

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

September 4, 2024

Council District: # 15

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

JOB ADDRESS: **376 SOUTH MIRALESTE DRIVE, UNIT 415, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7559-040-056**  
Re: Invoice # 796917-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **376 South Miraleste Drive, Unit 415, Los Angeles, CA** ("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 on July 22, 2019 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 fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,118.79
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,458.79</b>

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 **\$3,458.79** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,458.79** 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 WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17635***  
***Dated as of: 07/17/2023***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 7559-040-056***

***Property Address: 376 S MIRALESTE DR UNIT 415***      ***City: Los Angeles***      ***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : LUIS F. RAMIREZ***

***Grantor : NELLY RAMIREZ***

***Deed Date : 08/30/2016***

***Recorded : 01/17/2017***

***Instr No. : 17-0061139***

***MAILING ADDRESS: LUIS F. RAMIREZ***  
***PO BOX 1715, HAWTHORNE, CA 90251***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Subdivision Name: MIRALESTE CANYON ESTATES Tract No: 33821 Brief Description: \*TR=33821***  
***CONDOMINIUM\*UNIT 415***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20170061139**



Pages:  
0003

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

01/17/17 AT 09:10AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201701170610006

00013242129



008083470

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:

**When recorded mail document to:**

NAME: Luis F. Ramirez

ADDRESS: P.O. BOX 1715

CITY: HAWTHORNE

STATE & ZIP: CALIFORNIA, 90251

Above Space for Recorder's Use Only

APN: 7559-040-056

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ NONE CITY TAX \$ NONE  
☒ computed on full value of property conveyed, or  
☐ computed on full value of items or encumbrances remaining at time of sale,  
☐ Unincorporated area ☒ City of San Pedro "This is a bonafide gift and the grantor received nothing in return R&T11911", and

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

Nelly Ramirez, a married woman, as her sole and separate property

hereby GRANT(s) to Luis F. Ramirez, a single man the following described real property in

376 S MIRALESTE DR UNIT 415 the City of San Pedro, 90732 County of Los Angeles, State of California.

SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF

Dated: AUGUST 30<sup>TH</sup>, 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Nelly Ramirez  
**NELLY RAMIREZ**

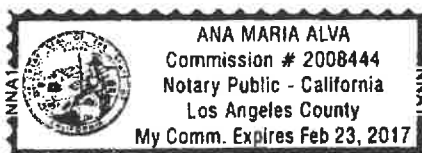
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS

On AUGUST 30<sup>TH</sup>, 2016 before me, ANA MARIA ALVA a Notary Public, personally appeared NELLY RAMIREZ 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 signatures(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.

SIGNATURE ANA MARIA ALVA (SEAL)



MAIL TAX STATEMENT TO ADDRESS AS SHOWN ABOVE

# EXHIBIT 'A'

## LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

FEE SIMPLE TITLE TO CONDOMINIUM UNIT NO. 415 (THE UNIT) AS SHOWN UPON THE CONDOMINIUM PLAN RECORDED MARCH 9, 1979 AS INSTRUMENT NO. 79-267179, OF OFFICIAL RECORDS. (THE "PLAN") WHICH PLAN PERTAINS TO CERTAIN PROPERTY DESCRIBED AS TRACT NO. 33821, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 909 PAGES 91 THROUGH 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED .00613 INTEREST IN AND TO THAT PORTION OF THE COMMON AREA (AS SHOWN ON THE PLAN AND AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 9, 1979 AS INSTRUMENT NOS. 79-267180 AND 79-267181, BOTH OF OFFICIAL RECORDS, WHICH IS LOCATED WITHIN LOT 2 AS DESCRIBED ON THE MAP.

PARCEL 3:

AN EXCLUSIVE RIGHT AND EASEMENT TO USE THE STAIRS AND LANDING AREA, IF ANY, SHOWN ON THE PLAN AS BEING ADJACENT AND APPURTENANT TO THE UNIT (SUBJECT ONLY TO A SIMILAR RIGHT AND EASEMENT GRANTED TO ANY AND OTHER UNIT TO WHICH SUCH STAIRS AND LANDING AREA MAY ALSO BE ADJACENT AND APPURTENANT)

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR USE AND ENJOYMENT, INGRESS, EGRESS, SUPPORT, REPAIR, MAINTENANCE AND ENCROACHMENT, OVER THE COMMON AREA OF LOT 1 AS SHOWN ON THE MAP, SAID EASEMENT TO BE OVER ALL OF THE COMMON AREA THEREOF WHICH IS NOT PART OF A CONDOMINIUM BUILDING.

APN: 7559-040-056

**EXHIBIT B**

ASSIGNED INSPECTOR: **ANDREW BEELI** **Date: September 4, 2024**  
JOB ADDRESS: **376 SOUTH MIRALESTE DRIVE, UNIT 415, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7559-040-056**

Last Full Title: **07/17/2023** Last Update to Title:  
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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) LUIS F. RAMIREZ  
P.O. BOX 1715  
HAWTHORNE, CA 90251
- CAPACITY: OWNER

# Property Detail Report

For Property Located At :

376 S MIRALESTE DR 415, SAN PEDRO, CA 90732-6071



## Owner Information

Owner Name: RAMIREZ LUIS F  
Mailing Address: PO BOX 1715, HAWTHORNE CA 90251-1715 B023  
Vesting Codes: MM // SE

## Location Information

Legal Description:	TR=33821 CONDOMINIUM UNIT 415		
County:	LOS ANGELES, CA	APN:	7559-040-056
Census Tract / Block:	2964.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	33821
Legal Book/Page:	909-91	Map Reference:	78-D3 /
Legal Lot:	2	Tract #:	33821
Legal Block:		School District:	LOS ANGELES
Market Area:	186	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

## Owner Transfer Information

Recording/Sale Date:	01/17/2017 / 08/30/2016	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	61139		

## Last Market Sale Information

Recording/Sale Date:	04/08/2005 / 03/09/2005	1st Mtg Amount/Type:	\$251,120 / CONV
Sale Price:	\$314,000	1st Mtg Int. Rate/Type:	6.25 / ADJ
Sale Type:	FULL	1st Mtg Document #:	815846
Document #:	815845	2nd Mtg Amount/Type:	\$62,780 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$283.65
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE		
Lender:	NEW CENTURY MTG CORP		
Seller Name:	KIYABU JAMES & JANE TRUST		

## Prior Sale Information

Prior Rec/Sale Date:	09/13/1994 /	Prior Lender:	MORTGAGE AUTH
Prior Sale Price:	\$102,000	Prior 1st Mtg Amt/Type:	\$91,800 / CONV
Prior Doc Number:	1685239	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,107	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1971 / 1971	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	LARD1.5	Acres:	7.46	County Use:	CONDOMINIUM (010C)
Lot Area:	324,746	Lot Width/Depth:	x	State Use:	
Land Use:	CONDOMINIUM	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$495,774	Assessed Year:	2023	Property Tax:	\$6,120.67
Land Value:	\$386,322	Improved %:	22%	Tax Area:	14
Improvement Value:	\$109,452	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$495,774				

**Comparable Sales Report**

For Property Located At

**376 S MIRALESTE DR 415, SAN PEDRO, CA 90732-6071****8 Comparable(s) Selected.**

Report Date: 02/16/2024

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$314,000	\$485,000	\$525,000	\$504,062
Bldg/Living Area	1,107	1,107	1,143	1,116
Price/Sqft	\$283.65	\$435.26	\$474.25	\$451.79
Year Built	1971	1971	1971	1971
Lot Area	324,746	311,184	356,370	346,769
Bedrooms	2	2	2	2
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	1.00	2.00	1.50
Total Value	\$495,774	\$201,203	\$469,200	\$368,979
Distance From Subject	0.00	0.08	0.13	0.09

\*= user supplied for search only

**Comp #:**1

Distance From Subject:0 (miles)

Address:	<b>386 S MIRALESTE DR 471, SAN PEDRO, CA 90732-6076</b>		
Owner Name:	<b>STANOJEVICH ANDRIJA A/STANOJEVICH DIANA</b>		
Seller Name:	<b>CARLAT SYDNEY M</b>		
APN:	<b>7559-040-112</b>	Map Reference:	<b>78-D3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2964.01</b>
Subdivision:	<b>33821</b>	Zoning:	<b>LARD1.5</b>
Rec Date:	<b>11/07/2023</b>	Prior Rec Date:	<b>07/14/2021</b>
Sale Date:	<b>10/24/2023</b>	Prior Sale Date:	<b>07/07/2021</b>
Sale Price:	<b>\$525,000</b>	Prior Sale Price:	<b>\$460,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>763238</b>	Acres:	<b>7.46</b>
1st Mtg Amt:	<b>\$285,000</b>	Lot Area:	<b>324,746</b>
Total Value:	<b>\$469,200</b>	# of Stories:	
Land Use:	<b>CONDOMINIUM</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,107</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1971 / 1971</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	
		Parking:	

**Comp #:**2

Distance From Subject:0.08 (miles)

Address:	<b>356 S MIRALESTE DR 327, SAN PEDRO, CA 90732-6088</b>		
Owner Name:	<b>APPEL WENDIE</b>		
Seller Name:	<b>CHU HAO</b>		
APN:	<b>7559-039-135</b>	Map Reference:	<b>78-D3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2964.01</b>
Subdivision:	<b>33821</b>	Zoning:	<b>LARD1.5</b>
		Living Area:	<b>1,107</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2</b>



Rec Date:	09/12/2023	Prior Rec Date:	10/13/2017	Bath(F/H):	2 /
Sale Date:	08/30/2023	Prior Sale Date:	09/05/2017	Yr Built/Eff:	1971 / 1971
Sale Price:	\$520,000	Prior Sale Price:	\$349,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	605348	Acres:	8.18	Fireplace:	/
1st Mtg Amt:	\$313,500	Lot Area:	356,370	Pool:	POOL
Total Value:	\$381,677	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:3 Distance From Subject:0.08 (miles)

Address: 338 S MIRALESTE DR 262, SAN PEDRO, CA 90732-3048

Owner Name: LUNA CRISTIAN/LUNA KATHERINE M

Seller Name: JUST MANAGEMENT LLC

APN:	7559-039-070	Map Reference:	78-D3 /	Living Area:	1,107
County:	LOS ANGELES, CA	Census Tract:	2964.01	Total Rooms:	
Subdivision:	33821	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	01/05/2024	Prior Rec Date:	03/04/2004	Bath(F/H):	2 /
Sale Date:	12/05/2023	Prior Sale Date:	01/20/2004	Yr Built/Eff:	1971 / 1971
Sale Price:	\$490,000	Prior Sale Price:	\$244,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	9998	Acres:	8.18	Fireplace:	/
1st Mtg Amt:	\$472,482	Lot Area:	356,370	Pool:	POOL
Total Value:	\$333,426	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.08 (miles)

Address: 326 S MIRALESTE DR 202, SAN PEDRO, CA 90732-5506

Owner Name: STEIN LIVING TRUST

Seller Name: SHYNE ANDREW

APN:	7559-039-010	Map Reference:	78-D3 /	Living Area:	1,142
County:	LOS ANGELES, CA	Census Tract:	2964.01	Total Rooms:	
Subdivision:	33821	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	07/05/2023	Prior Rec Date:	11/03/2020	Bath(F/H):	2 /
Sale Date:	06/22/2023	Prior Sale Date:	10/21/2020	Yr Built/Eff:	1971 / 1971
Sale Price:	\$515,000	Prior Sale Price:	\$415,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	435520	Acres:	8.18	Fireplace:	/
1st Mtg Amt:	\$360,500	Lot Area:	356,370	Pool:	POOL
Total Value:	\$431,766	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.08 (miles)

Address: 360 S MIRALESTE DR 344, SAN PEDRO, CA 90732-6090

Owner Name: FEOLO ANTHONY F/FEOLO PATRICIA L

Seller Name: LEONARD THOMAS & JANET

APN:	7559-039-152	Map Reference:	78-D3 /	Living Area:	1,107
County:	LOS ANGELES, CA	Census Tract:	2964.01	Total Rooms:	
Subdivision:	33821	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	01/03/2024	Prior Rec Date:	09/18/2018	Bath(F/H):	2 /
Sale Date:	12/14/2023	Prior Sale Date:	08/03/2018	Yr Built/Eff:	1971 / 1971
Sale Price:	\$485,000	Prior Sale Price:	\$340,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	4799	Acres:	8.18	Fireplace:	/
1st Mtg Amt:	\$388,000	Lot Area:	356,370	Pool:	POOL
Total Value:	\$364,545	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.08 (miles)  
 Address: 346 S MIRALESTE DR 301, SAN PEDRO, CA 90732-5596  
 Owner Name: JUNG FAMILY TRUST  
 Seller Name: GENDEL D JACOB  
 APN: 7559-039-109 Map Reference: 78-D3 / Living Area: 1,143  
 County: LOS ANGELES, CA Census Tract: 2964.01 Total Rooms:  
 Subdivision: 33821 Zoning: LARD1.5 Bedrooms: 2  
 Rec Date: 02/05/2024 Prior Rec Date: 08/24/2020 Bath(F/H): 2 /  
 Sale Date: 01/16/2024 Prior Sale Date: 07/23/2020 Yr Built/Eff: 1971 / 1971  
 Sale Price: \$497,500 Prior Sale Price: \$365,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 78155 Acres: 8.18 Fireplace: /  
 1st Mtg Amt: Lot Area: 356,370 Pool:  
 Total Value: \$379,745 # of Stories: Roof Mat:  
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:7 Distance From Subject:0.08 (miles)  
 Address: 334 S MIRALESTE DR 247, SAN PEDRO, CA 90732-5558  
 Owner Name: BARNUM DANIEL J  
 Seller Name: HU JINLI FAMILY TRUST  
 APN: 7559-039-055 Map Reference: 78-D3 / Living Area: 1,107  
 County: LOS ANGELES, CA Census Tract: 2964.01 Total Rooms: 4  
 Subdivision: 33821 Zoning: LARD1.5 Bedrooms: 2  
 Rec Date: 11/27/2023 Prior Rec Date: 06/05/2023 Bath(F/H): 2 /  
 Sale Date: 11/09/2023 Prior Sale Date: 05/24/2023 Yr Built/Eff: 1971 / 1971  
 Sale Price: \$515,000 Prior Sale Price: \$480,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 815960 Acres: 8.18 Fireplace: /  
 1st Mtg Amt: Lot Area: 356,370 Pool: POOL  
 Total Value: \$201,203 # of Stories: 1 Roof Mat:  
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking: GARAGE

Comp #:8 Distance From Subject:0.13 (miles)  
 Address: 304 S MIRALESTE DR 26, SAN PEDRO, CA 90732-3002  
 Owner Name: URBIZTONDO CHRISTOPHER/URBIZTONDO MARILU  
 Seller Name: LAGRECA MARC  
 APN: 7559-020-047 Map Reference: 78-D3 / Living Area: 1,107  
 County: LOS ANGELES, CA Census Tract: 2964.01 Total Rooms:  
 Subdivision: 33821 Zoning: LARD1.5 Bedrooms: 2  
 Rec Date: 12/01/2023 Prior Rec Date: 01/07/2016 Bath(F/H): 2 /  
 Sale Date: 11/03/2023 Prior Sale Date: 12/15/2015 Yr Built/Eff: 1971 / 1971  
 Sale Price: \$485,000 Prior Sale Price: \$343,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 833102 Acres: 7.14 Fireplace: /  
 1st Mtg Amt: Lot Area: 311,184 Pool: POOL  
 Total Value: \$390,268 # of Stories: Roof Mat:  
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

**Date: September 4, 2024**

JOB ADDRESS: **376 SOUTH MIRALESTE DRIVE, UNIT 415, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7559-040-056**

**CASE NO.: 849129**

**ORDER NO.: A-5068914**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 22, 2019**

COMPLIANCE EXPECTED DATE: **August 21, 2019**

DATE COMPLIANCE OBTAINED: **October 9, 2020**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5068914

1051101201988174

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

**SUBSTANDARD ORDER AND NOTICE OF FEE**

C/O RAMIREZ, LUIS F.  
PO BOX 1715  
HAWTHORNE, CA 90251-1715

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

**JUL 10 2019**

**CASE #: 849129**  
**ORDER #: A-5068914**  
**EFFECTIVE DATE: July 22, 2019**  
**COMPLIANCE DATE: August 21, 2019**

OWNER OF  
SITE ADDRESS: **376 S MIRALESTE DR**

To the address as shown on the  
last equalized assessment roll.  
Initialed by AV

ASSESSORS PARCEL NO.: 7559-040-\*\*\*  
ZONE: RD1.5; Min. Per Unit 1,500

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:

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 hazardous electrical wiring.**

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: All areas

Comments: Electrical work was done without permits or inspections.

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.



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**2. The building or premises is Substandard due to hazardous plumbing.**

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 2nd floor.

Comments: A toilet and shower was added to the 2nd floor without permits or inspections.

**3. Construction work was performed and concealed without obtaining the required inspections.  
CONCEALED WORK WITHOUT INSPECTION(S).**

You are therefore ordered to: 1) Expose all work concealed without the required inspections.  
2) Call for inspection.

Code Section(s) in Violation: 91.104.2.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 1st floor

Comments: The bedroom added to the first floor livingroom was done without the required permits and inspections.

**4. Construction work is being performed contrary to the code.**

You are therefore ordered to: Stop all work being done contrary to the code until the violation has been rectified and approval has been obtained from the department.

Code Section(s) in Violation: 91.104.2.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 1st and 2nd floors

Comments: Stop all work being done contrary to the code until the violation has been rectified and approval has been obtained from the department.

**5. A permit is required for the work performed.**

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 376 Miraleste Dr. Unit #415

**6. Building plans are required.**

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 376 Miraleste Dr. Unit #415

**7. An investigation fee is required for work performed without the required permits.**

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**8. The remodel of the single upstairs bathroom to two bathrooms was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).

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2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 2nd floor

Comments: Demolish and remove all construction work performed without the required permit

**9. The building or premises is Substandard due to inadequate maintenance.**

You are therefore ordered to: Maintain the front door in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front Door

Comments: The front door doesn't have a handle, and the door is about to come apart from the bottom.

**10. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.**

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.13 #1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: All areas.

**11. Right of entry for inspection.**

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) 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:**

**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.L.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.

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**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 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4532.

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

Inspector:

Date: July 08, 2019

  
ANDREW BEELI

638 S. BEACON ST., ROOM 276

SAN PEDRO, CA 90731

(310)732-4532

[Andrew.Beeli@lacity.org](mailto:Andrew.Beeli@lacity.org)

  
REVIEWED BY

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