

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

April 24, 2017

Council District: # 13

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **3782 WEST GRIFFITH VIEW DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5435-033-027**

On March 13, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **3782 West Griffith View Drive, 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.

Pursuant to Section 98.0421, the property owner was issued an order on March 13, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ <u>1,288.56</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** 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 **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T14001
Dated as of: 02/16/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5435-033-027

Property Address: 3782 W GRIFFITH VIEW DR ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TERESA BAUTISTA JUAREZ

Grantor : ROBERT ARREOLA AND ANNE ARREOLA

Deed Date : 04/10/1986

Recorded : 04/30/1986

Instr No. : 1986-0530984

MAILING ADDRESS: TERESA BAUTISTA JUAREZ
3782 GRIFFITH VIEW DR LOS ANGELES CA 90039

SCHEDULE B

LEGAL DESCRIPTION

Lot: 45 **Block:** 0 **Tract No:** 5006 **Abbreviated Description:** LOT:45 BLK:0

CITY:REGION/CLUSTER: 04/04193 **TR#:** 5006 **TRACT NO** 5006 **LOT** 45 **BLK** 0

City/Muni/Twp: REGION/CLUSTER: 04/04193

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST

Recording Date: 09/08/2006

Document #: 06-2003696

Loan Amount: \$100,000

Lender Name: BANK OF AMERICA NA

Borrowers Name: TERESA JUAREZ AND THERESA BAUTISTA JUAREZ

MAILING ADDRESS: CUSTOM RECORDING SOLUTIONS
2550 N. REDHILL AVE SANTA ANA, CA 92705

RECORDING REQUESTED BY
LINCOLN TITLE CO.
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

86 530984

NAME: **Teresa Bautista Juarez**
 STREET ADDRESS: **3782 Griffith View Drive**
Los Angeles, California
 CITY STATE ZIP: **90039**

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
APR 30 1986 AT 8 A.M.
 Recorder's Office

FEE
\$5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5435	033	027	ALL PTN
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Title Order No. 394695-32
 Escrow or Loan No. 6057

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
 DOCUMENTARY TRANSFER TAX is \$ 112.20 CITY TAX \$ _____
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROBERT ARREOLA and ANNE ARREOLA, husband and wife,

hereby GRANT(S) to
TERESA BAUTISTA JUAREZ, a married woman, as her sole and separate property,

the following described real property in the City of Los Angeles,
 County of Los Angeles, State of California

Lot 45 in Block "O" of Tract No. 5006, as per map recorded in Book 54
 Pages 94 to 97 inclusive of Maps in the office of the County Recorder
 of said county.

(AKA 3782 Griffith View Drive)

Dated April 10, 1986

Robert Arreola
 ROBERT ARREOLA
Anne Arreola
 ANNE ARREOLA

STATE OF CALIFORNIA } ss
 COUNTY OF Los Angeles
 On April 10, 1986 before me the
 undersigned, a Notary Public in and for said State, personally appeared
Robert Arreola and Anne Arreola

provided to me on the basis of satisfactory evidence) to be
 the person whose name is subscribed to the within
 instrument and acknowledged that they executed the same
 WITNESS my hand and official seal



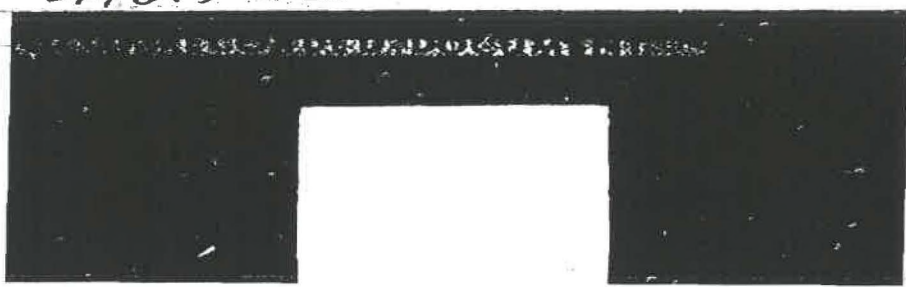
Signature *Donna Marie August*

(This area for official notarial seal)

TT-100 (Rev. 7/85)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

394695-32



Recording Requested By:
Bank of America, NA

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
2550 N. Redhill Ave.
Santa Ana, CA. 92705
800-756-3524 ext. 5011
Loan Number: 68249003284899

04-21

06 2003696

2

[Space Above This Line For Recording Data]

2572843

995061531602310

SHORT FORM DEED OF TRUST

(EQUITY MAXIMIZER® ACCOUNT)

This Deed of Trust is made on JULY 6, 2006 by TERESA JUAREZ
who acquired title as Theresa Bautista Juarez, a
married woman, as her sole and separate property.

(collectively and individually "Trustor"), PRLAP, INC. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

BANK AND I AGREE:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in LOS ANGELES County, California described as follows:

~~SCHEDULE~~ A ATTACHED HERETO AND MADE A PART OF.

EXHIBIT

with the street address: 3782 GRIFFITH VIEW DR, LOS ANGELES, CALIFORNIA 90039
and with Parcel No. 5435-033-027 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

2. **This Deed of Trust secures:**

- All of the obligations of the borrowers under the Disclosure and Loan Agreement dated JULY 6, 2006, and naming TERESA JUAREZ

09/08/06

3

as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 100,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"), and

- Trustor's performance of each obligation in this Deed of Trust.

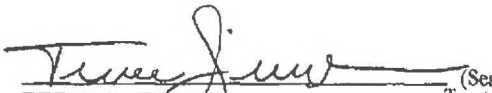
This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.)

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in **LOS ANGELES** County **JULY 19, 1999** as Instrument No. **99-1334924** in Book _____ and at Page _____ of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of **ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE** under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Mailing Address for Notices: **3782 GRIFFITH VIEW DR, LOS ANGELES, CALIFORNIA 90039**

BY SIGNING BELOW, Trustor accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Trustor and recorded with it.


TERESA JUAREZ (Seal)
-Trustor

(Seal)
-Trustor

(Seal)
-Trustor

(Seal)
-Trustor

(Seal)
-Trustor

(Seal)
-Trustor

09/08/06

06 2003696

4

[Space Below This Line For Acknowledgment]

State of California)

County of Los Angeles) ss.

On July 6, 2006)

before me, Angelica Rodriguez, Notary Public

personally appeared TERESA JUAREZ

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(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.



NOTARY SEAL

Angelica Rodriguez
NOTARY SIGNATURE

ANGELICA RODRIGUEZ
(Typed Name of Notary)

09/08/06

06 2003696

Property Detail Report

For Property Located At:
3782 GRIFFITH VIEW DR, LOS ANGELES, CA 90039-1715



Owner Information

Owner Name: **JUAREZ TERESA B**
 Mailing Address: **3782 GRIFFITH VIEW DR, LOS ANGELES CA 90039-1715 C025**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 5006 LOT 45	APN:	5435-033-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1883.00 / 3	Subdivision:	5006
Township-Range-Sect:		Map Reference:	35-B1 /
Legal Book/Page:	54-94	Tract #:	5006
Legal Lot:	45	School District:	LOS ANGELES
Legal Block:	O	School District Name:	
Market Area:	606	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/30/1986 / 04/1986	1st Mtg Amount/Type:	\$76,800 / PRIVATE PARTY
Sale Price:	\$102,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	530984	2nd Mtg Amount/Type:	\$9,900 / PRIVATE PARTY
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$147.19
New Construction:		Multi/Split Sale:	
Title Company:	LINCOLN TITLE CO.		
Lender:			
Seller Name:	ARREOLA ROBERT		

Prior Sale Information

Prior Rec/Sale Date:	05/08/1984 /	Prior Lender:	
Prior Sale Price:	\$71,000	Prior 1st Mtg Amt/Type:	\$53,200 / PRIVATE PARTY
Prior Doc Number:	550809	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	
Living Area:	693	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	3	Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1928	Roof Type:		Style:	SPANISH
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,801	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$171,560	Assessed Year:	2016	Property Tax:	\$2,060.56
Land Value:	\$60,038	Improved %:	65%	Tax Area:	13
Improvement Value:	\$111,522	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$164,560				

Comparable Summary

For Property Located At



3782 GRIFFITH VIEW DR, LOS ANGELES, CA 90039-1715

1 Comparable(s) found. (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 1

	Subject Property	Low	High	Average
Sale Price	\$102,000	\$669,000	\$669,000	\$669,000
Bldg/Living Area	693	720	720	720
Price/Sqft	\$147.19	\$929.17	\$929.17	\$929.17
Year Built	1924	1924	1924	1924
Lot Area	4,801	5,579	5,579	5,579
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$171,560	\$141,718	\$141,718	\$141,718
Distance From Subject	0.00	0.08	0.08	0.08

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		3782 GRIFFITH VIEW DR	\$102,000	1924	1	1	04/30/1986	693	4,801	0.0
Comparables										
<input checked="" type="checkbox"/>	1	3745 GRIFFITH VIEW DR	\$669,000	1924	2	1	09/30/2016	720	5,579	0.08

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3782 GRIFFITH VIEW DR, LOS ANGELES, CA 90039-1715**1 Comparable(s) Selected.**

Report Date: 05/04/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$102,000	\$669,000	\$669,000	\$669,000
Bldg/Living Area	693	720	720	720
Price/Sqft	\$147.19	\$929.17	\$929.17	\$929.17
Year Built	1924	1924	1924	1924
Lot Area	4,801	5,579	5,579	5,579
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$171,560	\$141,718	\$141,718	\$141,718
Distance From Subject	0.00	0.08	0.08	0.08

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.08 (miles)	
Address:	3745 GRIFFITH VIEW DR, LOS ANGELES, CA 90039-1714		
Owner Name:	COTTLE KENNETH E		
Seller Name:	PHAM LAM D		
APN:	5435-031-032	Map Reference:	35-B1 /
County:	LOS ANGELES, CA	Census Tract:	1883.00
Subdivision:	5006	Zoning:	LAR1
Rec Date:	09/30/2016	Prior Rec Date:	04/11/1996
Sale Date:	09/24/2016	Prior Sale Date:	
Sale Price:	\$669,000	Prior Sale Price:	\$101,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1195314	Acres:	0.13
1st Mtg Amt:	\$625,500	Lot Area:	5,579
Total Value:	\$141,718	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	720
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: RONALD KIDWELL

Date: April 24, 2017

JOB ADDRESS: 3782 WEST GRIFFITH VIEW DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5435-033-027

CASE#: 432446

ORDER NO: A-2971485

EFFECTIVE DATE OF ORDER TO COMPLY: March 13, 2012

COMPLIANCE EXPECTED DATE: April 12, 2012

DATE COMPLIANCE OBTAINED: July 06, 2012

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2971485

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATTIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JUAREZ, TERESA B
3782 GRIFFITH VIEW DR
LOS ANGELES, CA 90039

MAR 15 2012

EG

CASE #: 432446
ORDER #: A-2971485

EFFECTIVE DATE: March 13, 2012
COMPLIANCE DATE: April 12, 2012

OWNER OF
SITE ADDRESS: 3782 W GRIFFITH VIEW DR
ASSESSORS PARCEL NO.: 5435-033-027
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The approximate 12 x 9' construction of an addition to the rear of the dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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.



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

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 \$1,925.00.

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.

INVESTIGATION FEE REQUIRED:

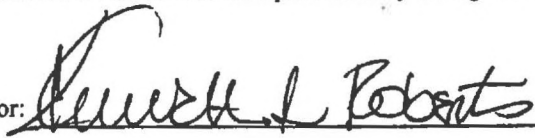
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3055.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: March 13, 2012

KENNETH ROBERTS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3055


REVIEWED BY