

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
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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

August 8, 2011

Council District: # 2

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

JOB ADDRESS: 10530 NORTH MATHER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN) : 2556-024-007

On May 16, 2007, 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: **10530 North Mather 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.

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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	165.64
Title Report fee	<u>53.00</u>
Grand Total	\$ <u>568.64</u>

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 **\$568.64** 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 **\$568.64** 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

Karen Pendera
Acting Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T7776	Prepared for: City of Los Angeles
Type of Report: GAP Report	
Order Date: 03-30-2011	Dated as of: 04-04-2011
	Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2556-024-007

Situs Address: 10530 N. Mather Ave City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 03-20-2002
As Document Number: 02-0662331
Documentary Transfer Tax: \$None
In Favor of: John W. Woodruff, Jr., Trustee of Sentinel Investments, an Irrevocable Trust, UDT
November 1st, 2001, or any replacement Trustee thereunder

Mailing Address: Sentinel Investments
c/o John W. Woodruff, Jr., Trustee
10530 Mather Ave
Sunland, CA 91040

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 158 of Tract No. 6443, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 86, Page(s) 10 of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T7776

-Schedule B Continued-

*1. A Notice of Pending Lien Recorded 05-16-2008
as Document Number 08-0876695
Filed by the City of Los Angeles Dept. of Building and Safety*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

APN: 2556-024-007
 Described As: LOT 158 TRACT NO 6443
 Address: 10530 MATHER AVE LOS ANGELES CA 91040
 City: LOS ANGELES CITY-44
 Billing Address: 10530 MATHER AVE SUNLAND CA 91040
 Assessed Owner(s): WOODRUFF, JOHN W JR TR

Tax Rate Area:	0000013	Value	Conveyance Date:	01/08/2002
Use Code:	0100	Land:	Conveying Instrument:	49103
Single residence		Improvements:	Date Transfer Acquired:	
Region Code:	03	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1950
Zoning Code:	LAR1	Inventory:	Year Last Modified:	1951
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	825
Issue Date:	10/15/2010	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	2,661.04
		All Other:		
		Net Taxable Value:		200,274.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,330.53	133.05	12/10/2010	NOT PAID- DELINQUENT		1,463.58
2nd	1,330.51	143.05	04/10/2011	UNPAID		1,330.51
						2,794.09

Account	Special Lien Description	Amount
188.71	L.A. POLICE/911 BOND TAX	8.02
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	16.81
30.71	L.A. COUNTY FLOOD CONTROL	19.44
188.69	L.A. STORMWATER POLL ABATE	15.50
61.81	SOUTHEAST MOSQ ABATE	7.25
36.92	LA CO PARK DISTRICTS	17.92
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	32.91

*** END OF REPORT ***



02 0662331

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM MAR 20 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Lead

FEE

D.T.Y.

FEE \$10 XX
2

Ⓟ

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2556 024 007

001

THIS FORM IS NOT TO BE DUPLICATED

2

02 0662331

Recording Requested by:
The Board of Trustees for
Sentinel Investments

When Recorded Mail This Deed And, Unless
Otherwise Shown Below, Mail Tax Statement To:
Sentinel Investments
c/o John W. Woodruff, Jr., Trustee
10530 Mather Avenue
Sunland, California 91040

Escrow No.:
Title Co.:
Order / Policy No.:

QUITCLAIM DEED

The undersigned grantor(s) declare(s): Tax Parcel No.: 2556-024-007

Documentary transfer tax: \$ 0.00. "The grantors and the grantees in this conveyance are comprised of the same parties who hold the same proportionate interest in the property, R & T 11923(d)."

For a valuable consideration, receipt of which is hereby acknowledged,
John W. Woodruff, Jr., as an unmarried person, as his sole and separate property,
herby remise, release, and forever quitclaim to:
John W. Woodruff, Jr., Trustee of Sentinel Investments, an irrevocable Trust, UDT November 1st, 2001, or any
replacement Trustee thereunder,
The following described real property in the City of Sunland, County of Los Angeles, State of California:
Lot 158 of Tract 6443, as per map recorded in Book 86 Page 10 of Maps, in the office of the County Recorder of said County.

Property Address: 10530 Mather Avenue, Sunland, California 91040

John W. Woodruff, Jr.
John W. Woodruff, Jr.

12-18-01
Date

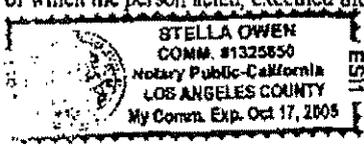
Acknowledgment

State of California)
County of Los Angeles)

On 12-18-2001, before me, a Notary Public in and for said State, personally appeared, John W. Woodruff, Jr., only personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Stella Owen
NOTARY PUBLIC



*See attached Exhibit "A", hereto made a part of this document.



EXHIBIT "A"

PN: 2556-024-007

3

Sentinel Investments

02 0662331

Certification of Trust to act as a Statement of Facts

The Board of Trustees, by the power vested in them as the Board of Trustees of this Trust, hereby issue this Certification of Trust to confirm the following information to third persons upon request:

- 1) This is an irrevocable contract in trust form using the following name: Sentinel Investments, UDT November 1st, 2001.
- 2) The Grantor(s) / Settlor(s) were: John W. Woodruff, Jr.
- 3) The Board of Trustees for this Trust consists of the following acting Trustees: John W. Woodruff, Jr. and Robert Holcomb, Trustee for Majestic Mountain.
- 4) The powers of the Board of Trustees include all powers that a natural person would have, including, but not limited to, the power to sell, convey, and exchange property along with the ability to borrow money and encumber the corpus of the Trust with a deed of trust or mortgage. Individual Trustees may also cosign on behalf of the Trust, encumbering the Trust corpus first and their individual assets second.
- 5) This Trust is irrevocable and only the unanimous consent of all currently acting Trustees can the Trust be dissolved and then only with provisions to liquidate the Trust corpus and properly complete any on going business.
- 6) The contract of this Trust requires all, at least two, acting Trustees of the Board of Trustees to sign for all transactions. The Board of Trustees may also appoint an agent to sign on their behalf. Trustees may remove themselves from the Board of Trustees with a dated letter of resignation at any time.
- 7) The identification number to be used within the United States is 95-8002719.
- 8) The Board of Trustees have appointed John W. Woodruff, Jr. to sign for and take possession of all vehicles, equipment, and real estate in the following or similar format: John W. Woodruff, Jr., Trustee of Sentinel Investments, an irrevocable Trust, UDT November 1st, 2001, or any replacement Trustee thereunder.
- 9) This Certification of Trust was prepared in connection to real property at the City of Sunland, County of Los Angeles, State of California, with Assessor's Parcel Number: 2556-024-007; AKA: 10530 Mather Avenue, Sunland, California 91040.

We, the acting Trustees of the Board of Trustees for Sentinel Investments, hereby declare under penalty of perjury that the foregoing is correct and true.

Robert Holcomb
Robert Holcomb, Trustee for Majestic Mountain, Trustee

John W. Woodruff, Jr.
John W. Woodruff, Jr., Trustee

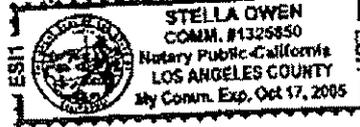
Acknowledgment

State of California)
County of Los Angeles)

On 12-18-2001, before me, a Notary Public in and for said State, personally appeared, John W. Woodruff, Jr., only, 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 acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Stella Owen
NOTARY PUBLIC



Acknowledgment

State of CALIFORNIA)
County of SAN DIEGO)

On March 4th, 2002, before me, a Notary Public in and for said State, personally appeared, Robert Holcomb, Trustee for Majestic Mountain, only, 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 acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kiran K. Randery
NOTARY PUBLIC



RECORDING REQUESTED BY
CITY OF LOS ANGELES

05/16/08



20080876695

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4427559)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 6443 158 MB 86-10

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2556-024-007
AKA 10530 N MATHER AVE
LOS ANGELES

Owner:

WOODRUFF JR TR SENTINEL INVESTMENTS T
10530 MATHER AVE
SUNLAND CA, 91040

DATED: This 06th Day of May, 2008

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: RUSSELL SCHOONOVER

Date: August 8, 2011

JOB ADDRESS: 10530 NORTH MATHER AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2556-024-007

Last Full Title: 4/4/2011

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SENTINEL INVESTMENTS
C/O JOHN W. WOODRUFF, JR., TRUSTEE
10530 MATHER AVE
SUNLAND, CA 91040
CAPACITY: OWNERS

Property Detail Report
For Property Located At



10530 MATHER AVE, SUNLAND, CA 91040-2946

Owner Information:			
Owner Name:	WOODRUFF JOHN W JR/SENTINEL INVESTMENTS		
Mailing Address:	10530 MATHER AVE, SUNLAND CA 91040-2946 C001		
Phone Number:	Vesting Codes:	// TR	
Location Information:			
Legal Description:	TRACT NO 6443 LOT 158		
County:	LOS ANGELES, CA	APN:	2556-024-007
Census Tract / Block:	1031.02 / 4	Alternate APN:	
Township-Range-Sect:		Subdivision:	6443
Legal Book/Page:	86-10	Map Reference:	10-E3 / 503-H3
Legal Lot:	158	Tract #:	6443
Legal Block:		School District:	LOS ANGELES
Market Area:		Munic/Township:	
Neighbor Code:			
Owner Transfer Information:			
Recording/Sale Date:	03/20/2002 / 12/18/2001	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	662331		
Last Market Sale Information:			
Recording/Sale Date:	11/12/1981 /	1st Mtg Amount/Type:	/
Sale Price:	\$21,500	1st Mtg Int. Rate/Type:	/
Sale Type:	PARTIAL	1st Mtg Document #:	
Document #:	11122242	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$26.06
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	EARLE G WADE		
Prior Sale Information:			
Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			
Property Characteristics:			
Gross Area:	825	Parking Type:	ATTACHED GARAGE
Living Area:	825	Garage Area:	
Tot Adj Area:		Garage Capacity:	2
Above Grade:		Parking Spaces:	1
Total Rooms:	4	Basement Area:	
Bedrooms:	2	Finish Bsmnt Area:	
Bath(F/H):	1 /	Basement Type:	
Year Built / Eff:	1950 / 1951	Roof Type:	
Fireplace:	Y / 1	Foundation:	RAISED COMPOSITION SHINGLE
# of Stories:	1.00	Roof Material:	
Other Improvements:	FENCE;ADDITION;FENCED YARD		
Site Information:			
Zoning:	LAR1	Acres:	0.10
Flood Zone:		Lot Area:	4,480
Flood Panel:		Lot Width/Depth:	40 x 112
Flood Panel Date:		Res/Comm Units:	1 /
Land Use:	SFR		
Tax Information:			
Total Value:	\$200,274	Assessed Year:	2010
Land Value:	\$120,165	Improved %:	40%
Improvement Value:	\$80,109	Tax Year:	2010
Total Taxable Value:	\$200,274	Property Tax:	\$2,661.04
		Tax Area:	13
		Tax Exemption:	

Comparable Summary

For Property Located At



10530 MATHER AVE, SUNLAND, CA 91040-2946

16 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: 16

	Subject Property	Low	High	Average
Sale Price	\$21,500	\$1,000	\$375,000	\$249,406
Bldg/Living Area	825	703	942	845
Price/Sqft	\$26.06	\$1.06	\$443.79	\$296.86
Year Built	1950	1923	1959	1945
Lot Area	4,480	4,003	8,241	5,731
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$200,274	\$115,225	\$323,000	\$244,467
Distance From Subject	0.00	0.02	0.48	0.26

*= user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		10530 MATHER AVE	\$21,500	1950	2	1	11/12/1981	825	4,480	0.0
Comparables										
<input checked="" type="checkbox"/>	1	10542 MATHER AVE	\$270,000	1948	2	2	03/10/2011	909	5,376	0.02
<input checked="" type="checkbox"/>	2	10542 LANGMUIR AVE	\$227,000	1923	3	1	01/21/2011	888	4,480	0.05
<input checked="" type="checkbox"/>	3	10606 MATHER AVE	\$265,000	1959	2	1	11/19/2010	864	4,480	0.08
<input checked="" type="checkbox"/>	4	10602 NASSAU AVE	\$265,000	1947	2	1	10/04/2010	764	4,480	0.09
<input checked="" type="checkbox"/>	5	10623 RHODESIA AVE	\$170,000	1949	3	1	02/11/2011	762	4,480	0.13
<input checked="" type="checkbox"/>	6	10610 WOODWARD AVE	\$299,000	1928	2	1	07/30/2010	936	7,150	0.17
<input checked="" type="checkbox"/>	7	8219 OSWEGO ST	\$310,000	1957	2	1	08/24/2010	912	5,580	0.21
<input checked="" type="checkbox"/>	8	10725 NASSAU AVE	\$1,000	1923	1	1	02/04/2011	942	4,032	0.25
<input checked="" type="checkbox"/>	9	7837 FENWICK ST	\$375,000	1956	2	1	02/15/2011	845	8,241	0.32
<input checked="" type="checkbox"/>	10	10308 ODELL AVE	\$285,000	1942	2	1	12/23/2010	915	6,360	0.33
<input checked="" type="checkbox"/>	11	10310 SCOVILLE AVE	\$269,000	1950	2	1	11/12/2010	836	4,400	0.38
<input checked="" type="checkbox"/>	12	10842 MATHER AVE	\$265,000	1950	2	1	10/26/2010	748	4,003	0.39
<input checked="" type="checkbox"/>	13	7922 APPERSON ST	\$255,000	1946	1	1	06/29/2010	840	6,800	0.4
<input checked="" type="checkbox"/>	14	10204 MCVINE AVE	\$315,000	1949	2	1	12/10/2010	926	6,970	0.44
<input checked="" type="checkbox"/>	15	10720 MOUNT GLEASON AVE	\$229,500	1952	2	1	08/02/2010	703	7,400	0.46
<input checked="" type="checkbox"/>	16	8457 GRENOBLE ST	\$190,000	1949	2	1	01/12/2011	735	7,466	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

10530 MATHER AVE, SUNLAND, CA 91040-2946

16 Comparable(s) Selected.

Report Date: 03/18/2011

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$21,500	\$1,000	\$375,000	\$249,406
Bldg/Living Area	825	703	942	845
Price/Sqft	\$26.06	\$1.06	\$443.79	\$296.86
Year Built	1950	1923	1959	1945
Lot Area	4,480	4,003	8,241	5,731
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$200,274	\$115,225	\$323,000	\$244,467
Distance From Subject	0.00	0.02	0.48	0.26

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.02 (miles)
Address:	10542 MATHER AVE, SUNLAND, CA 91040-2946		
Owner Name:	ZADOURIAN GELADIS M		
Seller Name:	GHOJABASHYAN VAHE		
APN:	2556-024-004	Map Reference:	10-E3 / 503-H3
County:	LOS ANGELES, CA	Census Tract:	1031.02
Subdivision:	6443	Zoning:	LAR1
Rec Date:	03/10/2011	Prior Rec Date:	05/03/2010
Sale Date:	03/05/2011	Prior Sale Date:	04/20/2010
Sale Price:	\$270,000	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	364625	Acres:	0.12
1st Mtg Amt:	\$216,000	Lot Area:	5,376
Total Value:	\$292,700	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	11
		Living Area:	909
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1948 / 1953
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: RUSSELL SCHOONOVER
JOB ADDRESS: 10530 NORTH MATHER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2556-024-007

Date: August 8, 2011

CASE#: 192134
ORDER NO: A-1438922

EFFECTIVE DATE OF ORDER TO COMPLY: April 16, 2007
COMPLIANCE EXPECTED DATE: May 16, 2007
DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1438922

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

WOODRUFF, JOHN W JR TR SENTINEL INVESTMENTS TRUST
10530 MATHER AVE
SUNLAND, CA 91040

CASE #: 192134
ORDER #: A-1438922
EFFECTIVE DATE: April 16, 2007
COMPLIANCE DATE: May 16, 2007

On 04-17-07 the
Date 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: 10530 N MATHER AVE
ASSESSORS PARCEL NO.: 2556-024-007
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.) as follows:

VIOLATION(S):

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

You are therefore ordered to: 1) Discontinue the use as habitable space and restore the garage to its originally permitted use as a garage.

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

- 2. Maintenance and repair of existing building.

You are therefore ordered to: 1) Maintain the exterior wall surfaces of every existing building or structure. All shall be maintained weathertight, in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.12, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front entrance.

Comments: Exterior stucco.

- 3. The unapproved use of a motorhome as a single family dwelling is not allowed in the R1 zone.

You are therefore ordered to: 1) Discontinue the use of the motorhome as a single family dwelling use which is not allowed in the R1 zone.

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

Location: Front yard.

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.



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

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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.

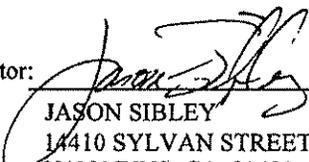
NON-COMPLIANCE FEE WARNING:

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 request for slight modification is filed within 15 days of the compliance date.

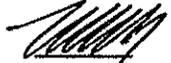
If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (818)374-9857. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: 
JASON SIBLEY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9857

Date: April 11, 2007


REVIEWED BY