

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

May 29, 2015

Council District: # 7

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

JOB ADDRESS: **14236 WEST DYER STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2508-014-004**

On June 08, 2011, 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: **14236 West Dyer 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.

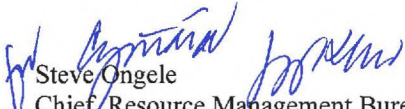
Pursuant to Section 98.0421, the property owner was issued an order on June 08, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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
<b>Grand Total</b>	<b>\$ <u>1,288.56</u></b>

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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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. T11298**  
 Dated as of: 04/23/2015

**Prepared for: City of Los Angeles**

**SCHEDULE A**  
 (Reported Property Information)

APN #: 2508-014-004

Property Address: 14236 W DYER ST ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: Grant Deed

Grantee : Hilario Polanco and Maria Angelica Mendez-Polanco, husband and wife as joint tenants

Grantor : Hilario Polanco and Maria Angelica Mendez-Polanco, who acquired title as Maria Angelica Mendez

Deed Date : 4/27/1993

Recorded : 5/5/1993

Instr No. : 93 847745

MAILING ADDRESS: Hilario Polanco and Maria Angelica Mendez-Polanco  
 14236 Dyer St., Sylmar, CA 91342

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the City of Los Angeles and County of Los Angeles, State of California: Lot 99 of Tract No. 7602, as per map recorded in book 96 Pages 35 to 36 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 2508-014-004

**MORTGAGES/LIENS**

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$120,000.00

Dated : 4/3/2003

Trustor : Hilario Polanco and Maria Angelica Mendez-Polanco

Trustee : PRLAP, Inc.

Beneficiary : Bank of America, N.A.

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11298**

**SCHEDULE B (Continued)**

**Recorded :** 4/24/2003

**Instr No. :** 03 1159046

**Maturity Date is:** 5/1/2018

**MAILING ADDRESS:** Bank of America,  
9000 Southside Blvd, Bldg 700, File Receipt Dept., Jacksonville, FL 32256.

**MAILING ADDRESS:** PRLAP, INC – None Shown

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** Wells Fargo Bank, N.A., as trustee for the Certificateholders of Banc of America  
Alternative Loan trust 2003-5, Mortgage Pass-through Certificates, Series 2003-5

**Recorded :** 4/24/2014

**Instr No. :** 20140423778

**MAILING ADDRESS:** Wells Fargo Bank, N.A., as trustee for the Certificateholders of Banc of America  
Alternative Loan trust 2003-5, Mortgage Pass-through Certificates, Series 2003-5 - C/O BAC, M/C:  
CA6-914-01-43, 1800 Tapo Canyon Road, Simi Valley, CA 93063

TITLE LAND COMPANY, INC.

91 749062

REGISTRATION REQUESTED BY

AND WHEN RECORDED MAKE THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO:

NAME: Hilario Polanco and Maria Angelica Mendez  
STREET ADDRESS: 14236 Dyer Street  
CITY, STATE AND ZIP: Sylmar, CA 91342

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA  
MAY 23 1991 AT 8 A.M.  
Recorder's Office

FEE \$5 R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2508	014	004	ALL PTN
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Title Order No. 91124422-14  
Escrow or Loan No. 7496-17

GRANT DEED (14)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$ 159.50 CITY TAX \$  
 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.  
Ernestina V. Barci, a widow

hereby GRANT(S) to  
Hilario Polanco and Maria Angelica Mendez, husband and wife, as joint tenants

The following described real property in the city of Los Angeles  
County of Los Angeles State of California

Lot 99, Tract No. 7602, as per map recorded in book 96, Pages 35 and 36 inclusive of maps, in the office of the county recorder of Los Angeles county

Dated April 8, 1991

*Ernestina V. Barci*  
*Ernestina V. Barci*  
Ernestina V. Barci

STATE OF CALIFORNIA }  
County of Los Angeles } SS  
On May 6, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared Ernestina V. Barci

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledge that she executed the same  
WITNESS my hand and seal this day of May 1991  
Signature: *[Signature]*

OFFICIAL SEAL  
DIANE MUCCI  
NOTARY PUBLIC-CALIFORNIA  
LOS ANGELES COUNTY  
My Commission Expires Feb. 12, 1993

93 847745

RECORDING REQUESTED BY

Los Angeles

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

Name: Mr. & Mrs. Hilario Polanco
Street Address: 14236 Dyer St.
City: Sylmar, CA. 91342
State:
Zip:

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MAY 5 1993 AT 8 A.M.

Title Order No. Escrow No. SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

FEE \$5 P

244

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$ -0-

- 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,

HILARIO POLANCO and MARIA ANGELICA MENDEZ-POLANCO, who acquired title as MARIA ANGELICA MENDEZ hereby GRANT(S) to

HILARIO POLANCO and MARIA ANGELICA MENDEZ-POLANCO, husband and wife as Joint Tenants

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

Lot 99 of Tract No. 7602, as per map recorded in Book 96, Pages 35 and 36 of Maps, in the office of the County Recorder of said County.

"This conveyance changes the manner in which title is held, R&T 11911."

APN 2508-014-004

Dated April 27, 1993

Hilario Polanco
HILARIO POLANCO

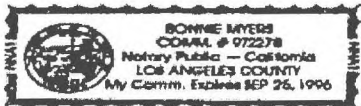
MARIA ANGELICA MENDEZ-POLANCO

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On April 27, 1993 before me,

Bonnie Myers, Notary Public
personally appeared Hilario Polanco and Maria Angelica Mendez Polanco

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 person/their authorized capacity(ies), and that by 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 Bonnie Myers, Notary Public

(This area for official notarial seal)

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

9308484-13

Name Street Address City & State

FATCOLA 72 (9/81)





4/24/03

2

ORT-2612076307-37

Recording Requested By:  
BANK OF AMERICA

03 1159046

Return To:  
LOAN # 6327178452  
FL9-700-01-01  
JACKSONVILLE POST CLOSING  
BANK OF AMERICA  
9000 SOUTHSIDE BLVD.  
BLDG 700, FILE RECEIPT DEPT.  
JACKSONVILLE, FL 32256

2508-14-4

(Space Above This Line For Recording Data)

LOAN #6327178452

# DEED OF TRUST

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated APRIL 03, 2003 together with all Riders to this document.

(B) "Borrower" is HILARIO POLANCO AND MARIA ANGELICA MENDEZ-POLANCO

Borrower is the trustor under this Security Instrument.

(C) "Lender" is BANK OF AMERICA, N.A.

Lender is a NATIONAL BANKING ASSOCIATION organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family

Page 1 of 15

BSE(CA) 100121

VMP MORTGAGE FORMS - (800)521-7291

CVCA 04/07/03 5:55 PM 6327178452

Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
*Hilario Polanco* 4/16/03 (Seal)  
HILARIO POLANCO -Borrower

\_\_\_\_\_  
*Maria Angelica Mendez Polanco* 4/16/03 (Seal)  
MARIA ANGELICA MENDEZ-POLANCO -Borrower

\_\_\_\_\_  
(Seal) -Borrower

\_\_\_\_\_  
(Seal) -Borrower

\_\_\_\_\_  
(Seal) -Borrower

\_\_\_\_\_  
(Seal) -Borrower

\_\_\_\_\_  
(Seal) -Borrower

\_\_\_\_\_  
(Seal) -Borrower

4/24/03

16

State of ~~California~~ <sup>WASHINGTON</sup>  
County of ~~King~~ <sup>KING</sup>

03 1159046

} ss.

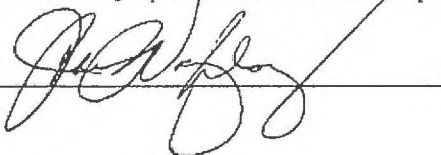
On April 16, 2003

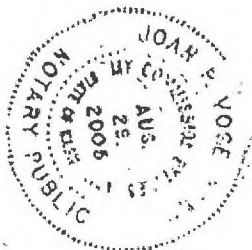
before me, Joan P. Vogelmann -  
personally appeared

HILARIO POLANCO and MARIA ANGELICA MENDEZ-POLANCO.

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/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.

 (Seal)



BS6(CA) (0012)

Page 15 of 15

CVCA 04/07/03 5:55 PM 6327178452



Recording Requested By:  
Bank of America, N.A.  
Prepared By: **Ralph Flores**  
101 S. Marengo Ave.  
Pasadena, CA 91101  
800-444-4302

When recorded mail to:  
CoreLogic  
Mail Stop: ASGN  
1 CoreLogic Drive  
Westlake, TX 76262-9823



DocID# 18587141082063261

Property Address:

14236 Dyer St

Sylmar, CA 91342-4133

CA9-ADD 28907286 3/28/2014 NR1031C



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### ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063 does hereby grant, sell, assign, transfer and convey unto WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2003-5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-5 whose address is C/O BAC, M/C: CA6-914-01-43, 1800 Tapo Canyon Road, Simi Valley, CA 93063 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.


Beneficiary: **BANK OF AMERICA, N.A.**  
Original Borrower(s): **HILARIO POLANCO AND MARIA ANGELICA MENDEZ-POLANCO**  
Original Trustee: **PRLAP, INC.**  
Date of Deed of Trust: **4/3/2003**  
Original Loan Amount: **\$120,000.00**

Recorded in Los Angeles County, CA on: 4/24/2003, book N/A, page N/A and instrument number 03 1159046

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on  
APR 10 2014

Bank of America, N.A.

By: \_\_\_\_\_

  
Manuel Paredes  
Assistant Vice President

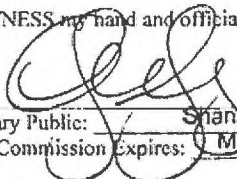
3

State of California  
County of Los Angeles

On APR 10 2014 before me, Shannon Steeg, Notary Public, personally appeared Manuel Paredes, 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.



Notary Public: Shannon Steeg (Seal)  
My Commission Expires: May 17, 2017

DocID# 18587141082063261

# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**  
JOB ADDRESS: **14236 WEST DYER STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2508-014-004**

Date: **May 29, 2015**

Last Full Title: **04/23/2015**

Last Update to Title:

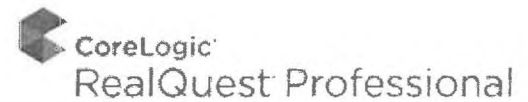
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). HILARIO AND MARIA ANGELICA MENDEZ POLANCO  
14236 DYER ST.  
SYLMAR, CA 91342  
CAPACITY: OWNERS
  
- 2). BANK OF AMERICA  
FILE RECEIPT DEPT.  
9000 SOUTHSIDE BLVD., BLDG. 700  
JACKSONVILLE, FL 32256  
CAPACITY: INTERESTED PARTIES
  
- 3). WELLS FARGO BANK, N.A., TRUSTEE  
1800 TAPO CANYON RD.  
SIMI VALLEY, CA 93063  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**14236 DYER ST, SYLMAR, CA 91342-4133**

**Owner Information**

Owner Name: **POLANCO HILARIO & MENDEZ MARIA A**  
 Mailing Address: **14236 DYER ST, SYLMAR CA 91342-4133 C020**  
 Vesting Codes: **//JT**

**Location Information**

Legal Description:	<b>TRACT # 7602 LOT 99</b>	APN:	<b>2508-014-004</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1064.03 / 2</b>	Subdivision:	<b>7602</b>
Township-Range-Sect:		Map Reference:	<b>2-E3 /</b>
Legal Book/Page:	<b>96-35</b>	Tract #:	<b>7602</b>
Legal Lot:	<b>99</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>SYL</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>05/05/1993 /</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>847746</b>
Document #:	<b>847745</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>05/22/1991 / 04/1991</b>	1st Mtg Amount/Type:	<b>\$130,500 / CONV</b>
Sale Price:	<b>\$145,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>749062</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$190.79</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender: **IMPERIAL BK MTG**  
 Seller Name: **BARCI ERNESTINA V**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>05/22/1991 /</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>749061</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>AFFIDAVIT</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>760</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>4</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1952 / 1952</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
			<b>SHINGLE</b>		

Other Improvements: **FENCE**

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID</b>
Lot Area:	<b>7,485</b>	Lot Width/Depth:	<b>50 x 150</b>	State Use:	<b>(0100)</b>
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$213,329</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,651.99</b>
Land Value:	<b>\$147,423</b>	Improved %:	<b>31%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$65,906</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$206,329</b>				

**Comparable Sales Report**

For Property Located At

**14236 DYER ST, SYLMAR, CA 91342-4133**



**3 Comparable(s) Selected.**

Report Date: 05/14/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$145,000	\$255,000	\$308,000	\$287,667
Bldg/Living Area	760	763	831	790
Price/Sqft	\$190.79	\$329.03	\$393.18	\$364.28
Year Built	1952	1938	1947	1944
Lot Area	7,485	5,399	7,500	6,693
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$213,329	\$49,145	\$242,184	\$139,359
Distance From Subject	0.00	0.14	0.48	0.33

\* = user supplied for search only

Comp #:1				Distance From Subject:0.14 (miles)
Address:	14168 SAYRE ST, SYLMAR, CA 91342-4163			
Owner Name:	CARSON PATRICK D & SHERI Y			
Seller Name:	DELONG FAMILY TRUST			
APN:	2508-012-008	Map Reference:	2-E4 /	Living Area: 831
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms: 4
Subdivision:	8858	Zoning:	LAR1	Bedrooms: 2
Rec Date:	12/26/2014	Prior Rec Date:		Bath(F/H): 1 /
Sale Date:	12/09/2014	Prior Sale Date:		Yr Built/Eff: 1947 / 1947
Sale Price:	\$308,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style: CONVENTIONAL
Document #:	1410912	Acres:	0.17	Fireplace: /
1st Mtg Amt:	\$277,200	Lot Area:	7,500	Pool:
Total Value:	\$49,145	# of Stories:	1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:2				Distance From Subject:0.37 (miles)
Address:	12614 HERRICK AVE, SYLMAR, CA 91342-4708			
Owner Name:	MONDRAGON GIANCARLO/POLO JUANA			
Seller Name:	BRADLEY ROBERT F JR			
APN:	2508-023-023	Map Reference:	2-E4 /	Living Area: 775
County:	LOS ANGELES, CA	Census Tract:	1070.10	Total Rooms: 4
Subdivision:	MACLAY	Zoning:	LAR1	Bedrooms: 2
Rec Date:	12/01/2014	Prior Rec Date:		Bath(F/H): 1 /
Sale Date:	10/28/2014	Prior Sale Date:		Yr Built/Eff: 1938 / 1938
Sale Price:	\$255,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style: CONVENTIONAL
Document #:	1288383	Acres:	0.16	Fireplace: /
1st Mtg Amt:		Lot Area:	7,181	Pool:
Total Value:	\$126,747	# of Stories:	1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking: ATTACHED GARAGE

Comp #:3				Distance From Subject:0.48 (miles)
Address:	12871 HERRICK AVE, SYLMAR, CA 91342-4038			
Owner Name:	PONCE RODOLFO & LAURA			
Seller Name:	SALAZAR LUIS A & LISANDRA			
APN:	2506-027-005	Map Reference:	2-D3 /	Living Area: 763
County:	LOS ANGELES, CA	Census Tract:	1070.10	Total Rooms: 4
Subdivision:	10035	Zoning:	LAR1	Bedrooms: 2
Rec Date:	10/27/2014	Prior Rec Date:	02/03/2010	Bath(F/H): 1 /
Sale Date:	07/07/2014	Prior Sale Date:	01/29/2010	Yr Built/Eff: 1947 / 1947
Sale Price:	\$300,000	Prior Sale Price:	\$230,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1130339	Acres:	0.12	Fireplace: /
1st Mtg Amt:	\$294,566	Lot Area:	5,399	Pool:
Total Value:	\$242,184	# of Stories:	1.00	Roof Mat: ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL





# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**  
JOB ADDRESS: **14236 WEST DYER STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2508-014-004**

**Date: May 29, 2015**

**CASE#: 419254**  
**ORDER NO: A-2786764**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 08, 2011**  
COMPLIANCE EXPECTED DATE: **July 08, 2011**  
DATE COMPLIANCE OBTAINED: **July 08, 2011**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2786764

1010322201245071

BOARD OF BUILDING AND SAFETY COMMISSIONERS

MARSHA L. BROWN PRESIDENT
VAN AMBATIELOS VICE-PRESIDENT
VICTOR H. CUEVAS
HELENA JUBANY
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

SUBSTANDARD ORDER AND NOTICE OF FEE

POLANCO, HILARIO AND MENDEZ POLANCO, MARIA A
14236 DYER ST
SYLMAR, CA 91342

CASE #: 419254

ORDER #: A-2786764

EFFECTIVE DATE: June 08, 2011

COMPLIANCE DATE: July 08, 2011

JUN 07 2011

On [Date] the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

Signature

OWNER OF
SITE ADDRESS: 14236 W DYER ST
ASSESSORS PARCEL NO.: 2508-014-004
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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

- 2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use of the garage as habitable space and restore the garage to its



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

originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

**3. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) of the L.A.M.C.

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

**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.

**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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

1010322201246071

If you have any questions or require any additional information please feel free to contact me at (818)374-9856.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *John Hamilton*

Date: June 06, 2011

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

*MW*  
REVIEWED BY