COUNTY OF LOS ANGELES

06938/3776035P

DEPARTMENT OF PUBLIC WORKS

Building and Safety/Land Development Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331

INFORMAL NOTICE OF SUBSTANDARD CONDITIONS

[redacted]

6251 OAKBANK DR AZUSA
Property Address

3 JANUARY 1997
Date

GARY G. ; KRISTINE S. LEMOND
Owner as shown on the latest tax assessment roll.

8628-006-023
A.I. Number

The substandard property or substandard building(s) conditions or both indicated on the back of this form were observed on the subject property.

This "INFORMAL NOTICE" is provided to allow you to voluntarily abate (correct) the noted substandard conditions by 17 JANUARY 1997 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 20 JANUARY 1997, 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 costs 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 nuisanse. **It is in your financial interest to correct the violations as soon as possible.** For further information, please contact Mr./~~Ms.~~ D. Wilch at the Building and Safety District Office indicated below. We are seeking your cooperation in maintaing a healthy, safe, and pleasant property environment within the community.

Fire Damaged

DISTRICT OFFICE STAMP

City of Los Angeles
Building & Safety Division
[illegible] Ave.
[illegible]

Property posted on 3 JANUARY 1997 by D. Wilch

20-0084 B&S DPW Rev. 6/96

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

INFORMAL NOTICE OF SUBSTANDARD CONDITIONS
LOS ANGELES COUNTY CODE, TITLE 26

[ ] Unpainted buildings causing dry rot, warping and termite infestation.

[X] Broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.

[ ] Overgrown vegetation causing detriment to neighboring properties or property values.

[ ] Dead trees, weeds and debris: 1) Constituting unsightly appearance, or (2) Detrimental to nearby property or property values.

[ ] Trailers, campers, boats and other mobile equipment stored for unreasonable periods in yard areas contiguous to streets or highways and causing depreciation of nearby property values. *(listed below)

[X] Inoperable or abandoned motor vehicles stored for unreasonable periods on the premises and causing depreciation of nearby property values. *(listed below)

[ ] Attractive nuisances dangerous to children in the form of: 1) Abandoned and broken equipment, or 2) Neglected machinery.

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

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

[ ] Packing boxes and other debris stored in yards and visible from public street for unreasonable periods.

[X] Maintenance of premises in such condition as to be detrimental to the public health, safety or general welfare or in such manner as to constitute a public nuisance as defined by Civil Code Section 3480.

[X] Property, including, but not limited to, building exteriors which are maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or disrepair that the same causes appreciable diminution of the property values of surrounding property or is materially detrimental to proximal properties and improvements. This includes, but is not limited to, the keeping or disposing of or the scattering over the property or premises of any of the following: 1) Lumber, junk, trash or debris. 2) Abandoned, discarded or unused objects of equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans or containers. 3) Stagnant water, or excavations. 4) Any device, decoration, design, fence, structure, clothesline or vegetation which is unsightly by reason of its condition or its inappropriate location.

[X] Maintenance of premises so out of harmony or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use or property values of such adjacent properties.

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

[X] Other: Cadillac - License Plate No. 895 UPO

[X] House is to be secured and barricaded immediately due to the nature of the problem with access to the structure. The remainder of the substandard conditions have to be abated by the dates given on the front of this notice.