

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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 13, 2020

Council District: # 12

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

JOB ADDRESS: **17360 WEST RAYEN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2768-017-008**
Re: Invoice #726162-4

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: **17360 West Rayen Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on July 06, 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	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ <u>1,284.56</u>

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 **\$1,284.56** 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 **\$1,284.56** 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


Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T16233
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2768-017-008

Property Address: 17360 W RAYEN ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : ERIC STROMER; AMY TINKHAM; CRAWLING STONE TRUST
Grantor : ERIC STROMER; AMY TINKHAM
Deed Date : 03/21/2007 **Recorded :** 04/16/2007
Instr No. : 07-0904516

MAILING ADDRESS: ERIC STROMER; AMY TINKHAM; CRAWLING STONE TRUST
2850 OCEAN PARK BLVD STE 300 SANTA MONICA CA 90405

SCHEDULE B

LEGAL DESCRIPTION

Lot: 53 **Tract No:** 13675 **Abbreviated Description:** LOT:53 TR#:13675 TRACT # 13675 LOT 53

MORTGAGES/LIENS

Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST
Recording Date: 10/04/2016 **Document #:** 16-1214876
Loan Amount: \$848,000
Lender Name: COUNTRYWIDE BANK NA
Borrowers Name: STROMER,ERIC;TINKHAM,AMY

MAILING ADDRESS: COUNTRYWIDE BANK NA
4500 AMON CARTER BLVD FORT WORTH, TX 76155

This page is part of your document - DO NOT DISCARD



20070904516

Pages: 003



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

Fee: 14.00

Tax: 0.00

Other: 0.00

Total: 14.00

04/16/07 AT 09:55AM

519541

200704160120014 Mail

TITLE(S) : DEED



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

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✓

RECORDING REQUESTED BY:

Jacob Stein
Boldra, Klueger & Stein, LLP
21031 Ventura Boulevard,
Suite 1160
Woodland Hills, California 91364



AND WHEN RECORDED MAIL TO:
SAME AS ABOVE.

MAIL TAX STATEMENTS TO:

Trustee of Crawling Stone Trust
17360 Rayen Street,
Northridge California, 91325

APN: 2768-017-008

GRANT DEED

GRANT DEED (Excluded from Reappraisal under Proposition 13, *i.e.*, Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ **NONE**. This is a bonafide gift and the grantors received nothing in return. R & T 11911. This conveyance transfers an interest to a trust established for the benefit of the grantors. R & T 11930.

FOR NO CONSIDERATION, **GRANTORS, Eric Stromer and Amy Tinkham**, husband and wife, as joint tenants,

hereby **GRANT** to **Eric Stromer and Amy Tinkham as Trustees of the Crawling Stone Trust dated December 19, 2006**,

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lot 53 of Tract No. 13675, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 278, Pages 16-18 of Maps, in the office of the County Recorder of said County.

More commonly known as: 17360 Rayen Street, Northridge, California 91325.

3

Eric Stromer

Amy Tinkham

Dated: March 21, 2007

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On March 21, 2007, before me, Liliana Casas, a notary public, personally appeared Eric Stromer and Amy Tinkham, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons or the entity on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

This page is part of your document - DO NOT DISCARD



20161214876



Pages:
0003

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

10/04/16 AT 02:23PM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
PAID:	27.00



LEADSHEET



201610040150025

00012687878



007826752

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by:
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR, COUNTRYWIDE
BANK N.A., ITS SUCCESSORS
AND ASSIGNS

When recorded mail to:
BANK OF AMERICA N.A.
4500 AMON CARTER BLVD
TX 2-979-01-19
FORT WORTH, TX 76155
Attn: DOC PROCESSING

CORPORATION ASSIGNMENT OF DEED OF TRUST

Doc. ID# 64814489418368100
Commitment# 9210752

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR, COUNTRYWIDE BANK, N.A., ITS SUCCESSORS AND ASSIGNS, P.O. BOX 2026 FLINT, MI 48501-2026, hereby assigns and transfers to NATIONAL RESIDENTIAL ASSETS CORP., 1 WALL STR., NEW YORK, NY 10286 all its rights, title and interest in and to a certain Deed of Trust dated 11/20/06 executed by: ERIC STROMER AND AMY TINKHAM, HUSBAND AND WIFE AS JOINT TENANTS, Trustor as per TRUST DEED recorded as instrument No. 06 2618482 on 11/28/06 in Book N/A Page N/A of official records in the County Recorder's Office of LOS ANGELES County, CALIFORNIA.
The trustee is RECONTRUST COMPANY, N.A..
Tax Parcel = 2768017008
Original Mortgage \$848,000.00
17360 RAYEN STREET, NORTHRIDGE, CA 91325

CORPORATION ASSIGNMENT OF DEED OF TRUST

Doc. ID# 64814489418368100
Commitment# 9210752

Dated: 09/06/2016

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR, COUNTRYWIDE BANK, N.A., ITS SUCCESSORS AND
ASSIGNS

By: Dana M. Burton
DANA M. BURTON, ASSISTANT VICE PRESIDENT .

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 06 day of Sep, 2016
by DANA M. BURTON as ASSISTANT VICE PRESIDENT, for MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR, COUNTRYWIDE BANK, N.A., ITS
SUCCESSORS AND ASSIGNS.

Steven K. Sutton
(Signature of Notary Public - State of Florida)
Steven K. Sutton

. Notary Public

Personally Known OR
Produced Identification N/A Type of Identification Produced: N/A

Prepared by: Lourdes Rodriguez
4909 Savarese Circle
Tampa, FL 33634
Phone#: (813) 615-3712
MIN: 100133700017956452
MERS Phone: 1-888-679-6377

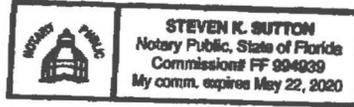


EXHIBIT B

ASSIGNED INSPECTOR: **EMIL OPFFER**

Date: **January 13, 2020**

JOB ADDRESS: **17360 WEST RAYEN STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2768-017-008**

Last Full Title: **11/04/2019**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ERIC STROMER; AMY TINKHAM; CRAWLING STONE TRUST
2850 OCEAN PARK BLVD STE 300
SANTA MONICA, CA 90405
CAPACITY: OWNERS

- 2) COUNTRYWIDE BANK NA
4500 AMON CARTER BLVD
FORT WORTH, TX 76155
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

17360 RAYEN ST, SHERWOOD FOREST, CA 91325-2936



Owner Information

Owner Name: STROMER ERIC (TE)/STONE CRAWLING
 Mailing Address: 2850 OCEAN PARK BLVD #300, SANTA MONICA CA 90405-6216 C011
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT # 13675 LOT 53	APN:	2768-017-008
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1151.01 / 3	Subdivision:	13675
Township-Range-Sect:		Map Reference:	7-E6 /
Legal Book/Page:	278-16	Tract #:	13675
Legal Lot:	53	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NR	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/16/2007 / 03/21/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	904516		

Last Market Sale Information

Recording/Sale Date:	11/28/2006 / 09/25/2006	1st Mtg Amount/Type:	\$848,000 / CONV
Sale Price:	\$1,060,000	1st Mtg Int. Rate/Type:	6.00 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2618482
Document #:	2618481	2nd Mtg Amount/Type:	\$105,500 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$411.33
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	COUNTRYWIDE BK		
Seller Name:	HITE TRUST		

Prior Sale Information

Prior Rec/Sale Date:	03/10/1969 /	Prior Lender:	
Prior Sale Price:	\$48,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,577	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1951 / 1953	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	SLAB	Quality:	
# of Stories:	2	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;FENCED YARD;SHED Building Permit				

Site Information

Zoning:	LARA	Acres:	0.67	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	29,266	Lot Width/Depth:	100 x 293	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,018,000	Assessed Year:	2018	Property Tax:	\$12,469.04
Land Value:	\$813,200	Improved %:	20%	Tax Area:	16
Improvement Value:	\$204,800	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$1,011,000				

Comparable Sales Report

For Property Located At



17360 RAYEN ST, SHERWOOD FOREST, CA 91325-2936

6 Comparable(s) Selected.

Report Date: 01/24/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	5.0
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,060,000	\$725,000	\$1,010,000	\$892,333
Bldg/Living Area	2,577	2,240	2,936	2,586
Price/Sqft	\$411.33	\$286.10	\$450.89	\$348.09
Year Built	1951	1950	1953	1951
Lot Area	29,266	18,507	35,456	24,938
Bedrooms	3	3	4	4
Bathrooms/Restrooms	3	2	4	3
Stories	2.00	1.00	1.00	1.00
Total Value	\$1,018,000	\$178,602	\$1,050,803	\$780,909
Distance From Subject	0.00	0.02	0.13	0.08

*= user supplied for search only

Comp #:1				Distance From Subject:0.02 (miles)
Address:	17350 RAYEN ST, SHERWOOD FOREST, CA 91325-2936			
Owner Name:	MAGIC CAR RENTAL			
Seller Name:	POWELL GENE A & V M TRUST			
APN:	2768-017-009	Map Reference:	7-E6 /	Living Area: 2,733
County:	LOS ANGELES, CA	Census Tract:	1151.01	Total Rooms: 7
Subdivision:	13675	Zoning:	LARA	Bedrooms: 3
Rec Date:	12/02/2016	Prior Rec Date:	07/12/1993	Bath(F/H): 3 /
Sale Date:	09/02/2016	Prior Sale Date:		Yr Built/Eff: 1950 / 1954
Sale Price:	\$980,000	Prior Sale Price:		Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style: CONVENTIONAL
Document #:	1519865	Acres:	0.67	Fireplace: Y / 2
1st Mtg Amt:	\$686,000	Lot Area:	29,316	Pool:
Total Value:	\$1,019,591	# of Stories:	1	Roof Mat: WOOD SHAKE

Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
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Comp #:	2	Distance From Subject:				0.06 (miles)
Address:	17351 GRESHAM ST, SHERWOOD FOREST, CA 91325-3230					
Owner Name:	NISSIM YUVAL/NISSIM TAMAR					
Seller Name:	SHERMAN STANFORD					
APN:	2768-017-006	Map Reference:	7-E6 /	Living Area:	2,476	
County:	LOS ANGELES, CA	Census Tract:	1151.01	Total Rooms:	7	
Subdivision:	13675	Zoning:	LARA	Bedrooms:	4	
Rec Date:	11/15/2018	Prior Rec Date:	05/17/1993	Bath(F/H):	4 /	
Sale Date:	09/10/2018	Prior Sale Date:		Yr Built/Eff:	1951 / 1951	
Sale Price:	\$725,000	Prior Sale Price:	\$355,000	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	1153826	Acres:	0.67	Fireplace:	Y / 1	
1st Mtg Amt:	\$471,250	Lot Area:	29,299	Pool:	POOL	
Total Value:	\$725,000	# of Stories:	1	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL	

Comp #:	3	Distance From Subject:				0.07 (miles)
Address:	17403 RAYEN ST, SHERWOOD FOREST, CA 91325-2937					
Owner Name:	RECOVABLE PATRICK M D TRUST/MERRILL PATRICIA TRUST					
Seller Name:	CARP FAMILY TRUST					
APN:	2768-019-004	Map Reference:	7-D6 /	Living Area:	2,783	
County:	LOS ANGELES, CA	Census Tract:	1151.01	Total Rooms:	8	
Subdivision:	17472	Zoning:	LARA	Bedrooms:	4	
Rec Date:	09/12/2019	Prior Rec Date:		Bath(F/H):	3 /	
Sale Date:	07/31/2019	Prior Sale Date:		Yr Built/Eff:	1953 / 1954	
Sale Price:	\$994,000	Prior Sale Price:		Air Cond:		
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL	
Document #:	942581	Acres:	0.42	Fireplace:	Y / 2	
1st Mtg Amt:	\$394,000	Lot Area:	18,507	Pool:	POOL	
Total Value:	\$178,602	# of Stories:	1	Roof Mat:	WOOD SHAKE	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL	

Comp #:	4	Distance From Subject:				0.10 (miles)
Address:	17404 OSBORNE ST, SHERWOOD FOREST, CA 91325-2931					
Owner Name:	VELASQUEZ JOHN					
Seller Name:	TORTORICE NICHOLAS J & HEIDI J					
APN:	2768-019-009	Map Reference:	7-D6 /	Living Area:	2,347	
County:	LOS ANGELES, CA	Census Tract:	1151.01	Total Rooms:	6	
Subdivision:	17473	Zoning:	LARA	Bedrooms:	3	
Rec Date:	10/19/2016	Prior Rec Date:	08/25/2003	Bath(F/H):	2 /	
Sale Date:	08/29/2016	Prior Sale Date:	08/15/2003	Yr Built/Eff:	1953 / 1980	
Sale Price:	\$805,000	Prior Sale Price:	\$628,000	Air Cond:	EVAP COOLER	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN	
Document #:	1284507	Acres:	0.43	Fireplace:	Y / 2	
1st Mtg Amt:	\$625,500	Lot Area:	18,524	Pool:	POOL	
Total Value:	\$837,521	# of Stories:	1	Roof Mat:	WOOD SHAKE	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE	

Comp #:	5	Distance From Subject:				0.11 (miles)
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Address:	17320 OSBORNE ST, SHERWOOD FOREST, CA 91325-2929		
Owner Name:	PRATTS JOSE L (TE)		
Seller Name:	SCHOEW ALDWIN T & CAROLYN M		
APN:	2768-018-010	Map Reference:	7-E6 /
County:	LOS ANGELES, CA	Census Tract:	1151.01
Subdivision:	17473	Zoning:	LARA
Rec Date:	04/27/2017	Prior Rec Date:	05/13/1999
Sale Date:	03/13/2017	Prior Sale Date:	04/09/1999
Sale Price:	\$840,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	464962	Acres:	0.43
1st Mtg Amt:	\$625,000	Lot Area:	18,525
Total Value:	\$873,935	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,936
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1953 / 1960
		Air Cond:	CENTRAL
		Style:	UNKNOWN
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.13 (miles)
Address:	8817 LOUISE AVE, SHERWOOD FOREST, CA 91325-3210		
Owner Name:	PARONYAN GARNIK		
Seller Name:	MCARDIE DAVID B		
APN:	2768-017-001	Map Reference:	7-E6 /
County:	LOS ANGELES, CA	Census Tract:	1151.01
Subdivision:	13675	Zoning:	LARA
Rec Date:	07/29/2016	Prior Rec Date:	03/20/1992
Sale Date:	04/05/2016	Prior Sale Date:	03/1992
Sale Price:	\$1,010,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	892265	Acres:	0.81
1st Mtg Amt:		Lot Area:	35,456
Total Value:	\$1,050,803	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,240
		Total Rooms:	9
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **EMIL OPFFER**

Date: **January 13, 2020**

JOB ADDRESS: **17360 WEST RAYEN STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2768-017-008**

CASE NO.: **775825**

ORDER NO.: **A-4429536**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 06, 2017**

COMPLIANCE EXPECTED DATE: **August 05, 2017**

DATE COMPLIANCE OBTAINED: **No compliance to date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A- 4429536

1061102201744783

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

STROMER, ERIC CO TR CRAWLING STONE TRUST
2850 OCEAN PARK BLVD STE 300
SANTA MONICA, CA 90405

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

CASE #: 775825
ORDER #: A-4429536
EFFECTIVE DATE: July 06, 2017
COMPLIANCE DATE: August 05, 2017

OWNER OF
SITE ADDRESS: 17360 W RAYEN ST

JUN 30 2017

ASSESSORS PARCEL NO.: 2768-017-008
ZONE: RA; Suburban Zone

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

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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Rear yard

Comments: Discontinue the open storage of inoperable vehicle(s).

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

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

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

Location: Rear yard

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



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

Comments: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

3. Open storage within the required yards.

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

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

Location: Rear yard

Comments: Discontinue the open storage of miscellaneous in the required yard(s).

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 :

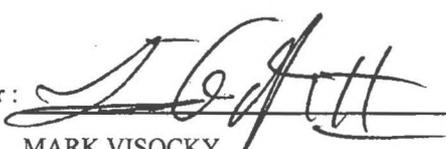
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 (818)374-9842. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

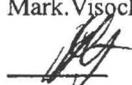
Inspector :

 for _____

Date: June 29, 2017

MARK VISOCKY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842

Mark.Visocky@lacity.org


REVIEWED BY

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