COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION
PROPERTY REHABILITATION SECTION
13523 TELEGRAPH ROAD
WHITTIER, CALIFORNIA 90605
Telephone: (562) 946-1390
Fax: (562) 906-8425

HARRY W. STONE, Director

March 1, 1999

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Secretary of Housing & Urban Dev.
of Washington D.C.
611 W. 6th St.
Los Angeles, CA 90017

Dear Property Owner:

SUBSTANDARD PROPERTY
12113 CARMENITA ROAD
WHITTIER, CALIFORNIA

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical. As owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter. Also, this notice will be posted on the property.

As requested by the Los Angeles County Sheriff, the Department of Public Works caused the building to be barricaded so as to prevent unauthorized persons from gaining access thereto. The cost to barricade the building will become a special assessment against the property. Any person having any right, title or interest in any building secured pursuant to Section 9813 of the Los Angeles County Building Code may request a hearing as to the necessity and reasonable cost of the work performed within ten days after the building is secured or within ten days after receiving notice of such work.

If substandard conditions continue, the Department of Public Works may arrange to have the public nuisance abated by County forces. Any cost of the abatement work will be billed to you as the owner of the property, plus an additional **$504.70** for administrative cost. Failure to pay the bill will cause an additional **$150.45** special assessment to be placed on your tax bill and a "Notice of Abatement Lien" will also be recorded against the property in the office of the County Registrar-Recorder/County Clerk.

Permits for repair are required before starting the work. Should you have any questions please contact your Field inspector, Ms. Elizabeth Garcia at the office shown above.

Very truly yours,

HARRY W. STONE
Director of Public Works

DENNIS L. TOM
Sr. Building Engineering Inspector

DLT:pc
P:REHAB\FORMALNOT\PR110 [4.0]

Attach.

The Secretary of Housing & Urban Dev.
of Washington D.C.
March 1, 1999

List of Defects

1. The building was open, accessible to children; vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.

2. Doors and windows are broken.

3. The required heating appliance is damaged and inoperable.

4. The nonconforming attached garage has been converted to living space without permits and approvals.

5. Patio cover was built without permits and approval and is located in the required setback area.

6. Electrical wiring on the exterior is unsafe due to noncomplying wiring methods.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

Building and Safety/Land Development Division
13523 Telegraph Road
Whiiter, CA 90605
Telephone: (562) 946-1390

HARRY W. STONE, Director

INITIAL NOTICE
SUBSTANDARD CONDITIONS

12113 So. Carmenita Rd. Whittier, CA — August 6, 1998
Property Address — Date

Homeside Lending Inc - 7022 AC Skinner Parkway, Suite 200 Jacksonville, FL — 8026-029-058
Owner as shown on the latest tax assessment roll — Assessors Identification Number

32256

The following substandard property or substandard building(s) or both were observed on this property:

[ ] Lack of an effective roof covering. [ ] Lack of an effective wall covering.

[ ] Broken windows and doors.

[X] Overgrown vegetation, dead trees, weeds and debris.

[ ] Attractive nuisances dangerous to children, i.e., abandoned or broken equipment, neglected machinery, refrigerator(s) and freezer(s).

[ ] Broken or discarded household furniture or household equipment or both in yard areas for unreasonable periods.

[X] Trash, junk and debris about the premises.

[ ] Garbage cans stored in front or side yards and visible from the public street.

[ ] Trailers, campers, boats and other mobile equipment stored for unreasonable periods in yard areas contiguous to streets or highways. (Listed below.)

[ ] Abandoned, wrecked, dismantled or inoperative motor vehicles or parts thereof stored for unreasonable periods on the premises. (Listed below.)

[ ] Substandard building conditions including but not limited to: structural, electrical, mechanical and plumbing defects.

[X] Secure all windows and doors by August 11, 1998 or County will secure and costs will be incurred by the owner.

This "Initial Notice" is provided to allow you to abate (correct) the noted substandard conditions by August 20, 1998* without incurring any liability for this agency's cost of abatement. After you have abated (corrected) the substandard conditions, please contact your inspector so the work done may be inspected and the Code enforcement action closed by the deadline date. Please note that your property will be re-inspected on August 20, 1998*, and if those substandard conditions are not abated, the Department of Public Works will commence formal Code enforcement action against the subject property to abate the nuisance. Upon completion of the County's Code enforcement action, you will be presented with an itemized statement of the County's cost and the right to a hearing and appeal. All of this agency's actual cost in this abatement proceeding shall be placed as a special assessment on the tax bill for the subject property pursuant to Section 25845 of the Government Code. These actual costs include, but are not limited to: the actual expenses and costs of the County in the preparation of notices, title searches, specifications and contracts, inspection of the work, the costs of posting and mailing notices, and any attorney's fees and court cost expended in the abatement of the nuisance. **It is in your financial interest to correct the violations as soon as possible. For further information, please contact inspector Elizabeth Garcia at the Building and Safety District Office shown above.**

* Cleanup only.

Property posted on 8-6-98 by E. Garcia

DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/
LAND DEVELOPMENT DIVISION
REHABILITATION SECTION
900 South Fremont Avenue
Alhambra, CA 91803
(818) 458-3193

JOB ADDRESS: 2113 S. Carmenita Rd.
Whittier

THIS PROPERTY IS BEING INVESTIGATED TO DETERMINE SUBSTANDARD CONDITIONS. UNTIL A COPY OF OUR LETTER TO THE OWNER IS ATTACHED TO THIS CARD, DO NOT ISSUE ANY PERMITS (EXCEPT FOR DEMOLITION) WITHOUT FIRST CHECKING WITH THE UNDERSIGNED.

DATE: 5-16-98

INSPECTOR: Garcia

Vacant House
Unsightly