

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



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

January 16, 2025

Council District: # 8

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

JOB ADDRESS: **1841 WEST ADAMS BOULEVARD, LOS ANGELES, CA**
AKA: 1839-1841 ½ WEST ADAMS BOULEVARD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **5058-020-011**
Re: Invoice #807236-2, #812534-3

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: **1841 West Adams Boulevard, Los Angeles, CA (1839-1841 ½ West Adams Boulevard, 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 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.

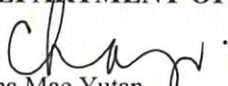
In addition, pursuant to Section 98.0421, the property owner was issued an order January 31, 2020 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	660.00
Title Report fee	30.00
Grand Total	\$ <u>1,936.56</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,936.56** 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 **\$1,936.56** 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 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. T17148
Dated as of: 08/22/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5058-020-011

Property Address: 1841 W ADAMS BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ALEJANDRO CAJEME GRANADOS AND PATRICIA CAJEME GRANADOS

Grantor : PETER GIRAGOSIAN AND MARGARET GIRAGOSIAN

Deed Date : 05/28/1999

Recorded : 08/23/1999

Instr No. : 99-1575883

MAILING ADDRESS: ALEJANDRO CAJEME GRANADOS AND PATRICIA CAJEME GRANADOS
1939 W ADAMS BLVD, LOS ANGELES, CA 90018

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12 Block: 1 Subdivision Name: ADAMS STREET HOMESTEAD TRACT Brief Description:
ADAMS STREET HOMESTEAD TRACT LOT 12 BLK 1

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 08/23/1999

Document #: 99-1575884

Loan Amount: \$206,289

Lender Name: UNION CAPITAL FUNDING, INC.

Borrowers Name: ALEJANDRO CAJEME GRANADOS AND PATRICIA CAJEME GRANADOS

MAILING ADDRESS: UNION CAPITAL FUNDING, INC.
695 SOUTH HARVARD BLVD. LOS ANGELES, CA 90005

99 1575883

RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA AUG 23 1999 AT 8 AM.
--

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

DEED

FEE CODE	N/A	N/A	0	20	9	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	DA FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF
	3							

EXAMINER'S INT

Assessor's Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

Number of Parcels Shown

Revision Number

2

RECORDING REQUESTED BY:

North American Title Company

Escrow No 99306-

Title Order No 14-8538968

**When recorded Mail Document
and Tax Statement To:**

Mr. and Mrs PETER GIRAGOSIAN

1839-41 & 41 1/2 ADAMS BLVD

LA, CA

99 1575883

SURVEY, MONUMENT FEE \$10. CODE 95

APN.

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City tax \$ 936.00 ⁴⁴ City LA County 228- ⁸⁰ LA County

FEE \$10	M
	2

- [X] 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 City of LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PETER GIRAGOSIAN and MARGARET GIRAGOSIAN, Husband and Wife as Joint Tenants

hereby GRANT(S) to ALEJANDRO CAJEME GRANADOS, A Single Man and PATRICIA CAJEME GRANADOS, A Single Woman as Joint Tenants

the following described real property in the City of PETER GIRAGOSIAN and MARGARET GIRAGOSIAN, Husband and Wife as Joint Tenants

County of, State of California

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address. 1839-41 & 41 1/2 W ADAMS BLVD , LOS ANGELES, CA

DATED May 28, 1999

STATE OF CALIFORNIA

COUNTY OF Mariposa

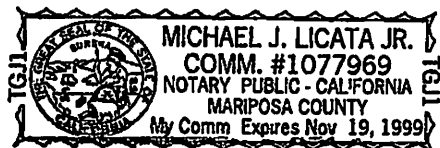
ON June 03, 1999 before me,

Michael J Licata Jr. personally appeared
Peter Giragosian and Margaret Giragosian

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.

Peter Giragosian
 PETER GIRAGOSIAN

Margaret Giragosian
 MARGARET GIRAGOSIAN



Witness my hand and official seal

Signature Michael J. Licata Jr.

Michael J. Licata Jr.
(LICATA)
Escrow No 99306-
Title Order No 14-8538968

~~EXHIBIT "A"~~

PARCEL 1

NOTIFICATION SENT \$4

3

EXHIBIT "A"

"LEGAL DESCRIPTION"

PARCEL 1:

LOT 12 BLOCK 1, ADAMS STREET HOMESTEAD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54 PAGE 33 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT OVER THE EASTERLY 4 FEET OF LOT 13 OF BLOCK 1 ADAMS STREET HOMESTEAD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54 PAGE 33 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR DRIVEWAY PURPOSES, TO BE USED IN CONJUNCTION WITH LOT 12 BLOCK 1 ADAMS STREET HOMESTEAD TRACT, AS PER MAP RECORDED IN BOOK 54 PAGE 33 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

99 1575883

99 1575884

RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA AUG 23 1999 AT 8 AM

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

FEE CODE	N/A	N/A	0	20	0	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF
	12							

EXAMINER'S INT

Assessor's Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

Number of Parcels Shown

Revision Number

RECORDING REQUESTED BY
UNION CAPITAL FUNDING,
INC.

AND WHEN RECORDED MAIL TO
UNION CAPITAL FUNDING, INC.
695 SOUTH HARVARD BOULEVARD
LOS ANGELES, CALIFORNIA
90005

Loan No. 99002200

99 1575884

D.A. FEE Code 20

FEE \$ 44.00 M

\$ 4.00

[Space Above This Line For Recording Data]

DEED OF TRUST

FHA CASE NO

197-1232692-729

THIS DEED OF TRUST ("Security Instrument") is made on AUGUST 6, 1999
The trustor is ALEJANDRO CAJEME GRANADOS, A SINGLE MAN AND PATRICIA CAJEME
GRANADOS, A SINGLE WOMAN, AS JOINT TENANTS

("Borrower") The trustee is
FIRST SOUTHWESTERN TITLE COMPANY, A CALIFORNIA CORPORATION
("Trustee") The beneficiary is
UNION CAPITAL FUNDING, INC., A CALIFORNIA CORPORATION

which is organized and existing under the laws of CALIFORNIA
and whose address is 695 SOUTH HARVARD BOULEVARD, LOS ANGELES, CALIFORNIA
90005

("Lender") Borrower owes Lender the principal sum of
TWO HUNDRED SIX THOUSAND TWO HUNDRED EIGHTY NINE AND 00/100*****
Dollars (U S \$ 206,289.00).

This debt is evidenced by Borrower's note dated the
same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid
earlier, due and payable on SEPTEMBER 1, 2029

This Security Instrument secures to Lender
(a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of
the Note, (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument
and the Note For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the
following described property located in
LOS ANGELES

County, California
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".

NOTIFICATION SENT-\$4

3

which has the address of 1839-1841 & 1841 1/2 WEST ADAMS BOULEVARD, LOS ANGELES
[Street] [City]

California 90018 ("Property Address"),
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property All replacements and additions shall also be covered by this Security Instrument All of the foregoing is referred to in this Security Instrument as the "Property "

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows

1 **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note

2. **Monthly Payment of Taxes, Insurance, and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4 In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds "

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U S C § 2601 et seq and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c)

3. **Application of Payments.** All payments under paragraphs 1 and 2 shall be applied by Lender as follows FIRST, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium.

SECOND, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required,

THIRD, to interest due under the Note,

99 1575884

ORIGINAL

4

FOURTH, to amortization of the principal of the Note; and

FIFTH, to late charges due under the Note

4. **Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. **Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

7. **Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or

regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement at the Note rate, and at the option of Lender shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien, or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

8. **Fees.** Lender may collect fees and charges authorized by the Secretary

9. **Grounds for Acceleration of Debt**

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including section 341(d) of the Garn-St Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j - 3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property, but his or her credit has not been approved in accordance with the requirements of the Secretary

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary

(e) **Mortgage Not Insured** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 DAYS

from the date hereof, Lender may, at its option require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 DAYS

from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary

10. **Reinstatement.** Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure

proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument

11. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b) Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument, (b) is not personally obligated to pay the sums secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph

14. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable

15. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument

16. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection

NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows

17. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument, (b) Lender shall be

entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

18 Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument, and (c) any excess to the person or persons legally entitled to it.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph 18 or applicable law.

19 Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under applicable law.

20. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security instrument is recorded and the name and address of the successor trustee. 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.

21 Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

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

23 Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- ☐ Condominium Rider ☐ Graduated Payment Rider ☐ Growing Equity Rider
☐ Planned Unit Development Rider ☒ Adjustable Rate Rider ☐ Rehabilitation Loan Rider
☐ Non-Owner Occupancy Rider ☐ Other [Specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 7 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it

ALEJANDRO CAJEME GRANADOS. (Seal)
ALEJANDRO CAJEME GRANADOS -Borrower

Patricia Cajeme Granados (Seal)
PATRICIA CAJEME GRANADOS -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

Witness

Witness

State of California)
County of LOS ANGELES)

On AUGUST 7, 1999 before me, MARISELA CONTRERAS
personally appeared ALEJANDRO CAJEME GRANADOS, PATRICIA CAJEME GRANADOS ***

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 Marisela Contreras




(Seal)

Page 4 of 7 - Regulations
5 of 7 - proceeding
6 of 7 - entitled

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

AUG 23 AUG 23 1999
DATE


SIGNATURE

Norwalk
PLACE OF EXECUTION

99 1575881

Escrow No. 99306-NG
Title Order No. 14-99192-68

10

EXHIBIT "A"

PARCEL 1:

LOT 12 BLOCK 1, ADAMS STREET HOMESTEAD TRACT, IN THE CITY OF LOS ANGELES. COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54 PAGE 33 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2

AN EASEMENT OVER THE EASTERLY 4 FEET OF LOT 13 OF BLOCK 1 ADAMS STREET HOMESTEAD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54 PAGE 33 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR DRIVEWAY PURPOSES, TO BE USED IN CONJUNCTION WITH LOT 12 BLOCK 1 ADAMS STREET HOMESTEAD TRACT, AS PER MAP RECORDED IN BOOK 54 PAGE 33 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

99 1575881

FHA MULTISTATE ADJUSTABLE RATE RIDER

Case Number 197-1232692-729

Loan Number 99002200

THIS ADJUSTABLE RATE RIDER is made this 6th day of AUGUST 1999 and is incorporated into and shall be deemed to amend and supplement the Mortgage. Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to UNION CAPITAL FUNDING, INC., A CALIFORNIA CORPORATION (the "Lender") of the same date and covering the Property described in the Security Instrument and located at

1839-1841 & 1841 1/2 WEST ADAMS BOULEVARD, LOS ANGELES, CALIFORNIA 90018
[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows

INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate may change on the first day of JANUARY 1, 2001, and on that day of each succeeding year "Change Date" means each date on which the interest rate could change

(B) The Index

Beginning with the first Change Date, the interest rate will be based on an Index "Index" means the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board "Current Index" means the most recent Index figure available 30 days before the Change Date If the Index (as defined above) is no longer available, Lender will use as a new Index any index prescribed by the Secretary As used in this Rider, "Secretary" means the Secretary of Housing and Urban Development or his or her designee Lender will give Borrower notice of the new Index

(C) Calculation of Interest Rate Changes

Before each Change Date, Lender will calculate a new interest rate by adding a margin of TWO AND 750/1000 percentage points (2.750 %) to the Current Index and rounding the sum to the nearest one-eighth of one percentage point (0.125%) Subject to the limits stated in Paragraph (D) of this Rider, this rounded amount will be the new interest rate until the next Change Date

(D) Limits on Interest Rate Changes

The interest rate will never increase or decrease by more than one percentage point (1.0%) on any single Change Date The interest rate will never be more than five percentage points (5.0%) higher or lower than the initial interest rate

(E) Calculation of Payment Change

If the interest rate changes on a Change Date, Lender will calculate the amount of monthly payment of principal and interest which would be necessary to repay the unpaid principal balance in full at the maturity date at the new interest rate through substantially equal payments In making such calculation, Lender will use the unpaid principal balance which would be owed on the Change Date if there had been no default in payment on the Note, reduced by the amount of any prepayments to principal The result of this calculation will be the amount of the new monthly payment of principal and interest

99 1575884

(F) Notice of Changes

Lender will give notice to Borrower of any change in the interest rate and monthly payment amount. The notice must be given at least 25 days before the new monthly payment amount is due, and must set forth (i) the date of the notice, (ii) the Change Date, (iii) the old interest rate, (iv) the new interest rate, (v) the new monthly payment amount, (vi) the Current Index and the date it was published, (vii) the method of calculating the change in monthly payment amount, and (viii) any other information which may be required by law from time to time.

(G) Effective Date of Changes

A new interest rate calculated in accordance with paragraphs (C) and (D) of this Rider will become effective on the Change Date. Borrower shall make a payment in the new monthly amount beginning on the first payment date which occurs at least 25 days after Lender has given Borrower the notice of changes required by Paragraph (F) of this Rider. Borrower shall have no obligation to pay any increase in the monthly payment amount calculated in accordance with Paragraph (E) of this Rider for any payment date occurring less than 25 days after Lender has given the required notice. If the monthly payment amount calculated in accordance with Paragraph (E) of this Rider decreased, but Lender failed to give timely notice of the decrease and Borrower made any monthly payment amounts exceeding the payment amount which should have been stated in a timely notice, then Borrower has the option to either (i) demand the return to Borrower of any excess payment, with interest thereon at the Note rate (a rate equal to the interest rate which should have been stated in a timely notice), or (ii) request that any excess payment, with interest thereon at the Note rate, be applied as payment of principal. Lender's obligation to return any excess payment with interest on demand is not assignable even if the Note is otherwise assigned before the demand for return is made.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in pages 1 and 2 of this Adjustable Rate Rider.

ALEJANDRO CAJEME GRANADOS (Seal)
ALEJANDRO CAJEME GRANADOS -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

Patricia Cajeme Granados (Seal)
PATRICIA CAJEME GRANADOS -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

99 1575884

EXHIBIT B

ASSIGNED INSPECTOR: KIM DOEPPING

Date: January 16, 2025

JOB ADDRESS: 1841 WEST ADAMS BOULEVARD, LOS ANGELES, CA

AKA: 1839-1841 ½ WEST ADAMS BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5058-020-011

Last Full Title: 08/22/2022

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ALEJANDRO CAJEME GRANADOS AND PATRICIA CAJEME GRANADOS
1939 ½ WEST ADAMS BOULEVARD
LOS ANGELES, CA 90018 CAPACITY: OWNERS

Property Detail Report

For Property Located At :

1839 W ADAMS BLVD, LOS ANGELES, CA 90018-2709

RealQuest

Bldg Card: 000 of 003

Owner Information

Owner Name: CAJEME GRANADOS ALEJANDRO/CAJEME GRANADOS PATRICIA
 Mailing Address: 1939 1/2 W ADAMS BLVD, LOS ANGELES CA 90018 C034
 Vesting Codes: / /

Location Information

Legal Description: ADAMS STREET HOMESTEAD TRACT LOT 12
 County: LOS ANGELES, CA APN: 5058-020-011
 Census Tract / Block: 2215.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: ADAMS ST HOMESTEAD TR
 Legal Book/Page: Map Reference: 43-E5 /
 Legal Lot: 12 Tract #: 43-E5 /
 Legal Block: 1 School District: LOS ANGELES
 Market Area: C16 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: 08/23/1999 / 05/28/1999 1st Mtg Amount/Type: \$206,289 / FHA
 Sale Price: \$207,272 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: 1575884
 Document #: 1575883 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$73.50
 New Construction: Multi/Split Sale:
 Title Company: NORTH AMERICAN TITLE
 Lender: UNION CAP FNDG CORP
 Seller Name: GIRAGOSIAN PETER;MARGARET

Prior Sale Information

Prior Rec/Sale Date: 05/13/1998 / 05/04/1998 Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 804161 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: CORPORATION GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	GARAGE	Construction:	FRAME
Living Area:	2,820	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1909 /	Roof Type:		Style:	
Fireplace:	/	Foundation:	CRAWL SPACE	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: Building Permit

Site Information

Zoning: LAC1 Acres: 0.15 County Use: MULTI-FAMILY 3-UNIT (0300)
 Lot Area: 6,650 Lot Width/Depth: x State Use:
 Land Use: TRIPLEX Res/Comm Units: 3 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value:	\$295,324	Assessed Year:	2021	Property Tax:	\$4,013.31
Land Value:	\$212,979	Improved %:	28%	Tax Area:	312
Improvement Value:	\$82,345	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$295,324				

Comparable Sales Report

For Property Located At

**RealQuest****1839 W ADAMS BLVD, LOS ANGELES, CA 90018-2709****2 Comparable(s) Selected.**

Report Date: 08/23/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$207,272	\$725,000	\$1,060,000	\$892,500
Bldg/Living Area	2,820	2,529	2,741	2,635
Price/Sqft	\$73.50	\$264.50	\$419.14	\$341.82
Year Built	1909	1906	1906	1906
Lot Area	6,650	6,740	6,762	6,751
Bedrooms	5	4	6	5
Bathrooms/Restrooms	3	3	4	4
Stories	1.00	2.00	2.00	2.00
Total Value	\$295,324	\$408,084	\$872,476	\$640,280
Distance From Subject	0.00	0.28	0.30	0.29

* = user supplied for search only

Comp #1

Distance From Subject: 0.28 (miles)

Address: **1689 W 24TH ST ABC, LOS ANGELES, CA 90007-1526**Owner Name: **MARTINEZ LEOPOLDO S/RIANO-MARTINEZ LINA**Seller Name: **GAMEZ DORA & MARTIN**APN: **5054-002-033**Map Reference: **43-E5 /**Living Area: **2,741**County: **LOS ANGELES, CA**Census Tract: **2216.01**

Total Rooms:

Subdivision: **TURNER**Zoning: **LARD1.5**Bedrooms: **6**Rec Date: **05/19/2022**Prior Rec Date: **01/29/2003**Bath(F/H): **4 /**Sale Date: **04/13/2022**Prior Sale Date: **01/15/2003**Yr Built/Eff: **1906 / 1915**Sale Price: **\$725,000**Prior Sale Price: **\$305,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **UNKNOWN**

Style:

Document #: **543684**Acres: **0.15**Fireplace: **/**1st Mtg Amt: **\$711,868**Lot Area: **6,740**

Pool:

Total Value: **\$408,084**# of Stories: **2**Roof Mat: **ROLL COMPOSITION**Land Use: **TRIPLEX**Park Area/Cap#: **/**

Parking:

Comp #2

Distance From Subject: 0.30 (miles)

Address: **1677 W 24TH ST 1-3, LOS ANGELES, CA 90007-1596**Owner Name: **KIM CHAN W/LEE NARI**Seller Name: **CHANG C Y & C S L/TR**APN: **5054-002-031**Map Reference: **43-E5 /**Living Area: **2,529**County: **LOS ANGELES, CA**Census Tract: **2216.01**

Total Rooms:

Subdivision: **TURNER TR**Zoning: **LARD1.5**Bedrooms: **4**Rec Date: **03/03/2022**Prior Rec Date: **12/11/2017**Bath(F/H): **3 /**Sale Date: **02/23/2022**Prior Sale Date: **10/24/2017**Yr Built/Eff: **1906 / 1910**Sale Price: **\$1,060,000**Prior Sale Price: **\$830,000**Air Cond: **YES**Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **246977**Acres: **0.16**Fireplace: **/**1st Mtg Amt: **\$795,000**Lot Area: **6,762**

Pool:

Total Value: **\$872,476**

of Stories:

Roof Mat:

Land Use: **TRIPLEX**Park Area/Cap#: **/**

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **January 16, 2025**

JOB ADDRESS: **1841 WEST ADAMS BOULEVARD, LOS ANGELES, CA**

AKA: **1839-1841 ½ WEST ADAMS BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5058-020-011**

CASE NO.: **891295**

ORDER NO.: **A-5237094**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 31, 2020**

COMPLIANCE EXPECTED DATE: **March 1, 2020**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5237094

1060326202097435

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CAJEME GRANADOS, ALEJANDRO AND CAJEME GRANADOS, P.
1939 1/2 W ADAMS BLVD
LOS ANGELES, CA 90018

CASE #: 891295

ORDER #: A-5237094

EFFECTIVE DATE: January 31, 2020
COMPLIANCE DATE: March 01, 2020

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

OWNER OF

SITE ADDRESS: 1841 W ADAMS BLVD

JAN 21 2020

ASSESSORS PARCEL NO.: 5058-020-011

ZONE: C2; Commercial Zone

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Over height fence(s) in the required front yard(s).

You are therefore ordered to: Reduce the height of the fence in the required front yard(s) to the maximum allowable height of 3.5 feet above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

Location: front yard

Comments: approx 6' high iron fence was install in the front yard

2. Parking/Storage in the required yard(s).

You are therefore ordered to: 1) Discontinue parking/storage in the required yard(s).

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

Location: front yard

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

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



Comments: unapproved front yard parking of multiple cars

3. Unapproved open storage in a C2 zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1A.1, and 12.21A.1.(a) of the L.A.M.C.

Location: front yard

Comments: unapproved open storage of inoperable vehicle and recreational vehicle trailer

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

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.



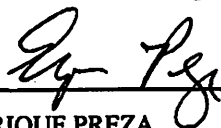
CODE ENFORCEMENT BUREAU

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

1060326202097435

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 (213)978-4513.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: January 17, 2020

ENRIQUE PREZA
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213)978-4513

Enrique.Preza@lacity.org


REVIEWED BY

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
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