

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

August 18, 2014

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

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

FRANK BUSH
EXECUTIVE OFFICER

Council District: # 15

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

JOB ADDRESS: **827 EAST 111TH DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6072-018-017**

On September 29, 2005 and April 18, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **827 East 111th Drive, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order on March 19, 2014 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>
Non-Compliance Code Enforcement fee	\$ 650.00
Late Charge/Collection fee (250%)	2,465.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	386.23
Title Report fee	42.00
Grand Total	\$ 3,949.79

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,949.79** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,949.79** 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

Steve Ongele

for Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
 CULVER CITY, CA 90230
 Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10294
 Dated as of: 06/12/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6072-018-017

Property Address: 827 E 111TH DR

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: CRUZ HERNANDEZ AND JUAN F. HERNANDEZ

Grantee: CRUZ HERNANDEZ AND EVANGELINA HERNANDEZ, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 92 1159280

Book/Page: N/A

Dated: NO DATED DATE ON DOCUMENT

Recorded: 06/25/1992

Mailing Address: CRUZ HERNANDEZ AND EVANGELINA HERNANDEZ
 827 E 111TH DRIVE, LOS ANGELES, CA 90059

*RECORDED COPY DOES NOT HAVE NOTARY SECTION COMPLETED

SCHEDULE B

LEGAL DESCRIPTION

LOT 99 OF TRACT NO 7137 AS PER MAP RECORDED BOOK 76, PAGE 16 OF SAID MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument: DEED OF TRUST

Trustor/Mortgagor: CRUZ HERNANDEZ AND EVANGELINA HERNANDEZ

Lender/Beneficiary: WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION

Trustee: GOLDEN WEST FINANCIAL CORPORATION

Instrument: 92 1226760

Book/Page: N/A

Amount: \$65,000.00

Open Ended: NO

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

Work Order No. T10294

SCHEDULE B (Continued)

Dated: 06/25/1992

Recorded: 07/07/1992

Maturity Date: 07/15/2022

Mailing Address: CENTRAL PROCESSING CENTER DOCUMENTATION DEPARTMENT,
150 PAULARINO, SUITE 127, COSTA MESA, CA 92626

SUBSTITUTION OF TRUSTEE

DOC#: 20070589187

RECORDED: 03/16/2007

TRUSTEE: GOLDEN WEST SAVINGS ASSOCIATION SERVICE, CO., A CALIFORNIA CORPORATION

Mailing Address: GOLDEN WEST SAVINGS ASSOCIATION SERVICE, CO., A CALIFORNIA CORPORATION,
PO BOX 34957, SAN ANTONIO, TEXAS 78256-4957.

Type of Instrument: DEED OF TRUST AND ABSOLUTE ASSIGNMENT OF RENTS

Trustor/Mortgagor: CRUZ HERNANDEZ AND EVANGELINA HERNANDEZ

Lender/Beneficiary: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION

Trustee: AMERICAN CONTRACTORS INDEMNITY COMPANY

Instrument: 20121526849

Book/Page:

Amount: \$ NOT RECORDED ON DOCUMENT

Open Ended: NOT IDENTIFIED ON DOCUMENT

Dated: 09/17/2012

Recorded: 10/10/2012

Maturity Date: NOT RECORDED ON DOCUMENT

Mailing Address: AMERICAN CONTRACTORS INDEMNITY COMPANY,
601 S FIGUEROA ST., SUITE 1600, LOS ANGELES, CA 90017-5721

Type of Instrument NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED
AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT
PROCEEDINGS

INSTRUMENT NO.: 20140288110

RECORDED: 03/21/2014

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3350 WILSHIRE BLVD, SUITE 1800, LOS ANGELES, CA 90010

DEED

RECORDING REQUESTED BY

FATCOLA - A102

92 1159280

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

CRUZ HERNANDEZ
827 E. 111 TH. DRIVE
LOS ANGELES, CA. 90059

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

JUN 25 1992 AT 8 A.M.

Recorder's Office

ESCROW NO.
TITLE ORDER NO.

FEE \$8 N

SPACE ABOVE THIS LINE FOR RECORDER'S USE 2

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$0 No Consideration A.P.N. 6072-018-017
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of and

By this instrument dated _____ for a valuable consideration
receipt of which is hereby acknowledged. CRUZ HERNANDEZ AND JUAN F. HERNANDEZ

hereby GRANTS to CRUZ HERNANDEZ AND EVANGELINA HERNANDEZ, HUSBAND AND WIFE AS JOINT TENANTS.

the following described real property in the CITY OF LOS ANGELES
County of LOS ANGELES State of CALIFORNIA

LOT 99 OF TRACT No. 7137 AS PER MAP RECORDER BOOK 76, PAGE 16 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS IS A BONAFID GIFT AND THE GRANOR RECEIVED NOTHING IN RETURN R AND T 11911

STATE OF CALIFORNIA } ss.
COUNTY OF _____

On this _____ day of _____ in the year _____
before me, the undersigned, a Notary Public in and
for said State, personally appeared _____

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to this instrument, and
acknowledged to me that he (-she or they) executed it.

Signature _____
NOTARY PUBLIC IN AND FOR SAID STATE

Cruz Hernandez
CRUZ HERNANDEZ
Juan F. Hernandez
JUAN F. HERNANDEZ

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

Name

Street Address

City & State

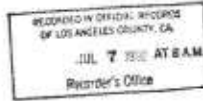
T-217C

6072-018-017

FAT CO LA
 9144004-48
 RECORDING REQUESTED BY:
 WORLD SAVINGS AND LOAN ASSOCIATION,
 A FEDERAL SAVINGS AND LOAN ASSOCIATION

92 1226760

WHEN RECORDED MAIL TO:
 CENTRAL PROCESSING CENTER
 DOCUMENTATION DEPARTMENT
 150 PAULARINO SUITE 127
 COSTA MESA, CA 92626



FEE \$ 27.00

FOR RECORDER'S USE ONLY

2110

THIS IS A FIRST DEED OF TRUST. LOAN NUMBER: 8488777
 THIS DEED OF TRUST SECURES A NOTE WHICH CONTAINS PROVISIONS
 ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT
 OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND
 DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE
 RENEWED OR RENEGOTIATED.
 THE MAXIMUM AGGREGATE PRINCIPAL SUM SECURED BY THIS SECURITY
 INSTRUMENT IS \$81,250.00.

1. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST
- (A) *Security Instrument*. This Deed of Trust, which is dated JUNE 25, 1982 will be called the "Security Instrument."
 - (B) *Borrower*. CRUZ HERNANDEZ AND EVANGELINA HERNANDEZ, HUSBAND AND WIFE

sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) *Lender*: WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION * . ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a Federal Savings and Loan Association which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, California 94612.

(D) *Note*. The note signed by Borrower and having the same date as this Security Instrument will be called the "Note." The Note states that I owe Lender U.S. \$85,000.00 plus interest. I have promised to pay this debt in monthly payments and to pay the debt in full by JULY 15, 2022.

(E) *Property*. The property that is described below in Section 15 entitled "Description of the Property" will be called the "Property."

(F) *Sum Secured*. The amounts described below in Section 8 entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sum Secured."

(G) *Person*. Any person, organization, governmental authority or other party will be called "Person."

(H) *Trustor, Beneficiary, Trustee*. Borrower is the "Trustor," Lender is the "Beneficiary" and GOLDEN WEST FINANCIAL CORPORATION, a Delaware Corporation, is the "Trustee."

11. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY
 I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries on a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee those rights to protect Lender from possible losses that might result if I fail to:

(1) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender;

(2) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property; and

(3) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

EDMIST (04/1/91) ADLA

Page 1 of 9

CA DEFERRED INTEREST

9144004-48

8488777

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below.

8005B. The property which is located at 827 E. 111TH DRIVE, LOS ANGELES, CA. The legal description of the Property is attached as Exhibit 'A' which is made a part of this Security instrument. This Property is called the "Described Property."

All buildings and other improvements that are located on the Described Property.

All rights in other property that I have as owner of the Described Property. These rights are known as easements, rights and appurtenances attached to the Property.

All rents or royalties and other income from the Described Property.

All mineral, oil and gas rights and profits, water rights and stock that are part of the Described Property.

All rights that I have in the land which lies in the streets or roads in front of, behind or next to the Described Property.

All fixtures that are now or in the future will be on the Described Property or on the property described in subsection (I) of this Section.

All of the rights and property described in subsections (II) through (VI) of the Section that I acquire in the future.

All replacements of or additions to the property described in subsections (II) through (VI) of this Section; and

All of the amounts that I pay to Lender under Paragraph 2 below.

IV. BORROWER'S RIGHT TO GRANT A SECURITY INTEREST IN THE PROPERTY AND BORROWER'S OBLIGATION TO DEPEND OWNERSHIP OF THE PROPERTY

I promise that I have title to the Property; I have the right to grant and convey the Property to Trustee; and there are no outstanding claims, charges, liens or encumbrances against the Property, except for those which are of public record.

I give a general warranty of title to Lender. This means that I will be fully responsible for any losses which Lender suffers because someone other than myself and the Trustee has some of the rights in the Property which I promise that I have. I promise that I will defend my ownership of the Property against any claims of such rights.

COVENANTS

I promise and I agree with Lender as follows:

1. BORROWER'S PROMISE TO PAY

I will pay to Lender, on time, all principal and interest due under the Secured Note and any prepayment and late charges due under the Secured Note.

2. PAYMENTS FOR TAXES AND INSURANCE

(A) Borrower's Obligations

I will pay all amounts necessary to pay taxes and hazard insurance premiums on the Property as well as assessments, leasehold payments, ground rents or mortgage insurance premiums (if any).

(B) Impound/Escrow Accounts

(i) Borrower's Obligations

If Lender gives me written notice to do so, I will pay the amounts in Paragraph 2(A) above to Lender, unless the applicable law requires otherwise. I will make these payments on the same day that my monthly payments of principal and interest are due under the Secured Note.

Each of my payments to Lender under this Paragraph 2 will be the sum of the following:

(1) One-twelfth of the estimated yearly taxes and assessments on the Property which under the applicable law may be superior to this Security instrument; plus

(2) One-twelfth of the estimated yearly leasehold payments or ground rents on the Property, if any; plus

(3) One-twelfth of the estimated yearly premium for hazard insurance covering the Property; plus

(4) One-twelfth of the estimated yearly premium for mortgage insurance, if any.

92 1226760

8488777

31. QUICK QUALIFYING LOAN PROGRAM

I have qualified for this loan by making statements of fact which were relied upon by Lender to approve the loan rapidly. This loan is called a "Quick Qualifying Loan." I have stated and I confirm that: (A) I do not have any other Quick Qualifying Loans with Lender; (B) I have agreed to not further encumber the Property and do not intend to further encumber the Property for at least six months after the date of the Secured Notes and this Security Instrument; and (C) if I am purchasing the Property, all of the terms of the purchase agreement submitted to Lender are true and the entire down payment is cash from my own funds.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security Instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin subject to the Lifetime Rate Cap stated in the Secured Notes.

32. OWNER OCCUPANCY

Lender has relied upon statements of fact which I have made to qualify for this loan. I have stated and confirm that: (A) the Property is my personal and primary residence; (B) I will occupy the Property not later than 30 days after this Security Instrument is recorded; and (C) I will use the Property as my residence for at least 12 months from the date this Security Instrument is recorded.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security Instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin, subject to the Lifetime Rate Cap stated in the Secured Notes.

BY SIGNING BELOW, I accept and agree to the provisions and agreements contained in the Security Instrument and in any related signed by me and recorded in proper official records.

(SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWERS:

Cruz Hernandez (Seal)
CRUZ HERNANDEZ

Evangelina Hernandez (Seal)
EVANGELINA HERNANDEZ

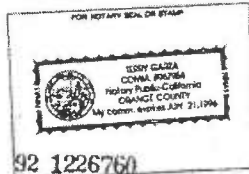
(Seal)

(Seal)

STATE OF CALIFORNIA) S.S.
COUNTY OF Orange
On June 30, 1992 before me,

a Notary Public in and for said County and State, personally appeared Cruz Hernandez and Evangelina Hernandez personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they had subscribed the same in their respective authorized capacities, and that they had their signatures on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witnessed by hand and official seal
Signature: *Christy Berza*



SHOLS (M.1.17), ADIP
UNIVERSAL

Page 9 of 9

CA

RECORDING REQUESTED BY:

STEWART TITLE

AND WHEN RECORDED MAIL TO:

Golden West Savings Association Service Co.
Post Office Box 34957
San Antonio, Texas 78265-4957



(210) 543-4998

690934

TS No.: 2007-8488777
Loan No. 0008488777

SPACE ABOVE THIS LINE FOR RECORDERS USE

SUBSTITUTION OF TRUSTEE

WHEREAS, CRUZ HERNANDEZ AND EVANGELINA HERNANDEZ, HUSBAND AND WIFE, was the original Trustor, GOLDEN WEST FINANCIAL CORPORATION, A DELAWARE CORPORATION was the original Trustee, and WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION was the original Beneficiary under that certain Deed of Trust dated 6/25/1992 and recorded on 7/7/1992 as Instrument No. 92 1226760, in book . page of Official Records of LOS ANGELES County, CALIFORNIA, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: March 14, 2007

WORLD SAVINGS BANK, FSB SUCCESSOR BY MERGER WITH
WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL
SAVINGS AND LOAN ASSOCIATION

CELESTE ESPINOZA, ASSISTANT SECRETARY

State of Texas ss.
County of [Texas]

On March 14, 2007 before me, MELINDA V. CARMONA Notary Public, personally appeared CELESTE ESPINOZA, ASSISTANT SECRETARY 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 (Seal)



AND WHEN RECORDED MAIL TO
 AMERICAN CONTRACTORS INDEMNITY COMPANY
 A MEMBER OF HCC SURETY GROUP
 801 S. Figueroa St., Suite 1600
 Los Angeles, CA 90017-5721
 (310) 649-2563

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ABSOLUTE ASSIGNMENT OF RENTS

This Deed of Trust with Assignment of Rents, is made this 17th day of SEPTEMBER 2012, by
HERNANDEZ, CRUZ & HERNANDEZ, EVANGELINA (-TRUSTOR-),
 whose address is 827 E 11TH DR., LOS ANGELES CA 90059
 (number and street) (City) (State) (zip)
 to Chicago Title Company, A California Corporation ("TRUSTEE"), for the benefit of American Contractors Indemnity Company
 ("BENEFICIARY-"), whose address is 801 S. Figueroa St., Suite 1600 Los Angeles, CA 90017-5721, Trustor
 irrevocably grants and conveys to Trustee, in Trust, with power of sale, all Trustor's right, title and interest now owned or later acquired
 in the following described property located in the County of LOS ANGELES State of California:

APN 6072-018-017 TRACT 7137 BLOCK 2 LOT 99

AS PER MAP RECORDED IN BOOK 76 PAGE(S) 16 INCLUSIVE OF MAPS IN THE OFFICE

OF THE COUNTY RECORDER OF SAID COUNTY

COMMONLY KNOWN AS 827 E. 11TH DR., LOS ANGELES CA 90059

Together with all the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way apper-
 taining, and the rents, issues and profits thereof are herein referred to as the PROPERTY

This deed is for the purpose of securing performance of each agreement of Trustor herein contained, and securing payment to
 the said Beneficiary of the monies due to it and of all losses, damages, expenditures and liability suffered, sustained, made or
 incurred by it (and as more fully set forth in that certain bail bond and/or indemnity agreement(s), which agreement(s) is made a
 part hereof by reference as though herein fully set forth), on account of, growing out of, or resulting from the execution of a bond
 or bonds on behalf of: HERNANDEZ, ANTONIO Bond No. AUL-2085312
 in the matter of The People of the State of California, HERNANDEZ, ANTONIO
 AND FOR WHICH AMOUNTS and the matters set forth in this bail bond and/or indemnity agreement, these presents are security.

To protect the security on this Deed of Trust, Trustor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Trustor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Trustor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

ACIC/CACD-8A (Rev. 4/09)

4. To defend any action or proceeding purporting to affect the security hereof of the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by Statute.

6. Should Trustor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the legal rate, shall be added to and become a part of the debt secured by this Deed of Trust.
IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby, Beneficiary does not waive its right to require prompt payment when due of all other sums to be secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, upon written request of the Trustor and the Beneficiary, or upon satisfaction of the obligation secured and with written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request by Beneficiary Trustee shall sell the trust property at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Trustor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of a bona fide purchaser and encumbrances for value.

6. Absolute Assignment of Rents. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of this trust, to collect the rents, issues and profits of the property, reserving unto the Trustor the right, prior to any default by Trustor of any obligations secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the obligations hereby secured, enter upon and take possession of the Property or any part thereof, in his own name, see for or otherwise collect rents, issues and profits including those past due and unpaid and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any obligations secured hereby, and in such order as the Beneficiary may determine. The entering upon and taking possession of this Property, the collection of such rents, issues and profits and the application thereof as previously stated, shall not cure or waive any default hereunder or invalidate any act done pursuant to such notice.

7. Beneficiary, or any successor in ownership of the obligations secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary alone and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated shall be conclusive proof of proper substitution of such successor trustee or trustees, who shall, without conveyance from the trustee predecessor, succeed to all its title, estate, rights, powers, and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

8. That this Deed applies to, impures to the benefit of and binds all parties, hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term beneficiary shall mean the owner and holder including pledgees, of the indemnity Agreement secured hereby, whether or not named as beneficiary herein.

Trustor Signature *Cruz Hernandez*
CRUZ HERNANDEZ

Trustor Signature *Evangelina Hernandez*
EVANGELINA HERNANDEZ

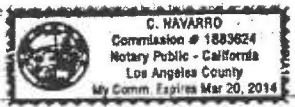
Trustor Signature _____

Trustor Signature _____

State of California
 County of Los Angeles
 On 9-17-12 before me C. NAVARRO, Notary Public
 (Here insert name and title of the officer)
 personally appeared HERNANDEZ CRUZ, HERNANDEZ, EVANGELINA
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
 acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
 SIGNATURE of the Notary is true and correct.

Signature *[Signature]* (Notary Seal)
 (Signature of Notary Public)



ACKNOWLEDGMENT

State of California
County of LOS ANGELES

On SEPTEMBER 17th 2012 before me, C.NAVARRO, NOTARY PUBLIC
(insert name and title of the officer)

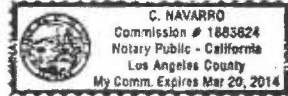
personally appeared HERNANDEZ, CRUZ & HERNANDEZ, EVANGELINA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ they executed the same in
~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



RECORDING REQUEST BY
City of Los Angeles
 WHEN RECORDED MAIL TO
 Department of Building and Safety
 Code Enforcement Bureau
 3550 Wilshire Blvd., Suite 1800
 Los Angeles, CA
 90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
 HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

MARIAN PODPORA
 (310)732-4531
 (888)524-2845
 638 S. BEACON ST., ROOM 276
 SAN PEDRO, CA 90731-3355
 Case No.: 554405

Assessor's Map Book: 6072 Page: 018 Parcel: 017

Identified by Los Angeles County Tax Assessors records as:

**827 E 111TH DR
 LOS ANGELES, CA 90059**

DATED: This 21st day of March, 2014

Owner:
 HERNANDEZ, CRUZ & HERNANDEZ, EVANGELINA
 827 E. 111TH DRIVE
 LOS ANGELES, CALIFORNIA

Gene Davis
 _____ March 21, 2014
 For
 FRANK BUSH, BUREAU CHIEF
 CODE ENFORCEMENT BUREAU
 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **827 EAST 111TH DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6072-018-017**

Date: August 18, 2014

Last Full Title: **06/12/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CCRUZ HERNANDEZ AND EVANGELINA HERNANDEZ
827 E. 111TH DRIVE
LOS ANGELES, CA 90059
CAPACITY: OWNERS

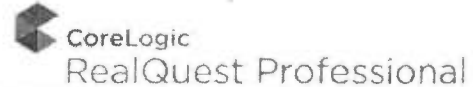
- 2). CENTRAL PROCESSING CENTER
DOCUMENTATION DEPARTMENT
150 PAULARINO, SUITE 127
COSTA MESA, CA 92626
CAPACITY: INTERESTED PARTIES

- 3). GOLDEN WEST SAVINGS ASSOCIATION SERVICE, CO.
P.O. BOX 34957
SAN ANTONIO, TX 78256-4957
CAPACITY: INTERESTED PARTIES

- 4). AMERICAN CONTRACTORS INDEMNITY COMPANY
601 S FIGUEROA ST., SUITE 1600
LOS ANGELES, CA 90017-5721
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
827 E 111TH DR, LOS ANGELES, CA 90059-1532



Owner Information

Owner Name: **HERNANDEZ CRUZ & EVANGELINA**
 Mailing Address: **827 E 111TH DR, LOS ANGELES CA 90059-1532 C021**
 Vesting Codes: **HW //**

Location Information

Legal Description:	TRACT # 7137 LOT 99	APN:	6072-018-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2409.00 / 2	Subdivision:	7137
Township-Range-Sect:		Map Reference:	58-C4 / 704-E6
Legal Book/Page:	76-16	Tract #:	7137
Legal Lot:	99	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/25/1992 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1159280		

Last Market Sale Information

Recording/Sale Date:	09/28/1989 / 09/1989	1st Mtg Amount/Type:	\$54,027 / FHA
Sale Price:	\$53,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1562660
Document #:	1562658	2nd Mtg Amount/Type:	/
Deed Type:	ADMINISTRATOR'S DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$58.63
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	009650		
Seller Name:	NETHERLY FRANCES		

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:		Construction:	
Living Area:	904	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:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1918 / 1918	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,155	Lot Width/Depth:	40 x 104	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$135,847	Assessed Year:	2013	Property Tax:	\$1,898.13
Land Value:	\$88,867	Improved %:	35%	Tax Area:	461
Improvement Value:	\$46,980	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$128,847				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

827 E 111TH DR, LOS ANGELES, CA 90059-1532

17 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 17

	Subject Property	Low	High	Average
Sale Price	\$53,000	\$160,000	\$255,000	\$211,372
Bldg/Living Area	904	768	980	868
Price/Sqft	\$58.63	\$163.27	\$306.63	\$245.03
Year Built	1918	1913	1955	1935
Lot Area	4,155	3,200	6,401	4,963
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$135,847	\$11,103	\$196,300	\$132,810
Distance From Subject	0.00	0.06	0.49	0.32

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bl	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			827 E 111TH DR	\$53,000	1918		2	1	09/28/1989	904	4,155	0.0
Comparables												
<input checked="" type="checkbox"/>	1		819 E 112TH ST	\$167,500	1913		2	1	04/03/2014	768	3,875	0.06
<input checked="" type="checkbox"/>	2		810 E 112TH ST	\$170,000	1924		3	1	06/02/2014	954	4,551	0.09
<input checked="" type="checkbox"/>	3		945 E 113TH ST	\$215,000	1924		3	2	02/21/2014	957	4,341	0.16
<input checked="" type="checkbox"/>	4		854 E 109TH PL	\$200,000	1916		2	1	05/09/2014	862	3,886	0.17
<input checked="" type="checkbox"/>	5		810 E 109TH PL	\$180,100	1923		2	1	05/28/2014	838	4,800	0.17
<input checked="" type="checkbox"/>	6		918 E 109TH ST	\$215,000	1941		2	1	06/13/2014	956	4,856	0.23
<input checked="" type="checkbox"/>	7		707 E 109TH ST	\$224,000	1953		2	1	11/22/2013	875	5,808	0.3
<input checked="" type="checkbox"/>	8		754 E 107TH ST	\$160,000	1948		2	1	03/13/2014	980	6,401	0.38
<input checked="" type="checkbox"/>	9		710 E 107TH ST	\$235,000	1948		3	2	03/28/2014	867	3,200	0.39
<input checked="" type="checkbox"/>	10		751 E 107TH ST	\$220,000	1926		2	1	05/08/2014	792	5,205	0.4
<input checked="" type="checkbox"/>	11		1217 E 109TH ST	\$245,000	1955		3	1	03/28/2014	940	3,659	0.4
<input checked="" type="checkbox"/>	12		834 E 106TH ST	\$234,727	1948		2	1	05/20/2014	860	5,201	0.42
<input checked="" type="checkbox"/>	13		645 E 116TH PL	\$255,000	1941		2	1	07/25/2014	869	5,600	0.44
<input checked="" type="checkbox"/>	14		11302 HOOPER AVE	\$170,000	1940		2	1	12/20/2013	796	6,072	0.46
<input checked="" type="checkbox"/>	15		11310 HOOPER AVE	\$202,000	1940		2	1	07/18/2014	796	6,123	0.46
<input checked="" type="checkbox"/>	16		906 E 105TH ST	\$255,000	1926		2	1	05/01/2014	840	5,394	0.49
<input checked="" type="checkbox"/>	17		910 E 105TH ST	\$245,000	1942		2	1	07/14/2014	799	5,395	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

827 E 111TH DR, LOS ANGELES, CA 90059-1532**17 Comparable(s) Selected.**

Report Date: 08/18/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$53,000	\$160,000	\$255,000	\$211,372
Bldg/Living Area	904	768	980	868
Price/Sqft	\$58.63	\$163.27	\$306.63	\$245.03
Year Built	1918	1913	1955	1935
Lot Area	4,155	3,200	6,401	4,963
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$135,847	\$11,103	\$196,300	\$132,810
Distance From Subject	0.00	0.06	0.49	0.32

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.06 (miles)**
 Address: **819 E 112TH ST, LOS ANGELES, CA 90059-1542**
 Owner Name: **CONTRERAS EDGAR R/CONTRERAS ISRAEL**
 Seller Name: **BERRY ONETHER LIVING TRUST**
 APN: **6072-017-016** Map Reference: **58-C5 / 704-E6** Living Area: **768**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **04/03/2014** Prior Rec Date: **07/07/1971** Bath(F/H): **1 /**
 Sale Date: **01/22/2014** Prior Sale Date: Yr Built/Eff: **1913 / 1913**
 Sale Price: **\$167,500** Prior Sale Price: **\$12,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **333544** Acres: **0.09** Fireplace: **/**
 1st Mtg Amt: **\$164,465** Lot Area: **3,875** Pool:
 Total Value: **\$11,103** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**2** Distance From Subject:**0.09 (miles)**
 Address: **810 E 112TH ST, LOS ANGELES, CA 90059-1543**
 Owner Name: **CORTES JAMES R**
 Seller Name: **SUMMER WIND PARTNERS LLC**
 APN: **6072-014-016** Map Reference: **58-C5 / 704-E6** Living Area: **954**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **3754** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **06/02/2014** Prior Rec Date: **12/30/1999** Bath(F/H): **1 /**
 Sale Date: **03/05/2014** Prior Sale Date: **12/22/1999** Yr Built/Eff: **1924 / 1943**
 Sale Price: **\$170,000** Prior Sale Price: **\$110,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **564968** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$127,500** Lot Area: **4,551** Pool:
 Total Value: **\$185,000** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**3** Distance From Subject:**0.16 (miles)**
 Address: **945 E 113TH ST, LOS ANGELES, CA 90059-1611**
 Owner Name: **REYES EZEQUIEL M/JIMENEZ SHIRLEY**
 Seller Name: **BUBKES LIVING TRUST**
 APN: **6072-023-013** Map Reference: **58-C5 / 704-E6** Living Area: **957**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **7137** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **02/21/2014** Prior Rec Date: **05/16/2002** Bath(F/H): **2 /**
 Sale Date: **02/18/2014** Prior Sale Date: **03/06/2002** Yr Built/Eff: **1924 / 1959**
 Sale Price: **\$215,000** Prior Sale Price: **\$106,000** Air Cond:
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Style:
 Document #: **180973** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$211,105** Lot Area: **4,341** Pool:
 Total Value: **\$150,089** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**4** Distance From Subject:**0.17 (miles)**
 Address: **854 E 109TH PL, LOS ANGELES, CA 90059-1506**
 Owner Name: **GREGORIO JOSE R**
 Seller Name: **GILLESPIE SYBIL S**
 APN: **6071-015-033** Map Reference: **58-C4 / 704-E6** Living Area: **862**
 County: **LOS ANGELES, CA** Census Tract: **2409.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **05/09/2014** Prior Rec Date: **11/12/1996** Bath(F/H): **1 /**
 Sale Date: **04/17/2014** Prior Sale Date: Yr Built/Eff: **1916 / 1916**
 Sale Price: **\$200,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **483247** Acres: **0.09** Fireplace: **/**
 1st Mtg Amt: **\$183,150** Lot Area: **3,886** Pool:
 Total Value: **\$12,298** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:	5			Distance From Subject:	0.17 (miles)
Address:	810 E 109TH PL, LOS ANGELES, CA 90059-1506				
Owner Name:	GONZALEZ JAVIER				
Seller Name:	SD SEAPORT TWO LP				
APN:	6071-015-022	Map Reference:	58-C4 / 704-E6	Living Area:	838
County:	LOS ANGELES, CA	Census Tract:	2409.00	Total Rooms:	4
Subdivision:	6478	Zoning:	LAR2	Bedrooms:	2
Rec Date:	05/28/2014	Prior Rec Date:	03/30/1978	Bath(F/H):	1 /
Sale Date:	05/16/2014	Prior Sale Date:		Yr Built/Eff:	1923 / 1937
Sale Price:	\$180,100	Prior Sale Price:	\$21,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	545749	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,800	Pool:	
Total Value:	\$38,585	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE DETACHED GARAGE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	

Comp #:	6			Distance From Subject:	0.23 (miles)
Address:	918 E 109TH ST, LOS ANGELES, CA 90059-1018				
Owner Name:	ANDREWS BRUCE H				
Seller Name:	HOUSTON ALFRED				
APN:	6071-016-017	Map Reference:	58-C4 / 704-E6	Living Area:	956
County:	LOS ANGELES, CA	Census Tract:	2409.00	Total Rooms:	
Subdivision:	6478	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/13/2014	Prior Rec Date:	05/22/2009	Bath(F/H):	1 /
Sale Date:	05/21/2014	Prior Sale Date:	03/26/2009	Yr Built/Eff:	1941 / 1941
Sale Price:	\$215,000	Prior Sale Price:	\$157,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	614957	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,856	Pool:	
Total Value:	\$160,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	7			Distance From Subject:	0.3 (miles)
Address:	707 E 109TH ST, LOS ANGELES, CA 90059-1013				
Owner Name:	CHICAS ANTONIO O				
Seller Name:	URBAN LA PROPERTIES LLC				
APN:	6071-010-016	Map Reference:	58-C4 / 704-E6	Living Area:	875
County:	LOS ANGELES, CA	Census Tract:	2409.00	Total Rooms:	
Subdivision:	6478	Zoning:	LAR2	Bedrooms:	2
Rec Date:	11/22/2013	Prior Rec Date:	03/14/2013	Bath(F/H):	1 /
Sale Date:	10/28/2013	Prior Sale Date:	02/27/2013	Yr Built/Eff:	1953 / 1953
Sale Price:	\$224,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1665020	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$219,942	Lot Area:	5,808	Pool:	
Total Value:	\$183,002	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	8			Distance From Subject:	0.38 (miles)
Address:	754 E 107TH ST, LOS ANGELES, CA 90002-3445				
Owner Name:	EMJ REAL ESTATE INVESTMENTS LL/MIES INVESTMENTS LLC				
Seller Name:	HOBSON LENA L				
APN:	6051-023-033	Map Reference:	58-C4 / 704-E5	Living Area:	980
County:	LOS ANGELES, CA	Census Tract:	2408.00	Total Rooms:	
Subdivision:	6478	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/13/2014	Prior Rec Date:	01/12/2007	Bath(F/H):	1 /
Sale Date:	03/07/2014	Prior Sale Date:	01/08/2007	Yr Built/Eff:	1948 / 1948
Sale Price:	\$160,000	Prior Sale Price:	\$331,318	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	256157	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$164,500	Lot Area:	6,401	Pool:	
Total Value:	\$155,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:**9** Distance From Subject:**0.39 (miles)**
 Address: **710 E 107TH ST, LOS ANGELES, CA 90002-3445**
 Owner Name: **GUTIERREZ JULIO & MAYRA H**
 Seller Name: **CAFA HOMES INC**
 APN: **6051-023-022** Map Reference: **58-C4 / 704-E5** Living Area: **867**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/28/2014** Prior Rec Date: **08/27/2013** Bath(F/H): **2 /**
 Sale Date: **02/27/2014** Prior Sale Date: **08/21/2013** Yr Built/Eff: **1948 / 1960**
 Sale Price: **\$235,000** Prior Sale Price: **\$125,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **314723** Acres: **0.07** Fireplace: **/**
 1st Mtg Amt: **\$230,743** Lot Area: **3,200** Pool:
 Total Value: **\$91,800** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**10** Distance From Subject:**0.4 (miles)**
 Address: **751 E 107TH ST, LOS ANGELES, CA 90002-3446**
 Owner Name: **VALENZUELA ROCKY**
 Seller Name: **GARZA GEORGE A**
 APN: **6051-024-003** Map Reference: **58-C4 / 704-E5** Living Area: **792**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **05/08/2014** Prior Rec Date: **12/16/2013** Bath(F/H): **1 /**
 Sale Date: **03/20/2014** Prior Sale Date: **11/04/2013** Yr Built/Eff: **1926 / 1926**
 Sale Price: **\$220,000** Prior Sale Price: **\$150,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **477977** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$151,870** Lot Area: **5,205** Pool:
 Total Value: **\$150,534** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**11** Distance From Subject:**0.4 (miles)**
 Address: **1217 E 109TH ST, LOS ANGELES, CA 90059-1109**
 Owner Name: **QUIRARTE JOSE L/MARISCAL ODELINDA**
 Seller Name: **DE OCA FRANCISCO M**
 APN: **6070-001-019** Map Reference: **58-C4 / 704-F6** Living Area: **940**
 County: **LOS ANGELES, CA** Census Tract: **2420.00** Total Rooms:
 Subdivision: **8685** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **03/28/2014** Prior Rec Date: **01/04/2011** Bath(F/H): **1 /**
 Sale Date: **03/19/2014** Prior Sale Date: **11/09/2010** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$245,000** Prior Sale Price: **\$179,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **314591** Acres: **0.08** Fireplace: **/**
 1st Mtg Amt: **\$240,562** Lot Area: **3,659** Pool:
 Total Value: **\$186,231** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**12** Distance From Subject:**0.42 (miles)**
 Address: **834 E 106TH ST, LOS ANGELES, CA 90002-3439**
 Owner Name: **ALLEN SEAN M**
 Seller Name: **PEREZ ROBERTO C**
 APN: **6051-021-025** Map Reference: **58-C4 / 704-E5** Living Area: **860**
 County: **LOS ANGELES, CA** Census Tract: **2408.00** Total Rooms:
 Subdivision: **6478** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **05/20/2014** Prior Rec Date: **02/15/2013** Bath(F/H): **1 /**
 Sale Date: **03/06/2014** Prior Sale Date: **01/24/2013** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$234,727** Prior Sale Price: **\$157,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **519890** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$248,900** Lot Area: **5,201** Pool:
 Total Value: **\$88,358** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:13 Distance From Subject:0.44 (miles)
 Address: 645 E 116TH PL, LOS ANGELES, CA 90059-2311
 Owner Name: ANDERSON TRAIMONT
 Seller Name: GB INLAND PROPERTIES II LLC
 APN: 6084-001-021 Map Reference: 58-C5 / 704-E7 Living Area: 869
 County: LOS ANGELES, CA Census Tract: 2410.01 Total Rooms: 5
 Subdivision: 3754 Zoning: LAR2 Bedrooms: 2
 Rec Date: 07/25/2014 Prior Rec Date: 05/20/2014 Bath(F/H): 1 /
 Sale Date: 07/02/2014 Prior Sale Date: 05/19/2014 Yr Built/Eff: 1941 / 1944
 Sale Price: \$255,000 Prior Sale Price: \$152,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 770285 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$243,182 Lot Area: 5,600 Pool:
 Total Value: \$186,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:0.46 (miles)
 Address: 11302 HOOPER AVE, LOS ANGELES, CA 90059-1716
 Owner Name: GREBLIKAS JONE
 Seller Name: ORCHARD INVESTMENT GROUP LLC
 APN: 6070-013-013 Map Reference: 58-D5 / 704-F6 Living Area: 796
 County: LOS ANGELES, CA Census Tract: 2426.00 Total Rooms: 5
 Subdivision: 8686 Zoning: LAR2 Bedrooms: 2
 Rec Date: 12/20/2013 Prior Rec Date: 05/13/2013 Bath(F/H): 1 /
 Sale Date: 10/22/2013 Prior Sale Date: 04/22/2013 Yr Built/Eff: 1940 / 1940
 Sale Price: \$170,000 Prior Sale Price: \$67,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1791588 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$161,000 Lot Area: 6,072 Pool:
 Total Value: \$165,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:0.46 (miles)
 Address: 11310 HOOPER AVE, LOS ANGELES, CA 90059-1716
 Owner Name: WILLIAMS MICHAEL R
 Seller Name: SHAHCO INC
 APN: 6070-013-015 Map Reference: 58-D5 / 704-F6 Living Area: 796
 County: LOS ANGELES, CA Census Tract: 2426.00 Total Rooms: 5
 Subdivision: 8686 Zoning: LAR2 Bedrooms: 2
 Rec Date: 07/18/2014 Prior Rec Date: 11/14/2012 Bath(F/H): 1 /
 Sale Date: 05/30/2014 Prior Sale Date: 10/29/2012 Yr Built/Eff: 1940 / 1940
 Sale Price: \$202,000 Prior Sale Price: \$92,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 744208 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$202,000 Lot Area: 6,123 Pool:
 Total Value: \$170,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:0.49 (miles)
 Address: 906 E 105TH ST, LOS ANGELES, CA 90002-3433
 Owner Name: DIAZ MAURO F & MIRZA M
 Seller Name: EM CAPITAL INVESTMENT INC
 APN: 6051-017-022 Map Reference: 58-C4 / 704-E5 Living Area: 840
 County: LOS ANGELES, CA Census Tract: 2408.00 Total Rooms: 5
 Subdivision: 6478 Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/01/2014 Prior Rec Date: 10/30/1989 Bath(F/H): 1 /
 Sale Date: 03/31/2014 Prior Sale Date: 10/1989 Yr Built/Eff: 1926 / 1935
 Sale Price: \$255,000 Prior Sale Price: \$75,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 453851 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$250,381 Lot Area: 5,394 Pool:
 Total Value: \$128,462 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:17			Distance From Subject:0.49 (miles)
Address:	910 E 105TH ST, LOS ANGELES, CA 90002-3433		
Owner Name:	RUIZ JANET E		
Seller Name:	ALDANA BELIA A		
APN:	6051-017-023	Map Reference:	58-C4 / 704-E5
County:	LOS ANGELES, CA	Census Tract:	2408.00
Subdivision:	6478	Zoning:	LAR1
Rec Date:	07/14/2014	Prior Rec Date:	05/23/2013
Sale Date:	07/02/2014	Prior Sale Date:	04/24/2013
Sale Price:	\$245,000	Prior Sale Price:	\$135,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	722653	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,395
Total Value:	\$196,300	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	799
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1942 / 1942
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **827 EAST 111TH DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6072-018-017**

Date: August 18, 2014

CASE#: 554405
ORDER NO: A-3461084

EFFECTIVE DATE OF ORDER TO COMPLY: **March 19, 2014**
COMPLIANCE EXPECTED DATE: **April 18, 2014**
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3461084

BOARD OF BUILDING AND SAFETY COMMISSIONERS

HELENA JUBANY PRESIDENT
VAN AMBATTILOS VICE-PRESIDENT
E FELICIA BRANNON
VICTOR H CUEVAS
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

RAYMOND S. CHAN, C.E., S.E. SUPERINTENDENT OF BUILDING INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

CRUZ & EVANGELINA HERNANDEZ
827 E. 111TH DRIVE
LOS ANGELES, CALIFORNIA 90059

Handwritten case information: CASE #, IMSP, CARTS, PCIS, CNAT

CASE #: 554405
ORDER #: A-3461084
EFFECTIVE DATE: March 19, 2014
COMPLIANCE DATE: April 18, 2014

OWNER OF
SITE ADDRESS: 827 E 111TH DR
ASSESSORS PARCEL NO.: 6072-018-017
ZONE: R2; Two Family Zone

MAILED 3/19/14

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. 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.

Location: Travel Trailer.

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.

Comments: Obtain a permit to restore the altered plumbing (Misc. Permit) back to an approved condition.

3. The approximate 24' x 12' of a two canopy 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), 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, 93.0104, 94.103.1.1, 95.112.1, 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: Rear yard.

4. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Remove or 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.

5. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

6. Connection to Venting Systems

You are therefore ordered to: 1) Every water heater designed to be vented shall be connected to a venting system and such system shall comply with the provisions of this code.

Code Section(s) in Violation: 94.510.2.1, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Obtain a permit to restore the altered plumbing (Misc. Permit) back to an approved condition.

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 \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00.**

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4531. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Marian Podpora

Date: March 05, 2014

MARIAN PODPORA
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

marian_podpora@lacity.org

Marian Podpora

REVISWGD BY

EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 827 EAST 111TH DRIVE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6072-018-017

Date: August 18, 2014

CASE#: 149768
ORDER NO: A-1015573

EFFECTIVE DATE OF ORDER TO COMPLY: August 30, 2005
COMPLIANCE EXPECTED DATE: September 29, 2005
DATE COMPLIANCE OBTAINED: October 3, 2007

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1015573

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

EFREN R. ABRATIQUÉ, P.E.
PRESIDENT
JAVIER NÚÑEZ
VICE-PRESIDENT
MARSHA L. BROWN
ILAN ISRAELY
WILLIAM J. ROUSE

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CR SEP 02 2005

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

SUBSTANDARD ORDER

CRUZ & EVANGELINA HERNANDEZ
827 E. 111TH DRIVE
LOS ANGELES, CALIFORNIA 90059

DAFS Copy

CASE #: 149768
ORDER #: A-1015573
EFFECTIVE DATE: August 30, 2005
COMPLIANCE DATE: September 29, 2005

1011221200642401
OWNER OF
SITE ADDRESS: 827 E 111TH DR
ASSESSORS PARCEL NO.: 6072-018-017
ZONE: R2; Two Family Zone

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 approximate 20'x40' construction of a patio roofed cover to the single family dwelling 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).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4 and 91.106.3.2 of the L.A.M.C.

Location: Rear yard.

- 2. Building(s) or portion(s) of building occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

You are therefore ordered to: 1) Discontinue the use of all building(s) or portion(s) thereof which are occupied for living, sleeping, cooking or dining purposes and which were not designed or intended to be used for such occupancies.
2) Demolish and remove all construction work performed without the required permit(s).
3) Restore the building(s) or portion(s) thereof to its originally approved condition.

Code Section(s) in Violation: 91.8902.14, 12.21A1(a) and 91.8902 of the L.A.M.C.

Location: Rear yard.



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

MAILED
AUG 24 2005

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

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.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, the determination of the department to impose and collect a Non-Compliance Fee shall be final. Section 98.0411 L.A.M.C.

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

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.

NOTIFICATION OF THE HOUSING DEPARTMENT:

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 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 and 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.

If you have any questions or require any additional information please feel free to contact me at (310)732-4533. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: 

Date: August 23, 2005

ROBERT GARTH
638 S. BEACON ST, ROOM 276
SAN PEDRO, CA 90731
(310)732-4533


REVIEWED BY