

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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MOISES ROSALES
NANCY YAP



KAREN BASS
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

July 3, 2024

Council District: # 12

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

JOB ADDRESS: 19031 WEST SUPERIOR STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2762-032-016

Re: Invoice #793050-2

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: **19031 West Superior Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

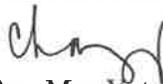
Pursuant to Section 98.0421, the property owner was issued an order on September 3, 2019 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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, LADBS Resource Management Bureau

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17297
Dated as of: 10/27/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2762-032-016

Property Address: 19031 W SUPERIOR ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : WARREN B. DEXTER AND ELENA M. DEXTER

Grantor : WARREN B. DEXTER

Deed Date : 08/25/2004

Recorded : 09/02/2004

Instr No. : 04-2265581

MAILING ADDRESS: WARREN B. DEXTER AND ELENA M. DEXTER
19031 SUPERIOR ST, NORTHRIDGE, CA 91324

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 22 Tract No: 25961 Brief Description: TRACT NO 25961 LOT 22

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 01/31/2022

Document #: 22-0121137

Loan Amount: \$55,000

Lender Name: JEFF PROSE

Borrowers Name: WARREN B. DEXTER AND ELENA M. DEXTER

MAILING ADDRESS: JEFF PROSE
82 JIM LINEGAR LN BRANSON WEST, MO 65737

This page is part of your document - DO NOT DISCARD

04 2265581

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
09/02/04 AT 08:00am

TITLE(S) :

Seed



FEE

FEE \$13
Hh
3

D.T.T

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 AIN's Shown

2762 - 032 - 016

001

THIS FORM NOT TO BE DUPLICATED

9/2/04

LANDSAFE TITLE
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
WARREN B. DEXTER
ELENA N. DEXTER
19031 Superior Street
Northridge, CA 91324

04 2265581 *J*

Space Above This Line for Recorder's Use Only
A.P.N.: 2762-032-016 Order No.: 03325388 -19 Escrow No.: 3782S

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY SNONE *Q*
[] 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, *this is a bonafide gift and the grantor received nothing in return, R & T 11911.*
WARREN B. DEXTER

hereby GRANT(S) to WARREN B. DEXTER and ELENA *M.* DEXTER, Husband and Wife as Joint Tenants

the following described property in the County of Los Angeles, State of California;

Lot 22 of Tract No. 25961, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 679, Page(s) 95-99 of Maps in the Office of the County Recorder of said County.

(Property commonly known as: 19031 Superior Street, (Northridge Area) Los Angeles, CA 91324)

"This conveyance confirms a community property interest, R & T 11911."

Warren B. Dexter
WARREN B. DEXTER

Document Date: August 25, 2004

STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)
On 8.26.04 before me, MAURICE GOLDBERG
personally appeared WARREN B. DEXTER

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.

Signature *Maurice Goldberg*



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

9/2/04

3

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
WARREN B DEXTER
ELENA N DEXTER
19031 Superior Street
Northridge, CA 91324

Space Above This Line for Recorder's Use Only
A P N 2762-032-016 Order No 03325388 Escrow No 3782S

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$NONE
[] 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,
WARREN B. DEXTER

hereby GRANT(s) to WARREN B. DEXTER and ELENA N. DEXTER, Husband and Wife as Joint Tenants

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(Property commonly known as 19031 Superior Street, (Northridge Area) Los Angeles, CA 91324)

"This conveyance confirms a community property interest, R & T 11911 "

WARREN B DEXTER

Document Date. August 25, 2004

STATE OF CALIFORNIA)SS
COUNTY OF _____)

On _____ before me, _____
personally appeared _____.

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

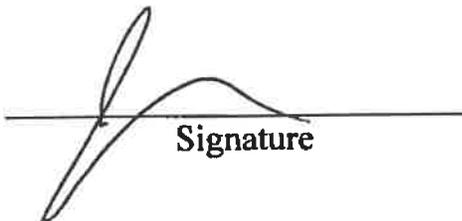
Signature _____

04 2265581

Mail Tax Statements to SAME AS ABOVE or Address Noted Below

I certify under penalty of perjury that the forgoing is true and correct.

9/2/04
Date


Signature

04 2265581

Executed in Norwalk CA.

This page is part of your document - DO NOT DISCARD



20220121137



Pages:
0003

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

01/31/22 AT 02:44PM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00



LEADSHEET



202201310200081

00021884222



013113903

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

40001-001764959

Recording Requested By:
Richmond Monroe Group

When Recorded Mail To:
Jeff Prose
Richmond Monroe Group
82 Jim Linegar Ln
Branson West, MO, 65737
(417) 447-2931



CORPORATE ASSIGNMENT OF DEED OF TRUST

TS Ref #: 0009220000086244
CA/LOS ANGELES
MERS #: 100015700038776916 / MERS Phone #: (888) 679-6377

Assignment Prepared on: January 20, 2022

For Value Received, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS**, whose address is P.O. Box 2026, Flint, MI, 48501-2026 (**herein "Assignor"**) hereby grant, assign, transfer and convey to **THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-10**, whose address is C/O SELECT PORTFOLIO SERVICING, INC., 3217 S. DECKER LAKE DRIVE, SALT LAKE CITY, UT, 84119 (**herein "Assignee"**) all interest under that certain Deed of Trust Dated: 8/25/2004, in the amount of \$55,000.00, executed by WARREN B DEXTER, AND ELENA M DEXTER, HUSBAND AND WIFE AS JOINT TENANTS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS and Recorded: 9/2/2004, Instrument #: 04 2265582 in LOS ANGELES County, State of California and all rights accrued or to accrue under said Deed of Trust.

Property Address: 19031 SUPERIOR ST, NORTHRIDGE, CA, 91324-1846

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS

On: JAN 25 2022

By: *Eric Moore*

Name: Eric Moore
Assistant Secretary

Title: _____

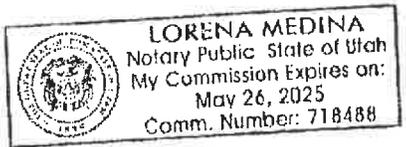


State of UTAH
County of SALT LAKE

On JAN 25 2022, before me, Lorena Medina, a Notary Public in and for SALT LAKE in the State of UTAH, personally appeared Eric Moore, Assistant Secretary, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS, 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, and that by his/her/their signature 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,

Lorena Medina
Lorena Medina



Notary Expires: MAY 26 2025 / #: 718488

CA/LOS ANGELES

EXHIBIT B

ASSIGNED INSPECTOR: ARIS ALLAHVERDIAN
JOB ADDRESS: 19031 WEST SUPERIOR STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 2762-032-016

Date: July 3, 2024

Last Full Title: 10/27/2022

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) WARREN B. DEXTER AND ELENA M. DEXTER
19031 SUPERIOR ST.
NORTHRIDGE, CA 91324
CAPACITY: OWNERS

- 2) JEFF PROSE
82 JIM LINEGAR LN.
BRANSON WEST, MO 65737
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
19031 SUPERIOR ST, NORTHRIDGE, CA 91324-1846

**Owner Information**

Owner Name: **DEXTER ELENA M**
 Mailing Address: **19031 SUPERIOR ST, NORTHRIDGE CA 91324-1846 C030**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 25961 LOT 22	APN:	2762-032-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1153.01 / 1	Subdivision:	25961
Township-Range-Sect:		Map Reference:	7-B4 /
Legal Book/Page:	679-95	Tract #:	25961
Legal Lot:	22	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NR	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/02/2004 / 08/25/2004	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	2265582
Document #:	2265581		

Last Market Sale Information

Recording/Sale Date:	08/18/1997 /	1st Mtg Amount/Type:	/
Sale Price:	\$380,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1281455	2nd Mtg Amount/Type:	/
Deed Type:	DEED OF DISTRIBUTION	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$100.40
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	DEXTER GEORGE W;GRACE R		

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:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	3,785	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	9	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1962 / 1968	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	2	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;SHED Building Permit				

Site Information

Zoning:	LARA	Acres:	0.51	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	22,245	Lot Width/Depth:	100 x 221	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$235,609	Assessed Year:	2022	Property Tax:	\$3,316.54
Land Value:	\$50,794	Improved %:	78%	Tax Area:	16
Improvement Value:	\$184,815	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$228,609				

Comparable Sales Report

For Property Located At



19031 SUPERIOR ST, NORTHRIDGE, CA 91324-1846

3 Comparable(s) Selected.

Report Date: 11/04/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$380,000	\$1,440,000	\$1,675,000	\$1,538,333
Bldg/Living Area	3,785	3,362	3,604	3,473
Price/Sqft	\$100.40	\$416.20	\$484.94	\$443.15
Year Built	1962	1959	1977	1970
Lot Area	22,245	16,403	18,351	17,384
Bedrooms	5	3	4	3
Bathrooms/Restrooms	3	3	3	3
Stories	2.00	1.00	1.00	1.00
Total Value	\$235,609	\$223,995	\$1,530,000	\$955,741
Distance From Subject	0.00	0.29	0.37	0.33

*= user supplied for search only

Comp #:1 Distance From Subject:0.29 (miles)
 Address: **9904 TOPEKA DR, NORTHRIDGE, CA 91324-1221**
 Owner Name: **RAHMATOV ZAFARJON**
 Seller Name: **SHORAKA BOBAK R**
 APN: **2729-006-019** Map Reference: **7-B3 /** Living Area: **3,604**
 County: **LOS ANGELES, CA** Census Tract: **1112.04** Total Rooms: **8**
 Subdivision: **31133** Zoning: **LARA** Bedrooms: **3**
 Rec Date: **06/29/2022** Prior Rec Date: **07/10/2006** Bath(F/H): **3 /**
 Sale Date: **06/09/2022** Prior Sale Date: **06/29/2006** Yr Built/Eff: **1976 / 1981**
 Sale Price: **\$1,500,000** Prior Sale Price: **\$680,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **676458** Acres: **0.40** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,350,000** Lot Area: **17,397** Pool: **POOL**
 Total Value: **\$1,530,000** # of Stories: **1** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:2 Distance From Subject:0.34 (miles)
 Address: **9433 VANALDEN AVE, NORTHRIDGE, CA 91324-2755**
 Owner Name: **WITKIN BRUCE J/WITKIN SUZANNE**
 Seller Name: **GEANTA CLAUDIU E & ELENA A**
 APN: **2762-019-023** Map Reference: **7-B5 /** Living Area: **3,454**
 County: **LOS ANGELES, CA** Census Tract: **1153.01** Total Rooms: **8**
 Subdivision: **32038** Zoning: **LARA** Bedrooms: **4**
 Rec Date: **02/25/2022** Prior Rec Date: **07/20/2020** Bath(F/H): **3 /**
 Sale Date: **02/09/2022** Prior Sale Date: **06/18/2020** Yr Built/Eff: **1977 / 1977**
 Sale Price: **\$1,675,000** Prior Sale Price: **\$1,091,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **TUDOR**
 Document #: **223529** Acres: **0.42** Fireplace: **Y / 2**
 1st Mtg Amt: **\$575,000** Lot Area: **18,351** Pool: **POOL**
 Total Value: **\$1,113,228** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.37 (miles)
 Address: **9936 WILBUR AVE, NORTHRIDGE, CA 91324-1533**
 Owner Name: **MILLER NICHOLAS W**
 Seller Name: **NASH LARRY L & DEBORAH J**
 APN: **2729-007-012** Map Reference: **7-B3 /** Living Area: **3,362**
 County: **LOS ANGELES, CA** Census Tract: **1112.04** Total Rooms: **7**
 Subdivision: **17404** Zoning: **LARA** Bedrooms: **3**

Rec Date:	06/08/2022	Prior Rec Date:	06/08/1973	Bath(F/H):	3 /
Sale Date:	05/18/2022	Prior Sale Date:		Yr Built/Eff:	1959 / 1961
Sale Price:	\$1,440,000	Prior Sale Price:	\$43,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	612083	Acres:	0.38	Fireplace:	Y / 1
1st Mtg Amt:	\$950,000	Lot Area:	16,403	Pool:	POOL
Total Value:	\$223,995	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: ARIS ALLAHVERDIAN
JOB ADDRESS: 19031 WEST SUPERIOR STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 2762-032-016

Date: July 3, 2024

CASE NO.: 873800
ORDER NO.: A-5112946

EFFECTIVE DATE OF ORDER TO COMPLY: September 3, 2019
COMPLIANCE EXPECTED DATE: October 3, 2019
DATE COMPLIANCE OBTAINED: February 2, 2022

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5112946

1051101201988142

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

DEXTER, ELENA M 19031 SUPERIOR ST NORTHRIDGE, CA 91324

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

CASE #: 873800 ORDER #: A-5112946 EFFECTIVE DATE: September 03, 2019 COMPLIANCE DATE: October 03, 2019

OWNER OF SITE ADDRESS: 19031 W SUPERIOR ST ASSESSORS PARCEL NO.: 2762-032-016 ZONE: RA; Suburban Zone

AUG 22 2019 To the address as shown on the last equalized assessment roll. Initialed by [Signature]

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 illegal occupancy. You are therefore ordered to: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state. Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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

Location: Rear yard

Comments: The hobbyroom is not for the use as a bedroom. Discontinue the use ; Or obtain permits and approvals for the use as a Dwelling

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.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.

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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

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NOTICE:

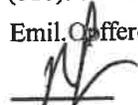
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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

Inspector : 

Date: August 21, 2019

EMIL OPFFER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842
Emil.Oppfer@lacity.org


REVIEWED BY

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