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Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/10/20 AT 01:22PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
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LEADSHEET



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SEQ:
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SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

Substandard 5-12-2006

E535543

RECORDING REQUEST
City of Los Angeles
 When Recorded Mail to:
Los Angeles Housing + Community
Investment Department
 Code Enforcement Division
 1200 W. 7th St. Suite 100
 Los Angeles, CA 90017
ATTN: Substandard Desk

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE PROPERTY- 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), Sections 17980-17990 of the California Health and Safety(H & S) Code, and the California Code of Regulations, Title 25, Part I, Chapter 1, Sub Chapter 1, Sections 48-70, the Los Angeles Housing and Community Investment Department(HCIDLA) has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below (Subject Property Address) to be a substandard building and a nuisance property as defined in LAMC Section 91.8902 and H&S Code Sections 17980-17990. The owner of the property has been duly notified pursuant to the above code sections.

Pursuant to H&S Code Section 17991(b), within five (5) days after the sale or transfer of the Subject Property to a third party, while this Notice is in effect, the transferor shall record a *Notice of Conveyance of Substandard Property with the Los Angeles County Recorder's Office*, identifying the name and address of the buyer or transferee and executed by signature under the penalty of perjury that the information is true and correct, and forward a copy of said document to the HCIDLA at the listed address above.

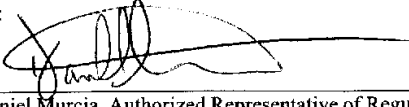
In addition, pursuant to H&S Code Section 17991 (c), in the event of any sale or other transfer of the Subject Property to a third party, while this Notice is in effect, the transferor shall provide all of the following information to the HCIDLA at the listed address above within five (5) days after the transfer occurs:

1. If the seller or transferor is not an individual person, the name, address, and drivers license number or identification card number of each individual who has an interest in excess of five (5) percent in the entity which is selling or transferring the property.
2. If the buyer or transferee is an individual person, the name, address, and drivers license number or identification number of that individual.
3. If the buyer or transferee is not an individual person, the name, address, and drivers license number or identification card number of each individual who has an interest in excess of five (5) percent in the entity that is the buyer or transferee of the property.

Pursuant to Section 17995 of the California Health and Safety Code, any person who violates any of these provisions is guilty of a misdemeanor, punishable by a fine not exceeding one thousand dollars (\$1,000.00) or by imprisonment not exceeding six (6) months, or by both fine and imprisonment.

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, HCIDLA may initiate a Criminal Complaint filing through the Los Angeles City Attorney's office. All Administrative fees are due and payable upon receipt of an Invoice from the HCIDLA. If the owner fails to reimburse the HCIDLA for these costs, and there should be a transfer of title of the subject property, said fees, if not drawn and forwarded to the HCIDLA at the time of Escrow, would become the responsibility of the new owner. These fees may be assessed as a lien against the property. This notice will continue to be in force until the HCIDLA records a subsequent notice of termination.

For more information regarding this notice, to obtain a copy of the Substandard Notice to Comply, and/or the status of HCIDLA's proceedings, please contact **Senior Inspector John Tompkins** at **(213) 252-2892** between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may also contact our Customer Service staff at (866) 557-7368 or visit us online at www.lacity.org.

APN:	5425022006	Census: 195500	CD: 13
Address:	1458 N SILVER LAKE BLVD LOS ANGELES, CA, 90026	CITY OF LOS ANGELES	
Date:	01/24/2020	By:	
Owner:	JOSEPH RUIZ 419 N LARCHMONT BLVD #114 LOS ANGELES, CA, 90004	Daniel Murcia, Authorized Representative of Regulatory Agency Code Enforcement Division	

Rev. 1/18