA 90066-3320

6 Comparable(s) Selected.

Report Date: 01/10/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$256,000	\$1,275,000	\$4,023,409	\$1,904,568
Bldg/Living Area	1,381	1,181	1,467	1,311
Price/Sqft	\$185.37	\$1,056.58	\$3,102.09	\$1,457.39
Year Built	1952	1947	1952	1950
Lot Area	5,379	4,903	8,735	6,153
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$381,222	\$103,376	\$1,612,620	\$1,134,033
Distance From Subject	0.00	0.05	0.11	0.08

*= user supplied for search only

Comp #:1				Distance From Subject:0.05 (miles)
Address:	11408 FRANCIS PL P1, LOS ANGELES, CA 90066-3314			
Owner Name:	WAHLE AARON A/WEST SAMANTHA J			
Seller Name:	HOUSE & FARM LA LLC			
APN:	4234-007-001	Map Reference:	50-A1 /	Living Area: 1,338
County:	LOS ANGELES, CA	Census Tract:	2719.01	Total Rooms: 5
Subdivision:	16761	Zoning:	LAR1	Bedrooms: 3
Rec Date:	06/05/2018	Prior Rec Date:	02/05/2016	Bath(F/H): 2 /
Sale Date:	05/17/2018	Prior Sale Date:	01/08/2016	Yr Built/Eff: 1952 / 1954
Sale Price:	\$1,535,000	Prior Sale Price:	\$1,280,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	556247	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:	\$1,000,000	Lot Area:	5,965	Pool: POOL
Total Value:	\$1,565,700	# of Stories:	1	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:2				Distance From Subject:0.06 (miles)
Address:	11417 CHARNOCK RD, LOS ANGELES, CA 90066-2803			

Seller Name:	MOHLER WILLIAM J	Map Reference:	50-A1 /	Living Area:	1,265
APN:	4249-028-004	Census Tract:	2719.01	Total Rooms:	6
County:	LOS ANGELES, CA	Zoning:	LAR1	Bedrooms:	3
Subdivision:	7226	Prior Rec Date:	07/24/2014	Bath(F/H):	1 /
Rec Date:	06/30/2017	Prior Sale Date:	07/14/2014	Yr Built/Eff:	1947 / 1949
Sale Date:	06/06/2017	Prior Sale Price:	\$935,000	Air Cond:	
Sale Price:	\$1,494,000	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Type:	FULL	Acres:	0.11	Fireplace:	Y / 1
Document #:	731590	Lot Area:	4,903	Pool:	
1st Mtg Amt:	\$1,195,200	# of Stories:	1	Roof Mat:	WOOD SHAKE
Total Value:	\$1,554,357	Park Area/Cap#:	/	Parking:	DETACHED GARAGE
Land Use:	SFR				

Comp #:	3	Distance From Subject:	0.08 (miles)
Address:	11428 CHARNOCK RD, LOS ANGELES, CA 90066-2804		
Owner Name:	RAFEEDIE JENNIFER A		
Seller Name:	SEDLAR ERIC V		
APN:	4234-006-021	Map Reference:	50-A1 /
County:	LOS ANGELES, CA	Census Tract:	2719.01
Subdivision:	16761	Zoning:	LAR1
Rec Date:	03/22/2017	Prior Rec Date:	04/22/2014
Sale Date:	03/07/2017	Prior Sale Date:	04/15/2014
Sale Price:	\$1,550,000	Prior Sale Price:	\$725,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	321580	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,000
Total Value:	\$1,612,620	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,467
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1952 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.08 (miles)
Address:	11431 FRANCIS PL, LOS ANGELES, CA 90066-3313		
Owner Name:	HENDIZADEH MOSHE S/AFRAMIAN PARISA R		
Seller Name:	SURVIVORS CAROLYN J M TRUST		
APN:	4234-006-028	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2719.01
Subdivision:	16761	Zoning:	LAR1
Rec Date:	03/14/2019	Prior Rec Date:	06/30/2010
Sale Date:	03/13/2019	Prior Sale Date:	06/11/2010
Sale Price:	\$1,550,000	Prior Sale Price:	\$799,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	230940	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,735
Total Value:	\$924,554	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,316
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	5	Distance From Subject:	0.09 (miles)
Address:	3542 PURDUE AVE, LOS ANGELES, CA 90066-2910		
Owner Name:	OSA LLC		
Seller Name:	KHURANA SAMISHU LIVING TRUST		
APN:	4249-029-013	Map Reference:	49-F1 /
County:	LOS ANGELES, CA	Census Tract:	2719.01
Subdivision:	7226	Zoning:	LAR1
Rec Date:	05/07/2019	Prior Rec Date:	05/23/1975
Sale Date:	04/25/2019	Prior Sale Date:	
Sale Price:	\$1,275,000	Prior Sale Price:	\$48,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	414212	Acres:	0.13
		Living Area:	1,181
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 / 1949
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1

Land Use: **SFR**

Park Area/Cap#: **/**

Parking: **ATTACHED
GARAGE**

Comp #: **6**

Distance From Subject: **0.11 (miles)**

Address: **11353 VICTORIA AVE, LOS ANGELES, CA 90066-3434**

Owner Name: **LAW PAMELA W/DEOMAMPO NOEL P**

Seller Name: **MARROQUIN FERNANDO V**

APN: **4234-005-019**

Map Reference: **50-A1 /**

Living Area: **1,297**

County: **LOS ANGELES, CA**

Census Tract: **2719.01**

Total Rooms: **5**

Subdivision: **16761**

Zoning: **LAR1**

Bedrooms: **3**

Rec Date: **10/06/2015**

Prior Rec Date: **09/13/2007**

Bath(F/H): **2 /**

Sale Date: **09/11/2015**

Prior Sale Date: **08/01/2007**

Yr Built/Eff: **1952 / 1952**

Sale Price: **\$4,023,409**

Prior Sale Price: **\$784,000**

Air Cond:

Sale Type: **FULL**

Prior Sale Type: **FULL**

Style: **CONVENTIONAL**

Document #: **1234119**

Acres: **0.13**

Fireplace: **Y / 1**

1st Mtg Amt: **\$934,225**

Lot Area: **5,518**

Pool:

Total Value: **\$1,043,589**

of Stories: **1**

Roof Mat: **WOOD SHAKE**

Land Use: **SFR**

Park Area/Cap#: **/**

Parking: **ATTACHED
GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: RYAN BARNES
JOB ADDRESS: 3608 SOUTH PURDUE AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4234-005-001

Date: November 13, 2019

CASE NO.: 765423
ORDER NO.: A-4365371

EFFECTIVE DATE OF ORDER TO COMPLY: May 04, 2017
COMPLIANCE EXPECTED DATE: June 03, 2017
DATE COMPLIANCE OBTAINED: November 13, 2018

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4365371

10660719201739189

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

ORDER TO COMPLY AND NOTICE OF FEE

MULLEN, HARRYETTE
3608 PURDUE AVE
LOS ANGELES, CA 90066

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

APR 27 2017

CASE #: 765423
ORDER #: A-4365371
EFFECTIVE DATE: May 04, 2017
COMPLIANCE DATE: June 03, 2017

OWNER OF
SITE ADDRESS: 3608 S PURDUE AVE
ASSESSORS PARCEL NO.: 4234-005-001
ZONE: R1; One-Family Zone

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

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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.08A, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

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

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.

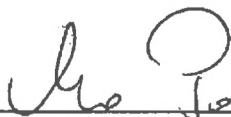
PENALTY WARNING :

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.

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.

If you have any questions or require any additional information please feel free to contact me at (310)417-8665. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  Date: April 20, 2017

MARIAN PODPORA
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8665
marian.podpora@lacity.org

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