

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

August 29, 2019

Council District: # 10

Honorable Council of the City of Los Angeles,
Room 395, City Hall
JOB ADDRESS: **3318 WEST VENICE BLVD., LOS ANGELES, CA**
AKA: **1600 4TH AVE LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5072-028-024**
Invoice # **763621-1, 748422-7, 748133-2, 737602-7**

On October 02, 2016, January 28, 2018, and September 12, 2018, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **3318 West Venice Blvd., AKA 1600 4th Ave Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on July 15 2016, October 19 2017, November 1, 2018 pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fees.

In addition, pursuant to Section 98.0421, the property owner was issued an order on September 12, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance, annual inspection fees and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
Code Violation Investigation fee	336.00
System Development Surcharge	47.58
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	1,320.00
Late Charge/Collection fee (250%)	4,140.00
Accumulated Interest (1%/month)	513.72
Title Report fee	38.00
Grand Total	\$ 6,902.70

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$6,902.70** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$6,902.70** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK
Lien confirmed by

City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15718
Dated as of: 01/02/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5072-028-024

Property Address: 3318 W VENICE BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ETHEL M HARRELL

Grantor : ETHEL M HARRELL; JAMES E WESLEY; NADIA M THRASH

Deed Date : 11/20/2007

Recorded : 01/09/2008

Instr No. : 08-0053254

MAILING ADDRESS: ETHEL M HARRELL
4311 7TH AVE LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 23 Block: 35 Abbreviated Description: LOT:23 BLK:35 CENTRAL ARLINGTON HEIGHTS LOT 23
BLK 35

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD

20080053254

Pages
0004



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

Fees	\$27 00
Taxes	\$0 00
Other	\$0 00
Paid	\$27 00

01/09/08 AT 02:36PM

0001548474

200801090620027

Counter

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

	-			-			
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✓

RECORDING REQUESTED BY

Melvin Neal, Esq.
520 S Grand Av., 7th Floor
Los Angeles, CA 90071

01/09/08



20080053254

AND WHEN RECORDED MAIL TO

Melvin Neal, Esq.
520 S. Grand Av., 7th Floor
Los Angeles, CA 90071

5072 028024

GRANT DEED

The undersigned declares that the DOCUMENTARY TRANSFER TAX is \$0 *This is a bona fide gift and the grantor received nothing.*
THERE IS NO CONSIDERATION FOR THIS TRANSFER. *NET 11911*
This is a transfer to a REVOCABLE TRUST excluded from a change in ownership under section 62(d) of the Revenue and Taxation Code and State Board of Equalization Property Tax Rule 462

Grantor(s) ETHEL M HARRELL, a widow, JAMES E. WESLEY, a single man and NADIA M. THRASH, a married woman as her sole and separate property all as joint tenants grants to ETHEL M HARRELL, a widow the following described real property in the County of Los Angeles, State of California, described as follows:
LOT 23, Block 35 CENTRAL ARLINGTON HEIGHTS, in the City of LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, as per map recorded in Book 30 Page 51 of miscellaneous records, in the office of the County Recorder of said County.

Commonly known as 1600 4th Avenue, Los Angeles, CA 90019

Together with all of grantor's right, title and interest in and to that certain oil and gas lease recorded March 28, 1957 in BOOK 54055, PAGE 229 official records, for the term and upon the terms, conditions, and covenants therein provided

Dated: Nov. 20, 2007 Dated: November 27, 2007 Dated: 11/20, 2007
Ethel M Harrell James E Wesley Nadia M Thrash
Ethel M Harrell James E Wesley Nadia M Thrash

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

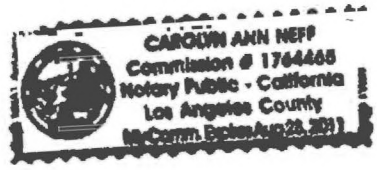
STATE OF CALIFORNIA,)
COUNTY OF Los Angeles)

On NOV. 20th 2007 before me, CARDYNN ANN NEFF, a notary public in and for said County and State, personally appeared ETHEL M. HARRELL and NADIA M THRASH personally known to me (or 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 (es), and that by his/her/their signature on the instrument the person (s), or the entity upon behalf of which the person (s), acted, executed the instrument.

WITNESS my hand and official seal

Carolyn Ann Neff
(Signature of Notary Public)



State of California)
County of Los Angeles)

On November 20, 2007 before me, Carolyn Ann Neff a Notary
(Insert Name of Notary Public and Title)
personally appeared: James E. Wesley

personally known to me (or proved to me 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.

WITNESS my hand and official seal.

Signature Carolyn Ann Neff

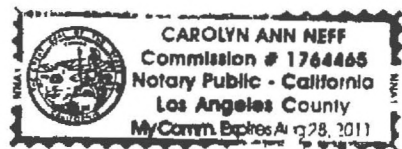


EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **3318 WEST VENICE BLVD., LOS ANGELES, CA**
AKA: 1600 4TH AVE. LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **5072-028-024**

Date: **August 29, 2019**

Last Full Title: **01/02/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ETHEL M HARRELL
ETHEL M HARRELL TRUST
3318 WEST VENICE BLVD
LOS ANGELES, CA. 90230

CAPACITY: OWNER

Property Detail Report

**For Property Located At :
1600 4TH AVE, LOS ANGELES, CA 90019**



Owner Information

Owner Name: **HARRELL ETHEL M**
 Mailing Address: **4311 7TH AVE, LOS ANGELES CA 90008-4706 C032**
 Vesting Codes: **// TR**

Location Information

Legal Description:	CENTRAL ARLINGTON HEIGHTS LOT 23		
County:	LOS ANGELES, CA	APN:	5072-028-024
Census Tract / Block:	2181.20 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	CENTRAL ARLINGTON HEIGHTS
Legal Book/Page:		Map Reference:	43-D4 /
Legal Lot:	23	Tract #:	
Legal Block:	35	School District:	LOS ANGELES
Market Area:	C16	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	01/09/2008 / 11/20/2007	Deed Type:	GIFT DEED
Sale Price:		1st Mtg Document #:	
Document #:	53254		

Last Market Sale Information

Recording/Sale Date:	11/20/1974 /	1st Mtg Amount/Type:	\$28,000 / CONV
Sale Price:	\$35,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$14.29
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1990 / 1990	Total Rooms/Offices		Garage Area:	
Gross Area:	2,450	Total Restrooms:		Garage Capacity:	
Building Area:	2,450	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.16	County Use:	AUTO SVC SHOP (2600)
Lot Area:	7,000	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$39,807	Assessed Year:	2018	Property Tax:	\$7,106.30
Land Value:	\$31,864	Improved %:	20%	Tax Area:	401
Improvement Value:	\$7,943	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$39,807				

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **3318 WEST VENICE BLVD. LOS ANGELES, CA**
AKA: **1600 4TH AVE. LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5072-028-024**

Date: **August 29, 2019**

CASE#: **801085**
ORDER NO: **A- 4610285**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 12, 2018**
COMPLIANCE EXPECTED DATE: **October 7, 2018**
DATE COMPLIANCE OBTAINED: **November 26,2018**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4610285

1.050.40.9201854182

**BOARD OF
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**VAN AMBATELOS
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012**

**FRANK M. BUSH
GENERAL MANAGER**

**OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER**

ORDER TO COMPLY

**ETHEL M. HARRELL (TR), C/O: JAMES WESLEY
4311 7TH AVE.
LOS ANGELES, CA 90008**

**CASE #: 77477
ORDER #: A-4610279
EFFECTIVE DATE: January 23, 2018
COMPLIANCE DATE: January 28, 2018**

PROPERTY OWNER OF

SITE ADDRESS: 3318 W VENICE BLVD UNIT# B

ASSESSORS PARCEL NO.: 5072-028-024

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: J & M TRANSMISSION & AUTO REPAIR

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on October 19, 2017 and billed on invoice # 737602.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

1050409201854182

If you have any questions or require any additional information please feel free to contact me at (213)252-3044.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: *Christopher Leko*

Date: January 16, 2018

CHRISTOPHER LEKO
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3044
Christopher.Leko@lacity.org

[Signature]
REVIEWED BY

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

JAN 17 2018

To the address as shown on the
last equalized assessment roll.
Initialed by *SL*

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CODE ENFORCEMENT BUREAU
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www.ladbs.org

EXHIBIT D

ASSIGNED INSPECTOR: CHRISTOPHER LEKO

Date: July 17, 2019

JOB ADDRESS: 3318 WEST VENICE BOULEVARD, LOS ANGELES, CA

(AKA: 1600 4TH AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 5072-028-024

CASE NO.: 78639

ORDER NO.: A-4610285

EFFECTIVE DATE OF ORDER TO COMPLY: January 23, 2018

COMPLIANCE EXPECTED DATE: January 28, 2018

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4610285

1050409201854182

**BOARD OF
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**OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER**

ORDER TO COMPLY

**HARRELL, ETHEL M TR ETHEL M HARRELL TRUST
4311 7TH AVE
LOS ANGELES, CA 90008**

**CASE #: 78639
ORDER #: A-4610285
EFFECTIVE DATE: January 23, 2018
COMPLIANCE DATE: January 28, 2018**

**PROPERTY OWNER OF
SITE ADDRESS: 3318 W VENICE BLVD UNIT# A
ASSESSORS PARCEL NO.: 5072-028-024
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: WEST COAST SMOG**

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Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

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There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

1 0 5 0 4 0 9 2 0 1 3 5 4 1 3 2

If you have any questions or require any additional information please feel free to contact me at (213)252-3044.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: *Christopher Leko*

Date: January 16, 2018

CHRISTOPHER LEKO
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3044
Christopher.Leko@lacity.org

[Signature]
REVIEWED BY

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

JAN 17 2018

To the address as shown on the
last equalized assessment roll.
Initialed by *SL*

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