

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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

June 22, 2018

Council District: # 14

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

JOB ADDRESS: **543 SOUTH BERNAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5186-007-057**
Re: Invoice #739840-3

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: **543 South Bernal Avenue, 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 November 1, 2017, 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	\$ 1,288.56

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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15409
Dated as of: 05/30/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5186-007-057

Property Address: 543 S BERNAL AVE **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOSE TRINIDAD COLMENARES PEREZ, KAREN V COLMENARES PEREZ

Grantor : JOSE T COLMENARES JR; JOSE TRINIDAD COLMENARES PEREZ

Deed Date : 06/16/2016

Recorded : 06/28/2016

Instr No. : 16-0744400

MAILING ADDRESS: JOSE TRINIDAD COLMENARES PEREZ, KAREN V COLMENARES PEREZ
543 S BERNAL AVE LOS ANGELES CA 90063

SCHEDULE B

LEGAL DESCRIPTION

Lot: 88 Tract No: 1/2 Abbreviated Description: LOT:88 SUBD:KENYON & SMITH TRACT TR#: 1/2

***TR=KENYON AND SMITH TRACT*1/2 VAC ALLEYADJ ON NW AND LOT 88**

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 06/28/2016

Document #: 16-0744401

Loan Amount: \$174,000

Lender Name: MEGA CAPITAL FUNDING INC

Borrowers Name: JOSE TRINIDAD COLMENARES PEREZ; KARERR V COLMENARES PEREZ,

MAILING ADDRESS: MEGA CAPITAL FUNDING INC
5000 NORTH PARKWAY CALABASAS STE 100 CALABASAS, CA 91302

This page is part of your document - DO NOT DISCARD



20160744400



Pages:
0005

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

06/28/16 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00



LEADSHEET



201606281130005

00012278598



007639738

SEQ:
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T60

2

RECORDING REQUESTED BY
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Jose Trinidad Colmenares Perez and Karen
Colmenares
543 South Bernal Avenue
Los Angeles, CA 90063



Space Above This Line for Recorder's Use Only

A.P.N.: 5186-007-057

File No.: OSA-5184304 (MS)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$Los Angeles; CITY TRANSFER TAX \$CA;
[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of Los Angeles, and
[X] Exempt from transfer tax; Reason: **Some Party Transfer**

This is a bonafide gift and the grantor received nothing in return, R & T 11911'

This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911'

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jose T. Colmenares Jr., a single man and Jose Trinidad Colmenares Perez, a married man as his sole and separate property, as joint tenants

hereby GRANT(s) to **Jose Trinidad Colmenares Perez, a married man as his sole and separate property and Karen V. Colmenares Perez, a single woman as joint tenants**

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

LOT 88 OF KENYON AND SMITH TRACT IN THE CITY AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8, PAGE 184 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Mail Tax Statements To: **SAME AS ABOVE**

10E

Grant Deed - continued

Date: **06/16/2016**

3

A.P.N.: 5186-007-057

File No.: OSA-5184304 (MS)

Dated: June 16, 2016



Jose T. Colmenares Jr.



Jose Trinidad Colmenares Perez

4

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS

COUNTY OF Los Angeles)

On 06-16-2016 before me, Ana L. Garazo, Notary Public, personally appeared

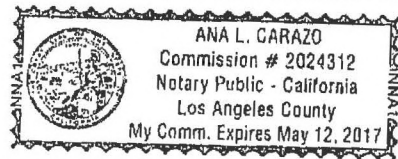
Jose T. Colmenares Jr & Jose Trinidad Colmenares Perez
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 [Handwritten Signature]

This area for official notarial seal.



5

NOTARY SEAL

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: ANA L CARAZO

Commission no.: 2084312

County where bond is filed: Los Angeles

Date Commission Expires: 5-12-17

Manufacturer/Vendor Identification number: NNAL

PLACE OF EXECUTION: Brent

DATE: 6/27/2016

SIGNATURE: Deborah

, DPS Agent



EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **June 22, 2018**

JOB ADDRESS: **543 SOUTH BERNAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5186-007-057**

Last Full Title: **05/30/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE TRINIDAD COLMENARES PEREZ;
KAREN V COLMENARES PEREZ
543 S BERNAL AVE
LOS ANGELES, CA 90063
CAPACITY: OWNER

- 2). MEGA CAPITAL FUNDING INC
5000 NORTH PARKWAY CALABASAS STE 100
CALABASAS, CA 91302
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
543 S BERNAL AVE, LOS ANGELES, CA 90063-3168



Owner Information

Owner Name: **PEREZ JOSE T & KAREN V**
 Mailing Address: **543 S BERNAL AVE, LOS ANGELES CA 90063-3168 C001**
 Vesting Codes: **//**

Location Information

Legal Description: **TR=KENYON AND SMITH TRACT 1/2 VAC ALLEY ADJ ON NW AND LOT 88**
 County: **LOS ANGELES, CA** APN: **5186-007-057**
 Census Tract / Block: **2041.20 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **KENYON & SMITH**
 Legal Book/Page: Map Reference: **45-B5 /**
 Legal Lot: **88** Tract #: **1**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **BOYH** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/28/2016 / 06/16/2016** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **744401**
 Document #: **744400**

Last Market Sale Information

Recording/Sale Date: **08/06/2012 / 07/25/2012** 1st Mtg Amount/Type: **\$155,944 / FHA**
 Sale Price: **\$160,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **1156959**
 Document #: **1156957** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$202.02**
 New Construction: Multi/Split Sale:
 Title Company: **INVESTORS TITLE CO.**
 Lender: **PACIFIC MERCANTILE BK**
 Seller Name: **ESQUIVEL JOSEPH & ANGELA V**

Prior Sale Information

Prior Rec/Sale Date: **02/10/1989 / 02/1989** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **230220** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	792	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1925 / 1927	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,280	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$244,509	Assessed Year:	2017	Property Tax:	\$3,079.09
Land Value:	\$163,625	Improved %:	33%	Tax Area:	4
Improvement Value:	\$80,884	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$244,509				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

543 S BERNAL AVE, LOS ANGELES, CA 90063-3168**7 Comparable(s) Selected.**

Report Date: 06/20/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$160,000	\$270,000	\$430,000	\$359,857
Bldg/Living Area	792	724	896	827
Price/Sqft	\$202.02	\$301.34	\$521.84	\$438.30
Year Built	1925	1905	1927	1915
Lot Area	5,280	2,996	6,120	4,666
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$244,509	\$26,782	\$342,720	\$115,374
Distance From Subject	0.00	0.08	0.49	0.28

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.08 (miles)
Address:	506 S BERNAL AVE, LOS ANGELES, CA 90063-3169		
Owner Name:	ZAPATA JOHN		
Seller Name:	FANNIE MAE		
APN:	5186-008-030	Map Reference:	45-B5 /
County:	LOS ANGELES, CA	Census Tract:	2041.20
Subdivision:	KENYON & SMITH TR	Zoning:	LARD1.5
Rec Date:	01/19/2018	Prior Rec Date:	
Sale Date:	12/20/2017	Prior Sale Date:	
Sale Price:	\$430,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	58259	Acres:	0.11
1st Mtg Amt:	\$417,100	Lot Area:	4,995
Total Value:	\$342,720	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	824
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1932
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.16 (miles)
Address:	3214 EAGLE ST, LOS ANGELES, CA 90063-3121		
Owner Name:	BADILLO EXCHANGE GROUP INC		
Seller Name:	ESTRADA ANN M		
APN:	5186-005-018	Map Reference:	45-B5 /
County:	LOS ANGELES, CA	Census Tract:	2041.20
Subdivision:	MOUNTAIN VIEW	Zoning:	LAR2
Rec Date:	02/07/2018	Prior Rec Date:	
Sale Date:	02/05/2018	Prior Sale Date:	
Sale Price:	\$340,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	126522	Acres:	0.11
1st Mtg Amt:	\$408,000	Lot Area:	4,677
Total Value:	\$26,782	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	872
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1905 / 1920
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.16 (miles)
Address:	415 S BERNAL AVE, LOS ANGELES, CA 90063-3166		
Owner Name:	DUHAIME CARLOS & BEATRIZ P		
Seller Name:	ORTIZ LETICIA TRUST		
APN:	5186-006-035	Map Reference:	45-B5 /
County:	LOS ANGELES, CA	Census Tract:	2041.20
Subdivision:	KANYON & SMITH	Zoning:	LAR2
Rec Date:	11/29/2017	Prior Rec Date:	08/12/1977
Sale Date:	11/17/2017	Prior Sale Date:	
Sale Price:	\$335,000	Prior Sale Price:	\$9,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1370825	Acres:	0.12
1st Mtg Amt:	\$301,500	Lot Area:	5,008
		Living Area:	724
		Total Rooms:	3
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1927 / 1939
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	

Total Value:	\$38,357	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4				Distance From Subject:0.26 (miles)	
Address: 740 S FRESNO ST, LOS ANGELES, CA 90023-1603					
Owner Name: BABLOT & BABLOT PTSHP					
Seller Name: IBARRA INVESTMENT INC					
APN:	5186-022-012	Map Reference:	45-B5 /	Living Area:	896
County:	LOS ANGELES, CA	Census Tract:	2048.10	Total Rooms:	6
Subdivision:	VALLEY VISTA TR LOS ANGELES	Zoning:	LAR2	Bedrooms:	3
Rec Date:	10/20/2017	Prior Rec Date:	07/07/2017	Bath(F/H):	1 /
Sale Date:	10/06/2017	Prior Sale Date:	06/26/2017	Yr Built/Eff:	1909 / 1920
Sale Price:	\$270,000	Prior Sale Price:	\$132,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1204861	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,120	Pool:	
Total Value:	\$96,230	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5				Distance From Subject:0.37 (miles)	
Address: 3507 E 3RD ST, LOS ANGELES, CA 90063-2919					
Owner Name: FDZ HOMES INC					
Seller Name: ESPINOSA ALFONSO TRUST					
APN:	5179-014-027	Map Reference:	45-C5 /	Living Area:	878
County:	LOS ANGELES, CA	Census Tract:	2039.00	Total Rooms:	5
Subdivision:	PLATEAU	Zoning:	LAR2	Bedrooms:	3
Rec Date:	03/20/2018	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	03/08/2018	Prior Sale Date:		Yr Built/Eff:	1912 / 1912
Sale Price:	\$365,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	266113	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$365,000	Lot Area:	2,996	Pool:	
Total Value:	\$27,399	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:6				Distance From Subject:0.42 (miles)	
Address: 963 S LORENA ST, LOS ANGELES, CA 90023-2224					
Owner Name: NEWSHIRE INVESTMENTS INC					
Seller Name: FRIAS JUAN M & CLARA					
APN:	5188-022-029	Map Reference:	45-B6 /	Living Area:	836
County:	LOS ANGELES, CA	Census Tract:	2048.10	Total Rooms:	
Subdivision:	LA ROSA TERRACE	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	02/22/2018	Prior Rec Date:	07/22/1996	Bath(F/H):	1 /
Sale Date:	01/24/2018	Prior Sale Date:		Yr Built/Eff:	1921 / 1926
Sale Price:	\$405,000	Prior Sale Price:	\$80,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	176499	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,777	Pool:	
Total Value:	\$112,246	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7				Distance From Subject:0.49 (miles)	
Address: 3110 E 1ST ST, LOS ANGELES, CA 90063-2808					
Owner Name: MARTINEZ VERONICA C					
Seller Name: VASQUEZ MARICELA I					
APN:	5179-006-004	Map Reference:	45-B4 /	Living Area:	760
County:	LOS ANGELES, CA	Census Tract:	2041.10	Total Rooms:	4
Subdivision:	CORCORAN	Zoning:	LAC2	Bedrooms:	2
Rec Date:	12/20/2017	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/30/2017	Prior Sale Date:		Yr Built/Eff:	1911 / 1930
Sale Price:	\$374,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1479771	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$361,517	Lot Area:	3,091	Pool:	
Total Value:	\$163,882	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **June 22, 2018**

JOB ADDRESS: **543 SOUTH BERNAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5186-007-057**

CASE#: **790353**

ORDER NO: **A-4542992**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 1, 2017**

COMPLIANCE EXPECTED DATE: **December 1, 2017**

DATE COMPLIANCE OBTAINED: **April 12, 2018**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4542992

4. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

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.

In addition to the C.V.I.F. noted above, 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 :

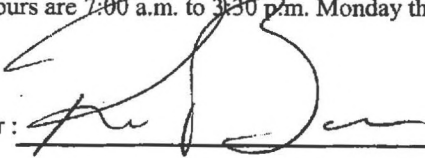
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 (323)526-9346. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

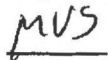
Inspector:



Date: October 25, 2017

ROGER BRUCE
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9346


Roger.Bruce@lacity.org



REVIEWED BY

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

OCT 27 2017

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

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