

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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 13, 2018

Council District: # 10

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

JOB ADDRESS: **4184 SOUTH 4TH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5023-025-004**  
Re: Invoice #720729-3

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: **4184 South 4th 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.

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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	248.47
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,600.47</b>

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 **\$2,600.47** 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 **\$2,600.47** 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 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](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T15393**  
Dated as of: 05/30/2018

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 5023-025-004**

**Property Address: 4184 S 4TH AVE                      City: Los Angeles                      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**  
**Grantee : PABLO ALONZO**  
**Grantor : PETER TRANKIEM; MARION J HUBERS**  
**Deed Date : 09/16/2013                      Recorded : 10/17/2013**  
**Instr No. : 13-1489043**

**MAILING ADDRESS: PABLO ALONZO**  
**4184 4TH AVE LOS ANGELES CA 90008**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 85 Tract No: 9741 Abbreviated Description: LOT:85 TR#:9741 TRACT NO 9741 LOT 85**

**MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**  
**Recording Date: 10/17/2013                      Document #: 13-1489044**  
**Loan Amount: \$406,000**  
**Lender Name: IMORTGAGE.COM INC**  
**Borrowers Name: PABLO ALONZO**

**MAILING ADDRESS: IMORTGAGE.COM INC**  
**4800 N. SCOTTSDALE ROAD STE 3800 SCOTTSDALE, AZ 85251**

This page is part of your document - DO NOT DISCARD



20131489043



Pages:  
0004

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

10/17/13 AT 08:00AM

FEES:	25.00
TAXES:	2,273.60
OTHER:	0.00
PAID:	2,298.60



LEADSHEET



201310170260003

00008441173



005838243

SEQ:  
09

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t97

RECORDING REQUESTED BY  
LAWYERS TITLE

RECORDING REQUESTED BY:  
Homestead Escrow, Inc.

AND WHEN RECORDED MAIL TO:

Pablo Alonzo  
4184 4th Ave  
Los Angeles, CA 90008

Order No. 213581972  
Escrow No. LH7315-SY  
Parcel No. 5023-025-004



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTORS DECLARE THAT DOCUMENTARY TRANSFER TAX IS \$446.60 and CITY \$1,827.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Peter Trankiem, a Married Man as his sole and separate property as to undivided 2/3 interest and Marion J. Hubers, an unmarried man as to undivided 1/3 interest as tenants in common

hereby GRANT(S) to Pablo Alonzo, a single man

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

Lot 85 of Tract No. 9741 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 138 Page(s) 16 to 19 inclusive of Maps in the Office of the County Recorder of Los Angeles County.

Date September 16, 2013

Signed In Counter-Parts  
Peter Trankiem

Marion J. Hubers  
Marion J. Hubers

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } S.S.

On Sept 17, 2013, before me, Jennifer Hull  
a notary public in and for said State, personally appeared Peter Trankiem and Marion J. Hubers 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/hers/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 Jennifer Hull (Seal)



Mail Tax Statement to SAME AS ABOVE or Address Noted Below

RECORDING REQUESTED BY  
LAWYERS TITLE

RECORDING REQUESTED BY:  
Homestead Escrow, Inc.

AND WHEN RECORDED MAIL TO:

Pablo Alonzo  
4184 4th Ave  
Los Angeles, CA  
90008

Order No. 213581972  
Escrow No. LH7315-SY  
Parcel No. 5023-025-004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

*Counterpart*

THE UNDERSIGNED GRANTORS DECLARE THAT DOCUMENTARY TRANSFER TAX IS \$446.00 and CITY \$1,827.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Peter Trankiem, a Married Man as his sole and separate property as to undivided 2/3 interest and Marion J. Hubers, an unmarried man as to undivided 1/3 interest as tenants in common

hereby GRANT(S) to Pablo Alonzo, a single man

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

Lot 85 of Tract No. 9741 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 138 Page(s) 16 to 19 inclusive of Maps in the Office of the County Recorder of Los Angeles County.

Date September 11, 2013

*[Signature]*  
Peter Trankiem

Signed In Counter-Parts

Marion J. Hubers

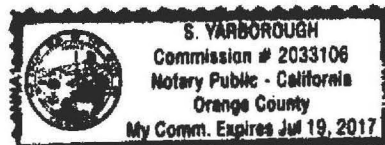
STATE OF CALIFORNIA }  
                                  } S.S.  
COUNTY OF Orange }

On September 11, 2013, before me, S. Yarborough, notary public, a notary public in and for said State, personally appeared Peter Trankiem and Marion J. Hubers 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 \_\_\_\_\_ (Seal)



Mail Tax Statement to SAME AS ABOVE or Address Noted Below

**PENALTY OF PERJURY AFFIDAVIT**  
(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 the Notary: S. YARBOROUGH

Date Commission expires: 7-19-2017

County Where Bond is Filed: ORANGE

Commission No.: 2033106      Manufacturer/Vendor No.: NNA1

Place of Execution: Irvine, Ca.      Date: October 16, 2013

Signature: \_\_\_\_\_

  
LAWYERS TITLE COMPANY

I further certify under the penalty of perjury that the illegible portion of the document to which this statement is attached reads as follows (if applicable):

Date: October 16, 2013

Signature: \_\_\_\_\_

LAWYERS TITLE COMPANY

# EXHIBIT B

ASSIGNED INSPECTOR: **JESSE CHEN**  
JOB ADDRESS: **4184 SOUTH 4TH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5023-025-004**

Date: **June 13, 2018**

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

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). PABLO ALONZO  
4184 4<sup>TH</sup> AVE  
LOS ANGELES, CA 90008  
CAPACITY: OWNER
  
- 2). IMORTGAGE.COM INC  
4800 N. SCOTTSDALE ROAD STE 3800  
SCOTTSDALE, AZ 85251  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :  
**4184 4TH AVE, LOS ANGELES, CA 90008-3934**

**Owner Information**

Owner Name: **ALONZO PABLO**  
 Mailing Address: **4184 4TH AVE, LOS ANGELES CA 90008-3934 C031**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT NO 9741 LOT 85</b>	APN:	<b>5023-025-004</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2340.00 / 4</b>	Subdivision:	<b>9741</b>
Township-Range-Sect:		Map Reference:	<b>51-D2 /</b>
Legal Book/Page:	<b>138-16</b>	Tract #:	<b>9741</b>
Legal Lot:	<b>85</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PHHT</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	<b>10/17/2013 / 09/16/2013</b>	1st Mtg Amount/Type:	<b>\$406,000 / VA</b>
Sale Price:	<b>\$406,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1489044</b>
Document #:	<b>1489043</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$280.00</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>LAWYERS TITLE</b>		
Lender:	<b>LOANDEPOT.COM LLC</b>		
Seller Name:	<b>TRANKEIM PETER</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>04/02/2013 / 03/29/2013</b>	Prior Lender:	
Prior Sale Price:	<b>\$305,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>490835</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,450</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1927 / 1929</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,106</b>	Lot Width/Depth:	<b>41 x 125</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$428,833</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$5,317.29</b>
Land Value:	<b>\$343,067</b>	Improved %:	<b>20%</b>	Tax Area:	<b>68</b>
Improvement Value:	<b>\$85,766</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$428,833</b>				



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**4184 4TH AVE, LOS ANGELES, CA 90008-3934****20 Comparable(s) Selected.**

Report Date: 06/12/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$406,000	\$490,000	\$870,000	\$665,755
Bldg/Living Area	1,450	1,232	1,636	1,429
Price/Sqft	\$280.00	\$349.75	\$659.94	\$468.53
Year Built	1927	1913	1949	1924
Lot Area	5,106	4,347	6,747	5,510
Bedrooms	3	2	3	2
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	2.00	1.05
Total Value	\$428,833	\$35,646	\$667,000	\$311,756
Distance From Subject	0.00	0.10	0.48	0.36

\* = user supplied for search only

Comp #:1		Distance From Subject:0.1 (miles)	
Address:	<b>4155 2ND AVE, LOS ANGELES, CA 90008-4041</b>		
Owner Name:	<b>PATEL SHASHIKANT G &amp; MINAKSHI &amp; SHAFALI S</b>		
Seller Name:	<b>RUBIN MIKE</b>		
APN:	<b>5022-026-011</b>	Map Reference:	<b>51-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2340.00</b>
Subdivision:	<b>2195</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/13/2017</b>	Prior Rec Date:	<b>05/22/2017</b>
Sale Date:	<b>09/28/2017</b>	Prior Sale Date:	<b>05/17/2017</b>
Sale Price:	<b>\$850,000</b>	Prior Sale Price:	<b>\$460,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1174443</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$656,000</b>	Lot Area:	<b>5,850</b>
Total Value:	<b>\$381,082</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,288</b>
		Total Rooms:	<b>2</b>
		Bedrooms:	<b>1 /</b>
		Bath(F/H):	<b>1920 / 1929</b>
		Yr Built/Eff:	<b>YES</b>
		Air Cond:	<b>Y / 1</b>
		Style:	<b>Pool:</b>
		Fireplace:	<b>Roof Mat:</b>
		Pool:	<b>Parking:</b>

Comp #:2		Distance From Subject:0.13 (miles)	
Address:	<b>4177 SUTRO AVE, LOS ANGELES, CA 90008-3922</b>		
Owner Name:	<b>GREENBERG ADAM</b>		
Seller Name:	<b>WEST COAST HOME BUYERS AJ LLC</b>		
APN:	<b>5023-019-005</b>	Map Reference:	<b>51-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2343.00</b>
Subdivision:	<b>9741</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/18/2017</b>	Prior Rec Date:	<b>07/14/2017</b>
Sale Date:	<b>10/12/2017</b>	Prior Sale Date:	<b>06/15/2017</b>
Sale Price:	<b>\$694,000</b>	Prior Sale Price:	<b>\$2,168,182</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1193878</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$451,100</b>	Lot Area:	<b>4,812</b>
Total Value:	<b>\$232,437</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,400</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1928 / 1939</b>
		Air Cond:	<b>SPANISH</b>
		Style:	<b>Y / 1</b>
		Fireplace:	<b>Pool:</b>
		Pool:	<b>Roof Mat:</b>
		Roof Mat:	<b>ROLL</b>
		Parking:	<b>COMPOSITION</b>
			<b>PARKING AVAIL</b>

Comp #:3		Distance From Subject:0.14 (miles)	
Address:	<b>4250 4TH AVE, LOS ANGELES, CA 90008-3904</b>		
Owner Name:	<b>LUMDA BAY INVESTMENTS LLC</b>		
Seller Name:	<b>BENJAMIN EUGENE B</b>		
APN:	<b>5023-026-003</b>	Map Reference:	<b>51-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2340.00</b>
Subdivision:	<b>9741</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/06/2018</b>	Prior Rec Date:	<b>11/05/1999</b>
Sale Date:	<b>03/21/2018</b>	Prior Sale Date:	<b>10/26/1999</b>
Sale Price:	<b>\$660,000</b>	Prior Sale Price:	<b>\$170,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>560032</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$258,472</b>	Lot Area:	<b>5,009</b>
Total Value:	<b>\$258,472</b>	# of Stories:	<b>1.00</b>
		Living Area:	<b>1,394</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1930 / 1930</b>
		Air Cond:	<b>SPANISH</b>
		Style:	<b>Y / 1</b>
		Fireplace:	<b>Pool:</b>
		Pool:	<b>Roof Mat:</b>
		Roof Mat:	<b>ROLL</b>

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	<b>COMPOSITION PARKING AVAIL</b>
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Comp #:	4				Distance From Subject:	0.24 (miles)
Address:	4329 2ND AVE, LOS ANGELES, CA 90008-4005					
Owner Name:	HBU INVESTMENTS LLC					
Seller Name:	PERKINS THORNTON & PHYLLIS J					
APN:	5022-028-010	Map Reference:	51-D2 /	Living Area:	1,401	
County:	LOS ANGELES, CA	Census Tract:	2340.00	Total Rooms:		
Subdivision:	2195	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	02/16/2018	Prior Rec Date:	11/02/1987	Bath(F/H):	2 /	
Sale Date:	02/01/2018	Prior Sale Date:	10/1987	Yr Built/Eff:	1923 / 1944	
Sale Price:	\$490,000	Prior Sale Price:	\$96,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	160982	Acres:	0.14	Fireplace:	/	
1st Mtg Amt:		Lot Area:	6,110	Pool:		
Total Value:	\$189,560	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	5				Distance From Subject:	0.26 (miles)
Address:	2043 W 41ST DR, LOS ANGELES, CA 90062-1410					
Owner Name:	COHEN ANDREA					
Seller Name:	PETERS WILSON					
APN:	5022-015-021	Map Reference:	51-D2 /	Living Area:	1,498	
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:		
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	04/27/2018	Prior Rec Date:		Bath(F/H):	1 /	
Sale Date:	04/04/2018	Prior Sale Date:		Yr Built/Eff:	1926 / 1930	
Sale Price:	\$635,000	Prior Sale Price:		Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:		Style:		
Document #:	413624	Acres:	0.14	Fireplace:	Y / 1	
1st Mtg Amt:		Lot Area:	5,884	Pool:		
Total Value:	\$40,927	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	6				Distance From Subject:	0.28 (miles)
Address:	2024 W 42ND ST, LOS ANGELES, CA 90062-1420					
Owner Name:	KIECKHAFFER ERIK/SALALAC TERESA					
Seller Name:	GOOD HANDS DESIGN LLC					
APN:	5022-012-026	Map Reference:	51-D2 /	Living Area:	1,292	
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:		
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	10/02/2017	Prior Rec Date:	12/16/2016	Bath(F/H):	1 /	
Sale Date:	07/28/2017	Prior Sale Date:	12/07/2016	Yr Built/Eff:	1919 / 1919	
Sale Price:	\$649,500	Prior Sale Price:	\$385,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	1123572	Acres:	0.13	Fireplace:	Y / 1	
1st Mtg Amt:	\$617,025	Lot Area:	5,502	Pool:		
Total Value:	\$385,000	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	7				Distance From Subject:	0.35 (miles)
Address:	2010 W 43RD ST, LOS ANGELES, CA 90062-1451					
Owner Name:	VOLZ KEVIN/GREEN MARY					
Seller Name:	JLMR INVESTMENTS LP					
APN:	5022-010-029	Map Reference:	51-D2 /	Living Area:	1,248	
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:		
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	03/23/2018	Prior Rec Date:	01/04/2018	Bath(F/H):	1 /	
Sale Date:	02/27/2018	Prior Sale Date:	12/26/2017	Yr Built/Eff:	1915 / 1927	
Sale Price:	\$653,000	Prior Sale Price:	\$2,025,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	284295	Acres:	0.13	Fireplace:	Y / 1	
1st Mtg Amt:	\$522,400	Lot Area:	5,503	Pool:		
Total Value:	\$512,202	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	8				Distance From Subject:	0.36 (miles)
Address:	3942 3RD AVE, LEIMERT PARK, CA 90008-2706					
Owner Name:	MURO CRISTIAN R/ROMEU JULIANA G					
Seller Name:	DAHAL RABIA A					
APN:	5034-018-040	Map Reference:	51-D1 /	Living Area:	1,396	
County:	LOS ANGELES, CA	Census Tract:	2340.00	Total Rooms:		
Subdivision:	809	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	02/28/2018	Prior Rec Date:	02/28/2017	Bath(F/H):	1 /	
Sale Date:	01/23/2018	Prior Sale Date:	01/30/2017	Yr Built/Eff:	1920 / 1925	
Sale Price:	\$646,000	Prior Sale Price:	\$446,100	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	197296	Acres:	0.12	Fireplace:	Y / 1	
1st Mtg Amt:	\$484,500	Lot Area:	5,320	Pool:		
Total Value:	\$176,044	# of Stories:	1.00	Roof Mat:		

Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL
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Comp #:	9				Distance From Subject:	0.39 (miles)
Address:	1915 W 42ND PL, LOS ANGELES, CA 90062-1442					
Owner Name:	LARSEN KALLIE C & LAUREN					
Seller Name:	GALVAN MIRIAM					
APN:	5022-012-004	Map Reference:	51-D2 /	Living Area:	1,424	
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:		
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	11/15/2017	Prior Rec Date:	04/15/2015	Bath(F/H):	2 /	
Sale Date:	10/24/2017	Prior Sale Date:	04/09/2015	Yr Built/Eff:	1919 / 1960	
Sale Price:	\$643,000	Prior Sale Price:	\$455,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	1312069	Acres:	0.13	Fireplace:	Y / 1	
1st Mtg Amt:		Lot Area:	5,501	Pool:		
Total Value:	\$506,264	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	10				Distance From Subject:	0.4 (miles)
Address:	1925 W 41ST ST, LOS ANGELES, CA 90062-1415					
Owner Name:	RAYMAR PROPERTIES LLC					
Seller Name:	WONG PICK F & JERRY B					
APN:	5022-016-006	Map Reference:	51-D2 /	Living Area:	1,466	
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:		
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	12/06/2017	Prior Rec Date:		Bath(F/H):	1 /	
Sale Date:	11/22/2017	Prior Sale Date:		Yr Built/Eff:	1913 / 1913	
Sale Price:	\$525,000	Prior Sale Price:		Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:		Style:		
Document #:	1414314	Acres:	0.13	Fireplace:	Y / 1	
1st Mtg Amt:	\$585,000	Lot Area:	5,501	Pool:		
Total Value:	\$35,646	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	11				Distance From Subject:	0.4 (miles)
Address:	1914 W 41ST ST, LOS ANGELES, CA 90062-1414					
Owner Name:	DAY JOHANNA H & MATTHEW F					
Seller Name:	ORELLANA DEBBIE					
APN:	5022-015-039	Map Reference:	51-D2 /	Living Area:	1,572	
County:	LOS ANGELES, CA	Census Tract:	2315.00	Total Rooms:	8	
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	12/01/2017	Prior Rec Date:	03/17/2014	Bath(F/H):	1 /	
Sale Date:	11/21/2017	Prior Sale Date:	03/10/2014	Yr Built/Eff:	1913 / 1936	
Sale Price:	\$600,000	Prior Sale Price:	\$315,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	1387409	Acres:	0.13	Fireplace:	Y / 1	
1st Mtg Amt:	\$525,915	Lot Area:	5,502	Pool:		
Total Value:	\$332,713	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE	

Comp #:	12				Distance From Subject:	0.42 (miles)
Address:	4529 2ND AVE, LOS ANGELES, CA 90043-1459					
Owner Name:	HOOLEY KEYRAN J IV/BUXTON ASHLEY M					
Seller Name:	GATSBY REAL ESTATE LLC					
APN:	5015-037-027	Map Reference:	51-D2 /	Living Area:	1,232	
County:	LOS ANGELES, CA	Census Tract:	2345.02	Total Rooms:		
Subdivision:	1798	Zoning:	LAR2	Bedrooms:	2	
Rec Date:	05/24/2018	Prior Rec Date:	06/23/2017	Bath(F/H):	1 /	
Sale Date:	04/16/2018	Prior Sale Date:	06/09/2017	Yr Built/Eff:	1920 / 1920	
Sale Price:	\$650,100	Prior Sale Price:	\$345,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	516822	Acres:	0.12	Fireplace:	Y / 1	
1st Mtg Amt:	\$520,000	Lot Area:	5,200	Pool:		
Total Value:	\$377,400	# of Stories:	1.00	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	13				Distance From Subject:	0.44 (miles)
Address:	3986 WESTSIDE AVE, LOS ANGELES, CA 90008-2630					
Owner Name:	WELSH JUSTIN D & JENNIFER A					
Seller Name:	RALPH PARTNERS II LLC					
APN:	5034-003-044	Map Reference:	51-C1 /	Living Area:	1,376	
County:	LOS ANGELES, CA	Census Tract:	2340.00	Total Rooms:	6	
Subdivision:	10960	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	02/23/2018	Prior Rec Date:	08/13/2004	Bath(F/H):	2 /	
Sale Date:	02/20/2018	Prior Sale Date:	06/14/2004	Yr Built/Eff:	1940 / 1940	
Sale Price:	\$870,000	Prior Sale Price:	\$450,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL	
Document #:	182608	Acres:	0.14	Fireplace:	Y / 1	
1st Mtg Amt:	\$696,000	Lot Area:	6,149	Pool:		
Total Value:	\$540,460	# of Stories:	1.00	Roof Mat:	WOOD SHAKE	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL	

<b>Comp #:14</b>		Distance From Subject:0.45 (miles)	
Address:	4524 7TH AVE, LOS ANGELES, CA 90043-1342		
Owner Name:	HAUGHTON MALIK D		
Seller Name:	MORGAN PICKS TWO LLC		
APN:	5014-013-027	Map Reference:	51-C2 /
County:	LOS ANGELES, CA	Census Tract:	2345.02
Subdivision:	3813	Zoning:	LAR2
Rec Date:	02/13/2018	Prior Rec Date:	03/17/2000
Sale Date:	01/23/2018	Prior Sale Date:	02/17/2000
Sale Price:	\$600,000	Prior Sale Price:	\$140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	149036	Acres:	0.10
1st Mtg Amt:	\$612,900	Lot Area:	4,347
Total Value:	\$425,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,444
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1926
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

<b>Comp #:15</b>		Distance From Subject:0.45 (miles)	
Address:	1853 W 42ND ST, LOS ANGELES, CA 90062-1529		
Owner Name:	VANDEWOUWER MATTHEW & VIVIAN L		
Seller Name:	2001-2003 CAMBRIDGE ST INC		
APN:	5022-004-012	Map Reference:	51-D2 /
County:	LOS ANGELES, CA	Census Tract:	2315.00
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1
Rec Date:	03/16/2018	Prior Rec Date:	08/14/2017
Sale Date:	02/20/2018	Prior Sale Date:	08/01/2017
Sale Price:	\$660,000	Prior Sale Price:	\$425,100
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	258668	Acres:	0.13
1st Mtg Amt:	\$528,000	Lot Area:	5,751
Total Value:	\$44,940	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,434
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1936
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:16</b>		Distance From Subject:0.45 (miles)	
Address:	3905 DUBLIN AVE, LOS ANGELES, CA 90008-2713		
Owner Name:	POWELL CHRISTOPHER E		
Seller Name:	JOHNSON OMAR		
APN:	5034-009-026	Map Reference:	51-D1 /
County:	LOS ANGELES, CA	Census Tract:	2340.00
Subdivision:	11009	Zoning:	LAR1
Rec Date:	02/28/2018	Prior Rec Date:	02/25/1997
Sale Date:	02/02/2018	Prior Sale Date:	
Sale Price:	\$850,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	193730	Acres:	0.12
1st Mtg Amt:	\$680,000	Lot Area:	5,429
Total Value:	\$667,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,557
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1936 / 1936
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

<b>Comp #:17</b>		Distance From Subject:0.47 (miles)	
Address:	4626 4TH AVE, LOS ANGELES, CA 90043-1440		
Owner Name:	SANCHEZ MARISA L		
Seller Name:	PONCE SOFIA A		
APN:	5014-027-020	Map Reference:	51-D2 /
County:	LOS ANGELES, CA	Census Tract:	2345.02
Subdivision:	1700	Zoning:	LAR2
Rec Date:	12/29/2017	Prior Rec Date:	07/19/2005
Sale Date:	12/07/2017	Prior Sale Date:	06/23/2005
Sale Price:	\$610,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1520241	Acres:	0.15
1st Mtg Amt:	\$430,000	Lot Area:	6,747
Total Value:	\$490,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,510
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1917 / 1929
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

<b>Comp #:18</b>		Distance From Subject:0.47 (miles)	
Address:	1867 W 43RD PL, LOS ANGELES, CA 90062-1545		
Owner Name:	GRAMAJO OSBIN A O		
Seller Name:	RIDGEWAY RICHARD J TRUST		
APN:	5022-007-015	Map Reference:	51-D2 /
County:	LOS ANGELES, CA	Census Tract:	2315.00
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1
Rec Date:	03/13/2018	Prior Rec Date:	
Sale Date:	02/17/2018	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	239937	Acres:	0.14
1st Mtg Amt:	\$540,038	Lot Area:	6,254
Total Value:	\$39,669	# of Stories:	1.00
		Living Area:	1,423
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1926
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	

Land Use:	SFR	Park Area/Cap#:	/	Parking:
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Comp #:19				Distance From Subject:0.47 (miles)
Address:	4230 11TH AVE, LOS ANGELES, CA 90008-4505			
Owner Name:	TANKEL JARED M/HOLMAN AUSTEN R			
Seller Name:	PATRIOT HOLDINGS LLC			
APN:	5024-022-013	Map Reference:	51-C2 /	Living Area: 1,636
County:	LOS ANGELES, CA	Census Tract:	2343.00	Total Rooms: 6
Subdivision:	1	Zoning:	LAR1	Bedrooms: 3
Rec Date:	04/17/2018	Prior Rec Date:	12/22/2017	Bath(F/H): 2 /
Sale Date:	03/20/2018	Prior Sale Date:	12/06/2017	Yr Built/Eff: 1931 / 1932
Sale Price:	\$827,000	Prior Sale Price:	\$541,500	Air Cond:
Sale Type:	FULL -	Prior Sale Type:	FULL	Style: SPANISH
Document #:	368248	Acres:	0.11	Fireplace: Y / 1
1st Mtg Amt:	\$661,600	Lot Area:	4,634	Pool:
Total Value:	\$196,035	# of Stories:	1.00	Roof Mat: ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:20				Distance From Subject:0.48 (miles)
Address:	4427 S WILTON PL, LOS ANGELES, CA 90062-1944			
Owner Name:	HAROLD KREITENBERG CONST INC			
Seller Name:	HAROLD KREITENBERG CONST INC			
APN:	5015-016-022	Map Reference:	51-D2 /	Living Area: 1,591
County:	LOS ANGELES, CA	Census Tract:	2324.00	Total Rooms:
Subdivision:	ST VINCENT COLLEGE TR	Zoning:	LAR2	Bedrooms: 3
Rec Date:	01/10/2018	Prior Rec Date:	08/03/2017	Bath(F/H): 2 /
Sale Date:	12/07/2017	Prior Sale Date:	07/05/2017	Yr Built/Eff: 1949 / 1949
Sale Price:	\$652,500	Prior Sale Price:	\$425,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	31719	Acres:	0.12	Fireplace: Y / 1
1st Mtg Amt:	\$640,681	Lot Area:	5,200	Pool:
Total Value:	\$404,262	# of Stories:	1.00	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: **JESSE CHEN**  
JOB ADDRESS: **4184 SOUTH 4TH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5023-025-004**

Date: **June 13, 2018**

CASE#: **756061**  
ORDER NO: **A-4313155**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 09, 2017**  
COMPLIANCE EXPECTED DATE: **April 08, 2017**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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## **LIST OF IDENTIFIED CODE VIOLATIONS** **(ORDER TO COMPLY)**

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4313155

1060706201738527

32

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

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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

ORDER TO COMPLY AND NOTICE OF FEE

ALONZO, PABLO  
4184 4TH AVE  
LOS ANGELES, CA 90008

CASE #: 756061  
ORDER #: A-4313155  
EFFECTIVE DATE: March 09, 2017  
COMPLIANCE DATE: April 08, 2017

OWNER OF  
SITE ADDRESS: 4184 S 4TH AVE

ASSESSORS PARCEL NO.: 5023-025-004  
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. 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 building or premises is Substandard due to lack of minimum amounts of required natural light and ventilation.

You are therefore ordered to: Abate all Substandard conditions which are causing lack of minimum amounts of required natural light and ventilation.

Code Section(s) in Violation: 91.8902.1 #8, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Driveway side of the dwelling. (South)

Comments: Unapproved structure has been erected over the driveway creating storage.

- 2. The approximate 10 x 30 construction of a wooded structure to the south side of the SFD (driveway) 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,

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

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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.

Location: Located along the south side of the SFD over the driveway. Blocks access to the garage. Blocks windows along driveway.

**3. Missing, inoperable or insufficiently sized emergency escape and rescue openings.**

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms.

Code Section(s) in Violation: 91.1029.1, 91.1029.2, 91.1029.5, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

Location: Driveway side of home. Illegal structure erected now blocks windows that may be used for egress during an emergency.

**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.

**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.

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**

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1060706201738527

If you have any questions or require any additional information please feel free to contact me at (213)252-3952.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : S. Eshbach

Date: March 02, 2017

SHAWN ESHBACH  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3952

shawn.eshbach@lacity.org

JA

REVIEWED BY

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

**MAR 09 2017**

To the address as shown on the  
last equalized assessment roll.  
Initiated by [Signature]

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**  
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