

AUCTION

BY ORDER OF LOS ANGELES COUNTY
PUBLIC ADMINISTRATOR & GUARDIAN



AUCTION INFORMATION

AUCTION DATES:

**SUNDAY, JULY 29TH, 2018 &
WEDNESDAY, AUGUST 1ST, 2018**

AUCTION TIMES:

Auction times are listed in this brochure, and Registration is required at the property on Auction Day.

AUCTION LOCATION:

Each auction is conducted at the property site (unless otherwise stated).

PROPERTY SHOWING DATES:

Open house times are listed for each property.

REGISTRATION:

Each bidder must register with the auctioneer the day of the Auction

DEPOSIT:

You must have in your possession a \$5,000 cashier's check made payable to KENNEDY WILSON, and a personal or business check to make up the balance of the required 10% total deposit.



SUPERIOR COURT PROBATE

Kennedy Wilson has been appointed by the Public Administrator & Guardian to sell real property through public auction. The properties are sold as is, where is, and are subject to confirmation by the Superior Court. All sales are governed by the California Probate Code. The purchase documents, plat maps, preliminary title reports and additional photos are available on WWW.BIDKW.COM for your convenience.

If all your questions are not answered after reviewing all the information on our website www.BIDKW.com including the Frequently Asked Questions, please email us at rwinchell@kennedywilson.com.

Rhett Winchell, President
Kennedy Wilson Auction Group
CalBRE #00867471

KENNEDY WILSON

AUCTION #1 AT 10:00 AM ON-SITE

**HOME IN PANORAMA CITY CA 91402
14201 BURTON STREET**

This Home features 2 bedrooms, 1 baths (+/- 834 sq. ft.) with an attached 1-Car Garage. The lot size is +/- 6,378 sq. ft. The APN is 2212-020-027. The cross street is Wakefield Avenue.

OPEN HOUSE: Saturday, July 21st from 10:00 AM – 12:00 PM and on Auction Day from 9:30 - 10:00 AM. Estate of Irene Maga.



AUCTION #2 AT 10:05 AM

**57.35 ACRE PARCEL IN FRAZIER PARK CA 93225
16604 LOCKWOOD VALLEY ROAD**

This unimproved parcel consists of approximately 57.35 Acres. The APN is 003-0-140-455. Ventura County. Inspection anytime. The trailers and water truck will not be removed from the property.

This auction will be conducted at Auction #1 located at 14201 Burton Street, Panorama City. Estate of Alvin L. Trice.



AUCTION #3 AT 12:00 PM ON 8/1/18

42.4 ACRES IN LASSEN COUNTY CA 96109
This unimproved parcel in Lassen County consists of approximately 42.4 Acres. The APN is 141-050-44. Inspection anytime. **STARTING BID: \$5,000.**

This auction will be conducted on **AUGUST 1ST** at **Kennedy Wilson**, located at 151 S. El Camino Drive, Beverly Hills. Estate of Marie Crittenden.



AUCTION #4 AT 11:30 AM ON-SITE

**HOME IN PACOIMA CA 91331
9658 RINCON AVENUE**

This Home features 2 bedrooms, 1 bath (+/- 755 sq. ft.) with an attached 1-Car Garage. The lot size is +/-6,401 sq. ft. The APN is 2626-009-007. The cross street is Montague Avenue. **PLEASE DO NOT DISTURB OCCUPANTS.**

OPEN HOUSE: Saturday, July 21st from 12:30 – 2:15 PM and on Auction Day from 10:30 –11:30 AM. Estate of William Holliday.



AUCTION #5 AT 12:30 PM ON-SITE

**CONDO IN NORTH HOLLYWOOD CA 91601
11643 CHANDLER BLVD #112**

This Home features 2 bedrooms, 3 baths (+/-1,234 sq. ft.). The APN is 2348-001-070. The HOA dues are approximately \$350 per month. The cross street is Colfax Avenue.

OPEN HOUSE: Saturday, July 21st from 3:00 - 5:00 PM and on Auction Day from 11:30 AM -12:30 PM. Estate of Mary Dukes.



AUCTION #6 AT 2:00 PM ON-SITE

**HOME IN LOS ANGELES CA 90043
4233 WEST 62ND STREET**

This Home features 2 bedrooms, 1 baths (+/-1,448 sq. ft.) with a Detached 2-Car Garage. The lot size is +/- 7,920 sq. ft. The APN is 4003-014-025. The cross street is Buckler Avenue. The Current Rent is \$2,000 per month.

PLEASE DO NOT DISTURB OCCUPANTS.

OPEN HOUSE: Sunday, July 22nd from 9:30 - 11:30 AM and on Auction Day from 1:00 - 2:00 PM. Estate of Marjorie Howe.



AUCTION #7 AT 3:00 PM ON-SITE

TRIPLEX IN LOS ANGELES CA 90002

859 EAST 87TH PLACE

This Triplex features a total of 5 bedrooms, 3 baths (+/-2,916 sq. ft.). The lot size is +/- 4,765 sq. ft. **The property is in the Rent Escrow Account Program (REAP).** See attached January 17th, 2018 Notice and Order to Comply. **THIS IS AN ALL-CASH SALE.** The front house is rented for \$800 per month. The rear lower unit is rented for \$715 per month. The rear upper unit is rented for \$1,036 per month (\$220 from tenant, \$816 from Section 8). The APN is 6042-021-001.

OPEN HOUSE: Sunday, July 22nd from 12:00 – 2:00 PM and on Auction Day from 2:00 – 3:00 PM. Mattie V. Carroll Trust.



AUCTION #8 AT 4:00 PM ON-SITE

**CONDO IN COVINA CA 91724
4900 NORTH GRAND AVENUE #155**

This Condo is located in the "Stonebridge" Community and features 1 bedrooms, 1 bath (+/-850 sq. ft.). The APN is 8404-023-059. The cross street is East Cienega Avenue. "Great Location." The H.O.A. Dues are approximately \$377.66 per month.

OPEN HOUSE: Sunday, July 22nd from 10:00 AM - 12:00 PM and on Auction Day from 3:00 - 4:00 PM. Estate of Frank Moreno.



SUNDAY, JULY 29TH, 2018

AUCTION #9 AT 5:00 PM ON-SITE

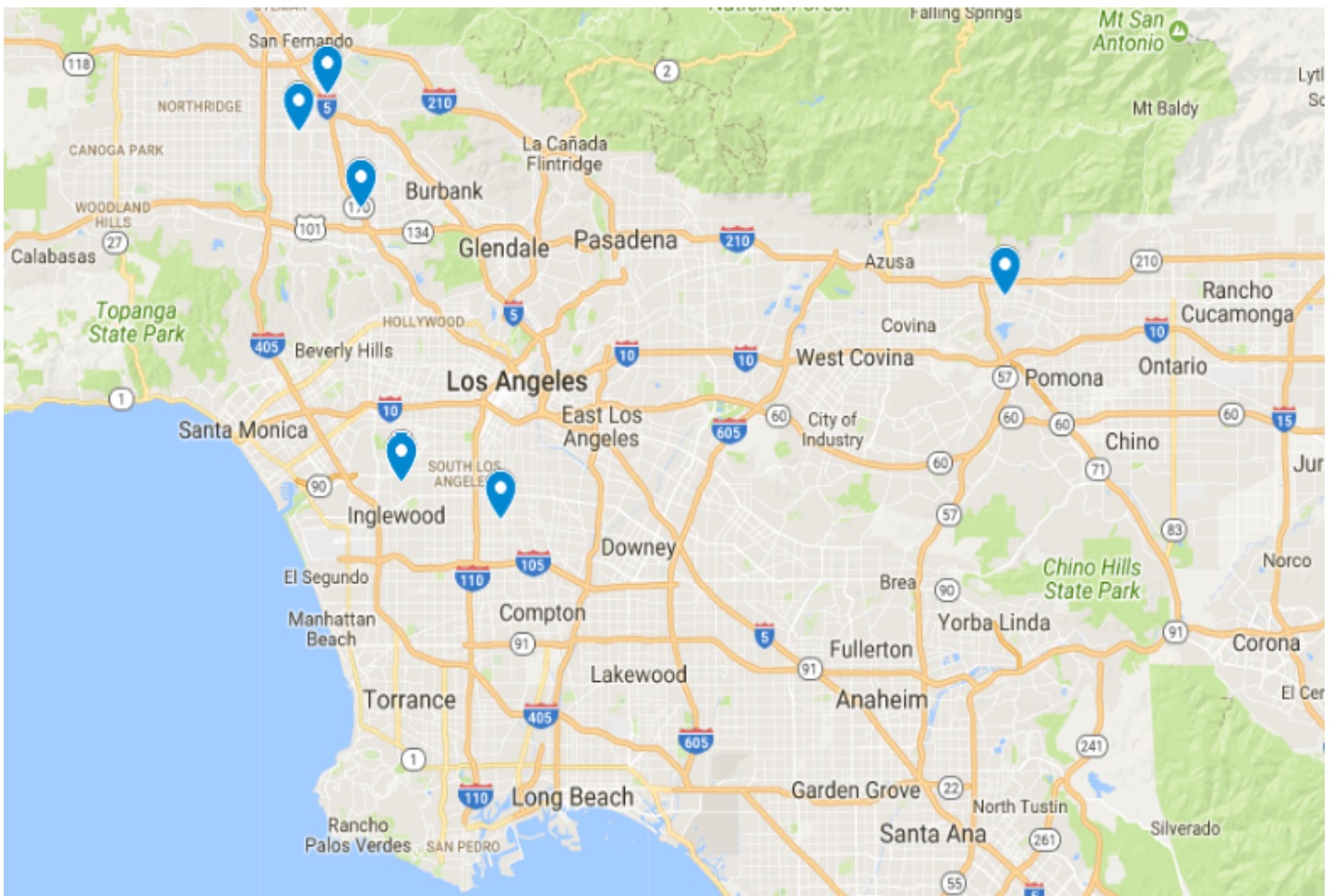
**HOME IN SAN DIMAS CA 91773
245 EAST 2ND STREET**

This Home features 2 bedrooms and 1 bath (+/-1,109 sq. ft.). The lot size is +/- 8,343 sq. ft. The APN is 8387-013-030. The cross street is South Walnut Avenue.

OPEN HOUSE: Sunday, July 22nd from 3:00 - 5:00 PM and on Auction Day from 4:00 - 5:00 PM. Estate of Eugene Jovin.



PROPERTY MAP OVERVIEW



KENNEDY WILSON

RHETT WINCHELL

Please submit all questions to rwinchell@kennedywilson.com

310.887.6225 | WWW.BIDKW.COM

Please check our website for the "Auction Results" & "Court Confirmation Dates" and Plat Maps for each property.



REAL PROPERTY TERMS OF SALE BY ORDER OF THE PUBLIC ADMINISTRATOR & GUARDIAN



1. These properties are offered together with improvements thereon **as is, where is, with no warranty expressed or implied**. Buyers are assuming any "Notice of Violation or Substandard" posted against the properties prior to the sale and after. The Public Administrator/Guardian and the Auctioneer make no representations regarding the properties offered for sale (i.e. square footage, zoning etc.). Bidders must rely on their own inspections and research prior to bidding. **No termite clearance will be supplied for these sales.**

2. These properties are offered with no Minimum Starting Bid (unless specified on The Brochure or on Auction Day) and no Asking Price, however the sales are **subject to the Public Administrator's approval and Probate Court Confirmation**. No pre-sales prior to Auction. Bidding increases will be in such increments as the Auctioneer in his sole discretion directs. In the event of a dispute between bidders, the Auctioneer shall make the sole and final decision. *Higher bids may be accepted by the court if they are made in court & they are in an amount equal to the accepted bid, plus (5%) five percent of that amount plus \$500. The court shall determine any further incremental successive overbidding amounts.*

3. **Each sale will be conducted at each property site on the day of the auction. Each bidder must register with the auctioneer the day of the Auction and the high bidder will be required to deposit 10% of the amount of their bid as follows: the first \$5,000 in the form of cashier's check payable to Kennedy Wilson; balance of the 10% deposit (i.e. high bid of \$500,000; \$50,000 deposit consisting of \$5,000 cashier's check and \$45,000 on a personal or business check) may be in the form of a personal or business check.** (A \$5,000 deposit, in the form of a cashier's check, is required for all sales including those sales with a purchase price of less than \$50,000. A sales price that is less than \$5,000 will require that the purchase price be paid in full the day of the auction). The winning Bidder's checks will be cashed 3 Business days following the auction.

The purchase contract will require completion of the purchase as follows.

- A. **45 day escrow** shall be opened after the court hearing, by the seller at a company of seller's choice. If the 45 day escrow period has elapsed, and
 - a. the Escrow Holder is in possession of the "Order Confirming Sale", and the Buyer is not in a position to close escrow, the Buyer will be charged an additional \$200 per day "Hold Open" fee until the close of escrow. Should the buyer default on this sale, the procedures and remedies set forth in Probate Code Section 10350 shall apply, and
 - b. the buyer may lose his/her deposit and be subject to additional damages.
- B. Bidder's deposit will be applied to the purchase price. Balance of the purchase price to be **"All CASH"**. **THE BUYER MAY OBTAIN A LOAN, HOWEVER THERE ARE NO FINANCING CONTINGENCIES.**
- C. Seller will furnish a title policy through a title company of seller's choice in escrow at seller's expense.
- D. Taxes, rents, fire insurance and interest on encumbrances, if any will be prorated to close of escrow. There will be no monetary encumbrances against the property at the close of escrow.
- E. Escrow fees will be shared one half by seller, one half by buyer, each to pay own fees.
- F. Buyer to pay for and secure a (9A) Residential Property Report and a (NHD) Natural Hazard Disclosure Statement in escrow.
- G. **Sales will be subject to the rights of tenants-in-possession, if any.**

4. A Real Estate Agent or Broker who **(a) registers a client with the Auctioneer the day of the sale (b) attends the Auction with his/her client and (c) signs the "Broker Cooperation Agreement" immediately after the Auction** will receive 50% of the total commission awarded by the Court to the Seller's broker (the total is normally 4% of the purchase price). **THERE WILL BE NO EXCEPTIONS TO ANY OF THE ABOVE PROCEDURES.** In the event his/ her client becomes the successful bidder, the commission will be paid at the close of escrow, in accordance with California Probate Code 10165 (C-3). A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal, in accordance with California Probate Code 10160.5

5. The Auction will be recorded. Bidders' attendance at the Auction will constitute Bidders' consent to any audio and/or visual recording. No Auction attendees may take audio or visual recordings of the Auction.

6. Bidders acknowledge they are not an employee of the Los Angeles County Treasure Tax Collector's Office, the Los Angeles County Mental Health Services Department, or of the auction company.

7. All descriptions and information is derived from sources reliable, but no guarantee is expressed or implied. The Public Administrator reserves the right to postpone the sale from time to time in accordance with California Probate Code 783. Announcements made on the day of the sale will take precedence.

GENERAL INFORMATION

If escrow does not close within the 45 days, or within an extension of time granted by the seller, in accordance with California Probate Code 10350 requires the seller to ask the probate court to vacate the sale. If the court orders the sale vacated, the law requires the deposit to be held by the seller until the property has been sold again and escrow has closed. If the total amount of the final sales price, plus the amount of expenses and fees allowed by the court for vacating the first sale, is less than sales price of the vacated sale, the difference is paid from the deposit. If the difference is greater than the deposit, a lawsuit to collect the amount is usually filed. The relevant portion of Probate Code Section 10350 says: "If after the confirmation, the purchaser neglects or refuses to comply with the terms of the sale, the court may vacate the order of confirmation and order a resale of the property. If the amount realized on such resale does not cover the bid and the expenses of the previous sale, the defaulting purchaser at such previous sale is liable to the estate for the deficiency."

RHETT WINCHELL

Please submit all questions to rwinchell@kennedywilson.com

310.887.6225 | WWW.BIDKW.COM

Please check our website for the "Auction Results" & "Court Confirmation Dates" and Plat Maps for each property.



Frequently Asked Questions for Probate

1. Can I purchase the property prior to the auction?

No, there will be no sale prior to auction.

2. Do I need to pre-register prior to auction day?

Registration is required on Auction Day at the property (or as noted in the brochure). Arrive at the property 30 to 60 minutes before the auction begins and sign in with the Auctioneer and receive your bidder card. See "What do I need to bring on Auction Day" below for additional information.

3. How do I bid at a Probate Auction?

If you would like to bid at a probate auction, you must do your due diligence by attending the open house usually scheduled a week before the auction. At the open house, you can speak to Kennedy Wilson representatives who will answer all your questions regarding the property. You can also conduct your inspections on this day. Once you know you would like to bid, all you need to do is show up on Auction Day with a cashier's check for \$5000 made payable to Kennedy Wilson and a blank personal check. The auctioneer will register you and provide you a bidder card. It's a live auction, usually conducted on-site at the specific property. The auction will take approximately 5 minutes!

4. If I am the high bidder on Auction Day, how do I provide Kennedy Wilson with my 10% deposit?

Kennedy Wilson collects the 10% deposit at the auction consisting of the \$5,000 cashier's check and the remaining balance on a personal/ business check. For instance, if the high bid is \$700,000 Kennedy Wilson will collect \$70,000 (\$5,000 cashier's check + \$65,000 personal/ business check)

5. When do you deposit my cashier's check and personal/ business check?

The checks are deposited into Kennedy Wilson's Client Trust Account three (3) business days following the auction.

6. Does the high bidder on Auction Day get the property?

The Probate sales are subject to the Court Confirmation. Higher bids may be accepted by the court if they are made in court and they are in an amount equal to or higher than the first minimum overbid which is 5% + \$500 of the auction day bid.

Frequently Asked Questions for Probate

7. What do I need to bring on Auction Day?

Each bidder must have in their possession a \$5,000 cashier's check payable to Kennedy Wilson and a blank personal check; these will make up the sum of the 10% deposit which is required for all high bidders. The deposit will ONLY be collected from the high bidder.

8. Where can I find the open house/showing instructions?

The open house/showing instructions are in the brochure and on our website. They are usually a week before the auction and an hour before the auction. In some cases, properties are occupied and can only be shown by appointment prior to the Auction.

9. Must I be present to bid?

Yes, you must be present at the auction to bid.

10. If I am unable to attend can I send a representative on my behalf?

Yes. However, if you are not available, you may appoint someone to act on your behalf with a notarized, specific power of attorney.

11. Do you cooperate with outside real estate agents on Probate Sales?

Yes, A Real Estate Agent or Broker who (a) registers a client with the Auctioneer the day of the sale (b) attends the Auction with his/her

client and (c) signs the "Broker Cooperation Agreement" immediately after the Auction will receive 50% of the total commission awarded by the Court to the Seller's broker (the total is normally 4% of the purchase price). THERE WILL BE NO EXCEPTIONS TO ANY OF THE ABOVE PROCEDURES. In the event his/ her client becomes the successful bidder; the commission will be paid at the close of escrow. A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal.

12. How many properties can I bid on?

You can bid on as many properties as you would like, all that is required is that you present your \$5,000 cashier's check and blank personal check to the auctioneer prior to bidding.

13. Will I receive a clear title to the property?

Yes, title insurance will be provided. The seller will be providing clear title. Title will be free of all prior monetary liens and encumbrances (unless otherwise specified). Any monetary liens will be paid off through escrow from the sales proceeds.

14. Can the buyer obtain a loan?

The buyer may obtain a loan, however there are no financing contingencies. Make sure that your loan is secure before bidding. Bidder's deposit will be applied to the

Frequently Asked Questions for Probate

purchase price. Balance of the purchase price to be "ALL CASH."

15. How will the escrow fees be paid?

The escrow fees will be shared one half by seller, one half by buyer, each to pay own fees.

16. Do the properties have starting bids?

This varies by property. Usually, they do not have a starting bid unless Otherwise stated in the brochure.

17. Can I have a home inspection company or termite company inspect the home prior to the auction?

Yes, we would prefer if you could schedule the inspection during the open house period. However, if this is not possible, we can set up an appointment with your inspector.

18. Are the properties open for inspection?

Yes. Please refer to the brochure for the specific open house schedule. However, for reasons beyond the seller's and Kennedy Wilson's control, the properties may not be available for inspection even if an open house has been scheduled.

19. Do I need to have any forms or papers with me if I buy the property?

No, Kennedy Wilson will have all the necessary documents. The only information you will need to complete the documents are the following: vesting (how you are going to hold title), your address and phone number. Bring your driver's license, cashier's check and personal check.

20. Is the 10% deposit refundable if I decide to change my mind?

If you are the high bidder, your 10% deposit will not be refundable because these properties are sold as-is with no financing contingencies. If escrow does not close within the 45 days, or within an extension of time granted by the seller, Probate Code of California Section 10350 requires the seller to ask the probate court to vacate the sale or charge the buyer a \$200 per day hold open fee. If the court orders the sale vacated, the law requires the deposit to be held by the seller until the property has been sold again and escrow has closed. If the total amount of the final sales price, plus the amount of expenses and fees allowed by the court for vacating the first sale, is less than sales price of the vacated sale, the difference is paid from the deposit. If the difference is greater than the deposit, a lawsuit to collect the amount is usually filed. The relevant portion of Probate Code Section 10350 says: "If after the confirmation, the purchaser neglects or refuses to comply with the terms of the sale, the court may vacate the order of confirmation and order a resale of the property. If the amount realized on such resale does not cover the bid and the expenses of the previous sale, the defaulting purchaser at

Frequently Asked Questions for Probate

such previous sale is liable to the estate for the deficiency.”

21. Does Kennedy Wilson charge a buyer's premium?

No, Kennedy Wilson does not charge a buyer's premium.

22. How can I obtain a brochure?

You may obtain an auction brochure by downloading the brochure from BIDKW.COM.

23. What is the "1st Minimum Overbid?"

In the event a high bid was accepted at auction, a higher bid may be accepted by the court if they are made in court and they are in an amount equal to the accepted bid, plus five percent (5%) of that amount plus \$500. The court shall deem any further incremental successive overbidding amounts. For instance, if the high bid on auction day was \$700,000 the first minimum overbid will be \$735,500 (\$700,000 + 5% of the high bid amount + \$500).

24. How many days after the auction will escrow be opened?

After the auction, has been completed, and if the property is subject to Court Confirmation and Overbid, a court date will be scheduled approximately 45 to 60 days (subject to the court's calendar) after the date of the auction. Upon confirmation of the sale a 45-day escrow will be opened.

25. If the property is occupied will the new owner need to evict the current tenants?

Sales will be subject to the rights of tenants-in- possession, if any. If the property is occupied, escrow will close with the tenants in the property and it will be the responsibility of the new owner to negotiate rental agreements with those tenants.

26. What do I do with my cashier's check if I'm not the winning bidder?

Take your cashier's check back to your bank and they will redeposit it back into your account.

27. If I am the high bid at the auction, how will I be notified of the date of court confirmation hearing?

You will be notified by the Los Angeles County Superior court by mail and the court date will be listed on our website, BidKW.com

28. I am the high bid at the auction and the property is sold due to overbidding in court, will my deposit be returned to me?

Yes, if the original bidder is outbid in court the original bidder's deposit will be returned at the court hearing.



690 W. Knox St. Suite #125
Torrance, CA 90502
(310) 524-1230

1200010860
Carol R.

January 17, 2018
Case Number: 643815
APN: 6042021001

Property Owner: michael Enriquez
Mailing Address: 320 w. temple st 9th floor
los angeles, ca 90012

In Addition Notify:
Mailing Address:

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **859 E 87TH PL** . An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **2/23/2018**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **02/27/2018** between **2:45 PM** and **4:45 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al número que se encuentra al principio de esta notificación.*

Issuing Inspector: Alfredo Balandra

Proof of Mailing – On 1/17/2018 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

Madeline C Mendez

FIRE SAFETY

Failure to provide and maintain the required permanently wired, with battery back-up, smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. 91.909 L.A.M.C. 907 C.B.C ****

Violation Severity Level: HIGH

859 E 87TH PL
HALL, Note: Battery

859 E 87TH PL
BEDROOM1, Note: MISSING HARDWIRED SMOKE DETECTOR WITH BACKUP BATTERY

An owner of a single family dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall pursuant, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. Exception: For all multiple-family dwelling units, this requirement becomes effective on January 1, 2013. 420.4 C.B.C

859 E 87TH PL
HALL, Note: Missing

MAINTENANCE

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. 91.8105.1 L.A.M.C.
Violation Severity Level: LOW

859 E 87TH PL
ENTRY, Note: Missing door latch

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. 91.8104; 91.8104.4 L.A.M.C.
Violation Severity Level: LOW

859 E 87TH PL
KITCHEN, Note: Peeling paint at ceiling

859 E 87TH PL
HALL BATH, Note: Peeling paint at shower ceiling

PLUMBING

Failure to provide and maintain undamaged, sealed, and sanitary surfaces of plumbing fixtures. 91.8104.7 L.A.M.C *
Violation Severity Level: LOW

8711 S WADSWORTH AVE
HALL BATH, Note: Tub

Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures at contact point with walls and/or floors. 91.8104.7 L.A.M.C. *

Violation Severity Level: LOW

859 E 87TH PL
HALL BATH, Note: Tub and shower

859 E 87TH PL
KITCHEN, Note: Sink

Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect. 91.8104.7 L.A.M.C.
Violation Severity Level: LOW

8711 S WADSWORTH AVE
KITCHEN, Note: Unapproved materials used for sink drain

Failure to obtain a permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater(s). \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable to the Los Angeles Housing Department for the investigation related to construction performed without having first obtained the required permit(s). CPC 201, 301, 161.902 L.A.M.C.

Violation Severity Level: MEDIUM

8711 S WADSWORTH AVE
SERVICE ROOM, Permit Required, , Note: Water and gas for laundry

HEATING AND VENTILATION

Failure to maintain the required appliance venting system in a good and safe condition, and in conformance with applicable laws at the time of installation. 91.8902.6 L.A.M.C. 112.1 C.M.C.

Violation Severity Level: HIGH

8711 S WADSWORTH AVE
SERVICE ROOM, Note: Unapproved dryer vent

ACCESS FOR NEW UNIT INSPECTION

Make arrangements to provide access for inspection of all units that were not inspected on the initial inspection.
161.601 L.A.M.C.

8709 S WADSWORTH AVE
ENTIRE UNIT

STRUCTURAL HAZARDS

Failure to maintain under floor supports: Cripple wall studs/pier posts/girders/floor joists in structurally sound condition.
91.8902.2.1; 91.8902.2.2 L.A.M.C.

EXTERIOR, Note: Erosion at bottom of stairs landing

8709 S WADSWORTH AVE
8711 S WADSWORTH AVE

SANITATION

Failure to provide and/or maintain the required foundation vent or under floor access screens. 91.8104 L.A.M.C.

EXTERIOR, Note:

859 E 87TH PL

WEATHER PROTECTION

Failure to paint all exposed building surfaces to maintain exterior weatherproofing. Attention: Buildings constructed prior to 1978 may contain lead-based paint. For more information with regard to your lead hazards responsibilities call the Los Angeles County Health Department at (800) 524-5323. 91.8104.1 L.A.M.C.

EXTERIOR, Note: Peeling paint

8709 S WADSWORTH AVE

8711 S WADSWORTH AVE

EXTERIOR, Note: Peeling paint

859 E 87TH PL

Failure to maintain broken, split, decayed, or buckled exterior walls, weather tight, in good repair and in a clean condition. 91.8104.12 L.A.M.C.

EXTERIOR, Note: Hole at electric panel conduit penetration

8709 S WADSWORTH AVE

8711 S WADSWORTH AVE

MAINTENANCE

Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. 91.8104 L.A.M.C.

EXTERIOR, Note: Attic vent screens

859 E 87TH PL

Failure to maintain the decking, walkway, or stairway surfaces, and their physical elements in conformity with the code regulations and department approvals in effect at the time of construction. 91.8104.1 L.A.M.C.

EXTERIOR, Permit Required, , Note: Unapproved repair

8709 S WADSWORTH AVE

8711 S WADSWORTH AVE

ELECTRICAL

Unapproved use of flexible cords and/or multiple adapters as a substitute for the fixed wiring of the structure. 91.8104.8; 93.0311 (f) L.A.M.C.; 400.8 N.E.C. *

EXTERIOR, Note:

859 E 87TH PL

PLUMBING

Failure to maintain a positive seal around all drain, water supply, and electrical conduits penetrating walls under all kitchen and bathroom sinks. 91.8104.7 L.A.M.C.

EXTERIOR, Note: For hose bib at rear of structure

859 E 87TH PL

Failure to obtain a permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater(s). \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable to the Los Angeles Housing Department for the investigation related to construction performed without having first obtained the required permit(s). CPC 201, 301 , 161.902 L.A.M.C.

EXTERIOR, Permit Required, , Note: For laundry in storage shed

859 E 87TH PL

HEATING AND VENTILATION

Failure to maintain the required appliance venting system in a good and safe condition, and in conformance with applicable laws at the time of installation. 91.8902.6 L.A.M.C. 112.1 C.M.C.

EXTERIOR, Note: Water heater vent is missing rain cap
859 E 87TH PL

ACCESS FOR NEW UNIT INSPECTION

Make arrangements to provide access for inspection of all units that were not inspected on the initial inspection.
161.601 L.A.M.C.

GARAGE, Note:

8709 S WADSWORTH AVE
8711 S WADSWORTH AVE

ZONING VIOLATION

Failure to maintain the required landscaping and automatic irrigation system. 12.21.C.1(G) L.A.M.C.

Exterior, Note: Tree in contact with structure

Adjacent Areas associated with parcel number 6042021001

Unapproved open storage of miscellaneous articles. 12.21 A 1 (a) L.A.M.C.

Exterior, Note: Miscellaneous items

Adjacent Areas associated with parcel number 6042021001

MAINTENANCE

Failure to maintain fences in good repair; straight, uniform, painted and/or structurally sound. 91.8104.13 L.A.M.C

Exterior, Note: Gate missing doorknob

Adjacent Areas associated with parcel number 6042021001

Inspector Name Alfredo Balandra
Office Location 690 W. Knox St. Suite #125
Torrance, CA 90502
Survey Date 11/17/2017

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

FAILURE TO COMPLY WARNING

You may be scheduled for a General Manager's hearing, and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice and order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than \$1,000.00 and/or six months imprisonment per LAMC Section 11.00 (m) .

LEAD HAZARD WARNING

Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1,000.00 fine or criminal prosecution. For more information call the L.A. Housing and Community Investment Department at (866) 557-7368. In order to locate a Lead Certified Professional and obtain additional information, call the L.A. Housing and Community Investment Department at (866) 557-7368 or go to the California Department of Health Services Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

TAX WARNING

The Housing and Community Investment Department has determined this building to be substandard per Section and 24436.5 of the State Revenue and Taxation Code. This section provides 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 and local codes dealing with health, safety, or building, cannot deduct from state personal income tax and corporate 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 Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD NOTIFICATION

When a building is determined to be a substandard building as defined under Section 17920.3 of the Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorders Office (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Sections 162.00, *et seq.* LAMC)

INSPECTION AND PENALTY FEES

If the conditions found during a Systematic Code Enforcement Program(SCEP) inspection remain uncorrected after the first reinspection, Los Angeles Municipal Code Section 161.901.1 & 2 require that the Departments cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where a Notice to Comply is issued will be billed to the property owner. A late charge penalty equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed by this division are not paid within 30 days of service of the notice of the imposition of the fee or costs or, if timely appealed, of any decision on the appeal. Any person who fails to pay the assessment fee or cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, *et seq.*)

CITATIONS

APPEALS

As of May 1, 2008 an Appeal Processing Fee of \$128.00 shall be paid to the Department prior to processing the Appeal and obtaining a determination from a Senior Inspector. Section 161.902 of the Los Angeles Municipal Code.

Any person or entity subject to a notice or order or an inspection fee without hearing, pursuant to Section 161.901, *et. seq.* may request to appeal the notice, order, or fee, or may request an extension of time from, a Senior Inspector. The request to appeal shall be made in writing, upon appropriate forms provided by the department, and shall specify the grounds for appeal. The appeal shall be filed within ten days of the issuance of the notice or order, or within 10 days of the imposition of the fee. (Section 161.00 161.1001.1 LAMC.)

PROPERTY MANAGEMENT TRAINING PROGRAM (PMTTP)

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$250.00. (Section 154.02, *et seq.* LAMC.)

RETALIATION

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

HISTORICAL PRESERVATION

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope of work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

RELOCATION INFORMATION

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant(s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per H&S Code Section 50657(b).

COMPLIANCE

A property owner has complied with this Notice/Order to Comply when an Inspector from the Los Angeles Housing and Community Investment Department had verified the abatement of the cited violations in conformity with the requirements of the Los Angeles Municipal Code. Section 161.355, 161.403, & 91.108.6 L.A.M.C.

Housing and Community Investment Department Inspection Report

Inspection Date and Time: 2/27/2018 2:45:00 PM

APN: 6042021001

Address: 859 E 87TH PL

Case# 643815

Inspector Name: Alfredo Balandra

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level	
859 E 87TH PL	EXTERIOR	EXTENSION CORDS			HIGH	
	HALL	SMOKE DETECTORS		Battery	HIGH	
	BEDROOM1	SMOKE DETECTORS		MISSING HARDWIRED SMOKE DETECTOR WITH BACKUP BATTERY	HIGH	
	EXTERIOR	VENTING SYSTEM		Water heater vent is missing rain cap	HIGH	
	EXTERIOR	UNAPPROVED PLUMBING	Required	For laundry in storage shed	MEDIUM	
	KITCHEN	CAULKING		Sink	LOW	
	HALL BATH	CAULKING		Tub and shower	LOW	
	EXTERIOR	EXTERIOR PAINT		Peeling paint	LOW	
	EXTERIOR	FOUNDATION VENTS			LOW	
	KITCHEN	INTER-WALLS/CEILING		Peeling paint at ceiling	LOW	
	HALL BATH	INTER-WALLS/CEILING		Peeling paint at shower ceiling	LOW	
	EXTERIOR	SEAL PENETRATIONS		For hose bib at rear of structure	LOW	
	ENTRY	WINDOW/DOOR MAINT		Missing door latch	LOW	
	HALL	Carbon Monoxide Detectors		Missing	Not Assigned	
	EXTERIOR	GENERAL MAINTENANCE		Attic vent screens	Not Assigned	
	8709 S WADSWORTH AVE	EXTERIOR	STAIR/WALK/DECK	Required	Unapproved repair	HIGH
		EXTERIOR	UNDERFLOOR SUPPORTS		Errosion at bottom of stairs landing	HIGH
EXTERIOR		EXTERIOR PAINT		Peeling paint	LOW	
EXTERIOR		EXTERIOR WALLS		Hole at electric panel conduit penetration	LOW	
ENTIRE UNIT		UNIT ACCESS			Not Assigned	
8711 S WADSWORTH AVE	GARAGE	UNIT ACCESS			Not Assigned	
	SERVICE ROOM	VENTING SYSTEM		Unapproved dryer vent	HIGH	
	SERVICE ROOM	UNAPPROVED PLUMBING	Required	Water and gas for laundry	MEDIUM	
	HALL BATH	PLMG FIXTURE SURFACE		Tub	LOW	
	KITCHEN	PLUMBING TRAP/TAILPIECE		Unapproved materials used for sink drain	LOW	
Adjacent Areas associated with parcel number 6042021001		FENCE MAINTENANCE		Gate missing doorknob	Not Assigned	
		LANDSCAPING		Tree in contact with structure	Not Assigned	
		OPEN STORAGE		Miscellaneous items	Not Assigned	

Housing and Community Investment Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
EXTENSION CORDS	Excessive use of extension cords and/or multiple adapters	Unapproved use of flexible cords and/or multiple adapters for fixed wiring is a potentially life-threatening condition that may cause an electrical fire, electrocution or electric shock and if it remains uncorrected, the risk of harm, injury, or death to residents of the building increases.	HIGH
SMOKE DETECTORS	Smoke Detector(s) missing, defective, or not hard wired	Missing or improperly maintained fire warning devices is a life-threatening violation that increases the risk of harm, injury, or death to residents in a building.	HIGH
STAIR/WALK/DECK	Stairway, walkway, or decking material requires maintenance	Defective stairways, walkways, decking material, and guardrails create a life-threatening hazard that, if uncorrected, creates a risk of harm, injury, or death to residents of the building (e.g. trip and fall).	HIGH
UNDERFLOOR SUPPORTS	Under floor supports unstable or deteriorated	Structural hazards are life-threatening violations that compromise the integrity of the building, and if uncorrected, pose a significant risk of harm, injury, or death to residents of the building.	HIGH
VENTING SYSTEM	Appliance venting system requires maintenance	Unapproved or defective venting systems is a potentially life-threatening condition that risks producing carbon monoxide, possibly leading to carbon monoxide poisoning.	HIGH
UNAPPROVED PLUMBING	Plumbing work or water heater installation done without permit or inspection approval	Plumbing work or water heater installation done without permit or inspection approval may have been installed incorrectly, possibly leading to future failure of the plumbing system or unsafe conditions.	MEDIUM
CAULKING	Deteriorated or missing caulking seal between plumbing fixture(s) and walls or floors	Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
EXTERIOR PAINT	Deteriorated exterior walls - Peeling paint etc.	A lack of exterior paint weakens weather protection and can lead to possible exposure to unhealthful conditions such as infestation, damp living conditions, water damage, and mold growth. Although this violation affects the habitability of the unit and the health of the occupants, it is unlikely to be life-threatening.	LOW
EXTERIOR WALLS	Exterior walls not weather tight, in good repair or in a clean condition.	Failure to maintain exterior walls causes possible exposure to unhealthful conditions such as infestation, damp living conditions, water damage, and mold growth. Although this violation affects the habitability of the unit and the health of the occupants, it is unlikely to be life-threatening.	LOW
FOUNDATION VENTS	Foundation vents screens or underfloor access cover missing/broken	Foundation vents helps remove moisture that can lead to damp rot and eventually costly damage. It also prevents intrusion of rodents and other similar animals underneath a structure. This violation does not create any spontaneous imminent hazard to occupants. Effects are long term. Hence it is assigned a Low severity level	LOW
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
PLMG FIXTURE SURFACE	Damaged, defective or unsealed surface of plumbing fixture	Cracked or chipped surfaces can cause scrapes or cuts.	LOW
PLUMBING TRAP/TAILPIECE	Defective or missing trap, trap arm and/or tailpiece	Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
SEAL PENETRATIONS	Deteriorated or missing caulking seal around plumbing piping or electrical conduit under all kitchen and bathroom sinks	Failure to maintain a positive seal around all drains, water supplies, and electrical conduits is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW

Violation	Violation Description	Basis for Severity Level	Severity Level
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW

