

June 25, 2024

Prominent Escrow
Attn: Martha Benitez
170 Newport Center Drive, Suite 150
Newport Beach, CA 92660

RE: **1110 Loma Avenue, Long Beach, CA**
CASE #: CESB49228

Dear Ms. Benitez:

In response to your request to terminate the Declaration of Substandard Property, document numbers **20100420064 & 20100933330**, please be advised that an inspection must first be conducted to verify that all substandard conditions have been addressed.

The following information is provided to assist you through this process:

1. The owner or an authorized agent must apply for a Special Inspection. Please ask for a Special Inspection application and present this letter at the Building Permits Counter for processing. Payment will be required at time of submittal.

Long Beach Development Permit Center
411 W. Ocean Blvd., 2nd Floor
Long Beach, CA 90802
(562) 570-7648

2. Arrange for the inspection by contacting Code Enforcement staff.

Any deficiencies noted as a result of the inspection must be corrected prior to issuance of the Termination of Declaration of Substandard Property. The cost for the preparation of Termination of Declaration of Substandard is \$155.00 each. The County Recorder's office will charge you \$40.00 to record the document.

Please contact me at (562) 570-6535 to arrange for the inspection or if you have any additional questions.

Cordially,



John Martin
Principal Building Inspector





CODE ENFORCEMENT

CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 W. Broadway, Suite 400

LONG BEACH, CALIFORNIA 90802

(562)570 - CODE FAX (562)5708034
(562)570 - 2 6 3 3 TOD (562)5705794

March 23, 2010

COPY

NOTICE OF SUBSTANDARD BUILDING

BLANCHE ALLEN, TRUSTEES OF THE BLANCHE ALLEN
FAMILY TRUST
13237 NEWMIRE AVE
NORWALK, CA 90650-2166

APN: 7254-001-014

Case # CESB49228

Address of Violation(s): 1110 LOMA AVE , LONG BEACH, CA

Dear Sir/Madam:

You are hereby notified that the Building Official of the City of Long Beach has determined the following building(s) to be substandard and a public nuisance: **ONE STORY SINGLE FAMILY DWELLING WITH DETACHED GARAGE.**

The above described building(s) are on property legally identified as LOT: 21 AND 22 of BLOCK: --- of TRACT: KIRKLAND as per maps or miscellaneous records recorded in the Office of the County Recorder of Los Angeles County, Known as **1110 LOMA AVE , LONG BEACH, CA 90804.** The Building Official will now institute proceedings to cause the rehabilitation or demolition of the building(s).

A declaration of Substandard Building has now been forwarded to the Los Angeles County Recorder for recordation against the property described above. This declaration may encumber the title of the property and will not be removed until all substandard items are abated. ATTACHMENT A is included herein and contains a list of the inadequacies and hazards, the code section violated, and the corrective actions required to abate the Substandard Building(s).

The corrective actions provided herein must be commenced on or before **April 22, 2010** and completed on or before **June 21, 2010** or the Building Official may order the building(s) vacated. If the building or structure is ordered vacated, or the Building Official determines that repairs cannot be effected with tenants or occupants present, then you may be required to pay tenant relocation benefits in accordance with Chapter 21.65 of the Long Beach Municipal Code. All required permits must be obtained prior to work commencing. If work is not commenced within the time specified all cost and expenses incurred by the City and its forces, including operating costs billed at the current rate of \$98.00 per hour shall become an indebtedness of the owner and a lien will be placed against the property. Any person aggrieved by this notice may appeal to the Board of Examiners, Appeals and Condemnation within thirty (30) calendar days from the date of this notice. Failure to do so shall be an acceptance of the Building Official's determination and any and all remedies provided by the Long Beach Municipal Code.

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NOTICE OF SUBSTANDARD BUILDING(S)

ATTACHMENT A

- 1 EXTERIOR
- 2 Porch Roof Struc - Inadq Suprt
LBMC 18.24.010 UHC Sec. 601.1
The porch roof structure lacks adequate support. Provide adequate support for the porch roof structure.
FRONT PORCH SUPPORT COLUMNS ARE LEANING AND BUCKLING.
- 3 Min 6" Clearance
LBMC 18.24.010 UHC Sec. 601.3 & CBC Sec. 1806.1
The foundation lacks the required minimum 6" clearance between natural grade and the exterior wood siding or mudsill of the structure. Provide the required minimum 6" clearance between natural grade and the exterior wood siding or mudsill of the structure. Note: This requirement can be accomplished by removing the wood siding within 6" of the ground and providing a 5" wide concrete curb 6" below grade. Galvanized flashing is required between the concrete flash wall and the wood framing members.
- 4 Stairs/Land - Deter & Prt Miss
LBMC 18.24.010 UHC Sec. 601.1 & CBC Sec. 1003.3.3
The exterior stairs and/or landings are deteriorated, partially missing and unsafe. Rebuild the exterior stairs and/or landings to meet minimum code requirements.
THE LANDING AND STAIRS ARE MISSING FROM EXTERIOR DOOR AREA ON THE NORTH SIDE OF DWELLING.
- 5 Part Siding - Deteriorated
LBMC 18.24.010 UHC Sec. 601.2
Portions of the exterior siding are deteriorated. Repair or replace all the deteriorated siding. Paint the siding to match the existing building.
- 6 Vents-Foundation
LBMC 18.24.430 Sec 1702 (I) - LBMC 18.24.010 - UBC 2306.7
Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.
- 7 Roof fascia/eaves/rafter-Deter
LBMC 18.24.010 UHC Sec. 601.1 & 8.76.010 PROHIBITED USES B.
The roof fascia, eaves and rafter tails are deteriorated. Replace or repair and paint the roof fascia, eaves and rafter tails.
- 8 Windows-Sash Balance
LBMC 18.24.010 - UHC 504.1 - LBMC 18.08.050 (4, 8)
Repair/replace inoperative sash balances on operable windows to operate correctly as directed: Windows must be operable to the exterior of the building and must be closeable.
- 9 Windows-Broken Glass
LBMC 18.24.010 - UHC 601.2 - LBMC 8.76.010 (c)
Replace broken window glass as directed.
- 10 Screens-Window
LBMC 18.24.430 Sec 1702 (I)
Provide mosquito proof screens on all operable windows.

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- 11 Service Equipment - Defective
LBMC 18.24.010 UHC Sec. 701.2
The electrical service equipment is deteriorated. Replace the service or remove all rust, corrosion and foreign materials and paint the service equipment to prevent further deterioration.
- 12 Conduits - Unprv Matrls
LBMC 18.24.010 UHC 701.2
Portions of the exterior electrical conduits are not approved to exterior use. Replace all unapproved electrical materials with approved electrical materials, installed in an approved manner.
PROVIDE ELECTRICAL WIRE FEEDERS TO GARAGE IN AN APPROVED MANNER
- 13 LGT Fxtrs - Globes & Covers
LBMC 18.24.010 UHC Sec. 701.2
The exterior light fixtures lack the protective globes and covers. Replace or provide protective globes and covers for the exterior light fixtures.
- 14 Gas Sys - Defective
LBMC 18.40.010 CPC Sec. 1204.3 and 1207.1
The gas system appears defective and may endanger life or property. Provide a test on the gas system.
- 15 Addition - Side
LBMC 18.12.010 A, 18.20.080 & 21.10.060
There is a substandard structure added to the side of the building. The structure was added without permits or inspections. Remove the substandard structure or obtain the required permits and reconstruct the structure to meet all minimum code requirements.
- 16 Addition - Rear
LBMC 18.12.010 A, 18.20.080 & 21.10.060
There is a substandard structure added to the rear of the building. The structure was added without permits or inspections. Remove the substandard structure or obtain the required permits and reconstruct the structure to meet all minimum code requirements.
- 17 INTERIOR
- 18 Inaccessible

Note: The interior was not available for inspection. Provide access to the uninspected interior. This case may not be concluded until an interior inspection has been made and any substandard conditions found within the unit are corrected within the time frame.

- 19 Garage Illegal Addition
LBMC 18.12.010 A, 18.20.080 and 21.10.060
There are no permits of record for the addition to the garage. Remove all alterations (building, plumbing and electrical) and restore the walls of the garage to a weathertight condition or obtain the required permits and reconstruct the addition to meet minimum code requirements.

UNPERMITTED ADDITION TO REAR OF GARAGE.

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- 20 Lean & buckle
LBMC 18.04.060, 18.04.200, 18.08.150, 18.20.110 18.24.010 UBC Sec. 1605.3
Members of exterior walls lean and buckle due to defective and deteriorated materials.
Replace the defective and deteriorated materials and reconstruct the roof structure.
GARAGE WALL ARE LEANING AND BUCKLING.
- 21 Part Siding-Damg, Deter & Miss
LBMC 18.24.010 UHC Sec. 601.2
Portions of the exterior siding are missing, damaged or deteriorated. Repair or replace all the damaged, deteriorated or missing siding. Paint the siding to match the existing building.
GARAGE SIDING.
- 22 YARD AREA
- 23 Yard fence - Deter & Unsightly
LBMC 18.24.430 UHC Sec. 1702 (k)
The yard fencing is deteriorated and unsightly. Repair and paint the deteriorated and unsightly fencing or remove the fencing.
- 24 Overgrown Vegetation
LBMC 8.76.010 (D)
Overgrown vegetation, cultivated or uncultivated, is likely to harbor rats, vermin or other nuisances which can be detrimental to neighboring properties or property values. Trim or remove all overgrown vegetation from the property.
- 25 Painted graffiti
LBMC 8.58.030
There is graffiti painted on your premises. Remove all graffiti from the premises.
- 26 Menace to life

NOTE: The structure(s) is/are a menace to life, health and public welfare.
- 27 Attractive nuisance

NOTE: The building(s) is/are an attractive nuisance which may prove to be detrimental to children whether in the building(s) or on the premises.
- 28 Permits and corrections

NOTE: Duly licensed contractors are required for all permits and corrections.
- 29 Building permit required
LBMC 18.12.010 A and B
NOTE: A building permit is required to be obtained from the Code Enforcement Division prior to starting the corrective work on the violations noted above.

END OF ATTACHMENT A

COPY

RECORDING REQUESTED BY
CITY OF LONG BEACH
WHEN RECORDED MAIL TO:
CITY OF LONG BEACH
DEPT OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT
100 W. Broadway, Ste. 400
LONG BEACH, CA 90802
'No Fee' City Business
Pursuant to CA Gov't Code §6103



DECLARATION OF SUBSTANDARD PROPERTY

Notice is hereby given that pursuant to the provisions of Chapter 18.20 of the Long Beach Municipal Code ('LBMC'), the property described below has been inspected and found to be substandard and a public nuisance as defined in Sections 18.08.200 and 18.08.150 of the LBMC and the owner of record of said property has been so notified, or will be so notified. Failure to correct or abate the substandard or nuisance conditions may result in administrative actions before the City's Board of Examiners, Appeals and Condemnation pursuant to Section 18.20.220 et seq., demolition of the structures on the property, the appointment of a Receiver, criminal prosecution pursuant to LBMC Section 18.20.390 and/or the placement of a lien against the subject property in accordance with Section 18.20.250 or the LBMC. The owner is responsible for any costs, including incidental enforcement expenses, incurred by the City to correct or abate the substandard and nuisance conditions.

This document will be terminated only when the Building Official or his designee of the City of Long Beach finds that the substandard conditions and public nuisance have been abated and either that such abatement has been accomplished at no cost to the City or that any such costs have been repaid to the City, or that such costs have been placed upon the tax rolls as a special assessment. Detailed information may be obtained by contacting the Code Enforcement Division, Community Development Department at (562) 570-6336.

LOT: 21 AND 22 BLOCK: -- TRACT: KIRKLAND
OWNER: BLANCHE ALLEN, TRUSTEES OF THE BLANCHE ALLEN FAMILY TRUST

In the City of Long Beach, County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of said County, known as 1110 LOMA AVE, Long Beach, California.

DATED: March 23, 2010
APN. 7254-001-014

Inspector: George Kinnear
Phone #: (562)570-6845
Case #: CESB49228

City of Long Beach, a municipal corporation

L Ronca
Lel Ronca
Code Enforcement Division Officer
Community Development

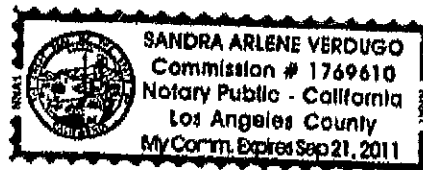
STATE OF CALIFORNIA
County of Los Angeles

On 3.23. 2010 before me, SANDRA ARLENE VERDUGO, a Notary Public, personally appeared Lel Ronca 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 foregoing paragraph is true and correct.

WITNESS my hand and official seal Notary Seal

Signature Sandra Arlene Verdugo
Notary Public in and for said County and State



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Pages:
0002

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

03/29/10 AT 08:30AM

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DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

CITY OF LONG BEACH
DEPT OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT
100 W. BROADWAY, SUITE 400
LONG BEACH, CA 90802
"No Fee" City Business
Pursuant to CA Gov't Code §6103



NOTICE OF BOARD DETERMINATION TO REHABILITATE OR DEMOLISH STRUCTURE

Notice is hereby given that pursuant to the provisions of Chapter 18.20 230 of the Long Beach Municipal Code ("LBMC"), all interested parties are hereby notified of the determination of the Board of Examiners, Appeals and Condemnation ("BEAC") at their meeting of June 21, 2010, in regard to the One Story Single Family Dwelling with Detached Garage at 1110 Loma Avenue, Long Beach, California

It was the decision of the Board to conclude the Hearing, adopt the findings of the Building Official as the Board's findings including 11 photographs, determine that the One Story Single Family Dwelling with Detached Garage are substandard and a public nuisance, and order the owners to demolish or rehabilitate the structures as per Findings dated June 11, 2010 by August 21, 2010 Also, order the owners to maintain the structures in a safe, clean and secure manner until the demolitions or rehabilitations are completed. The motion carried unanimously.

In the event the owner fails to comply with the Board's determination, the City shall begin proceedings to demolish the structure and any costs associated with such action will become an indebtedness of the owner and a lien on the subject real property.

Further attention is directed to Section 18.20.240 of the Long Beach Municipal Code which provides in part as follows "Whenever any person is aggrieved by any final order of the Board of Examiners, Appeals and Condemnation dealing with the corrections of substandard conditions or abatement of public nuisances, such person may, within fifteen (15) days after notice of such ruling or act has been served as hereinabove provided, appeal to the City Council by filing with the City Clerk a written statement of the rulings or acts complained of and the reasons for taking such appeal."

Questions regarding this matter shall be directed to Lei Ronca, Department of Community Development, Code Enforcement Division Officer at (562) 570-6336 between 7.30 a.m -4:30 p.m, Monday-Friday

OWNER(S). Blanche Allen, Trustee of the Blanche Allen Family Trust
LOT: 21 & 22 BLOCK: --- TRACT Kirkland Tract
in the City of Long Beach, County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of said County, known as 1110 Loma Avenue, Long Beach, California

DATED June 25, 2010
APN: 7254-001-014
INSPECTOR: George Kinnear
PHONE NO (562) 570-5845
RE: 1110 Loma Avenue
PROJ NO: CESB49228

CITY OF LONG BEACH
Lei Ronca
Lei Ronca
CODE ENFORCEMENT DIVISION OFFICER
COMMUNITY DEVELOPMENT DEPARTMENT

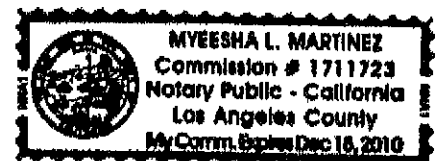
STATE OF CALIFORNIA
County of Los Angeles

On 6/25/10 before me, Myeesha L. Martinez, a Notary Public, personally appeared Lei Ronca 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 foregoing paragraph is true and correct.

WITNESS my hand and official seal
Signature *Myeesha L. Martinez*
Notary Public in and for said County and State

Notary Seal



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Pages:
0002

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

07/08/10 AT 11:06AM

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PAID:	0.00



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PROMINENT
ESCROW SERVICES

170 Newport Center Drive, Suite 150, Newport Beach, CA 92660 • (949) 825-5125

**REQUEST FOR DEMAND
AND
RELEASE OF LIEN**

City of Long Beach
Dept of Community Development
Code Enforcement
100 W. Broadway, Suite 400
Long Beach, CA 90802

Date: June 14, 2024
Escrow No.:
Your Case No.: **CESB49228**
Debtor: **The Blanche Allen Trust**

To whom it may concern:

An escrow has been opened with us which calls for the payment in full of sums due you from the above referenced debtor.

Please complete the form below, indicating the full amount due you and return to this office at your earliest convenience along with your signed LIEN RELEASE/ABSTRACT OF JUDGMENT.

Payment of your demand will be made at the close of escrow which we anticipate to be on or about **May 3, 2024**.

Thank you in advance for your cooperation and prompt response to this matter.

Yours truly,
Prominent Escrow Services, Inc.

Michelle Navarro, Escrow Officer

(DO NOT DETACH)

DEMAND

I hand you herewith:

1. Release of Lien and/or Satisfaction of Judgment.

You are authorized to use all of the above described documents, provided on or before _____, 20____, you hold for my/our account the sum of \$_____, with interest at the rate of _____% per cent per annum from _____ to date of issuance of your check.

In the event that the conditions of this demand have not been met within the time provided for herein, you are authorized, nevertheless, to use said documents at any time thereafter as soon as the conditions have been met, unless I/we shall have made written demand upon you for their return. Disbursement shall be made by check of your company, check to be mailed to the undersigned at the address given below.

Signed _____

Address: _____

Signed _____

Date _____

Phone No. _____

Special Instructions to Escrow Holder:

Julie Livingston

From: teammichelle <teammichelle@prominentescrow.com>
Sent: Friday, June 14, 2024 12:33 PM
To: Julie Livingston
Cc: Martha Benitez
Subject: Lien Release Request | 1110 Loma Avenue Long Beach, CA 90804
Attachments: Req Dmd_Rel Lien.pdf

-EXTERNAL-

Hi Julie,

Please see attached lien release request and advise if anything further is needed to process this request. Once escrow is open, the buyers would like to close asap. Please help advise if this seems feasible, copy of the recorded item is included with the release request. My contact info is below for any questions. Appreciate your help with this.

***** YOU MUST CALL OUR OFFICE PRIOR TO WIRING ANY FUNDS*****

Martha Benitez | Escrow Assistant

Direct: 949.258.4794 **Fax** 978.313.0392

TEAM EMAIL: teammichelle@prominentescrow.com

[170 Newport Center Drive, Suite 150, Newport Beach, CA 92660](#)

mбенitez1@prominentescrow.com | www.ProminentEscrow.com



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Prominent Escrow Services, Inc. is a licensed CA Escrow Company - DFPI 863-1615

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of title, lending and real

estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests. It is recommended that you independently research our contact information to confirm instructions and do not rely on information contained in an email signature block.