

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

December 7, 2017

Council District: # 9

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

JOB ADDRESS: **5109 SOUTH LONG BEACH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5106-026-017**
Re: #709832-9

On February 13, 2016, 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: **5109 South Long Beach 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.

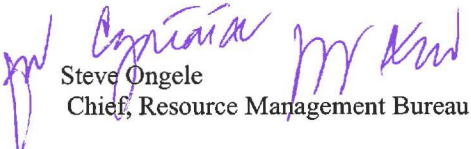
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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)	211.26
Title Report Fee	42.00
Grand Total	\$ 2,563.26

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 **\$2,563.26** 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 **\$2,563.26** 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

Property Title Report

Work Order No. T14944
Dated as of: 11/29/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5106-026-017

Property Address: 5109 S LONG BEACH AVE W ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

Grantee : RESIDENTIAL HOLDINGS & INVESTMENT LLC

Grantor : TOMMY R JOHNSON

Deed Date : 12/05/2013

Recorded : 12/17/2013

Instr No. : 13-1774539

MAILING ADDRESS: RESIDENTIAL HOLDINGS & INVESTMENT LLC
9021 MELROSE AVE STE 300 WEST HOLLYWOOD CA 90069

SCHEDULE B

LEGAL DESCRIPTION

Lot: 31 Tract No: S Abbreviated Description: LOT: 31 SUBD: STRONG & DICKINSONS CENTRAL AVENUE TRACT TR#: S RUFUS J STUKEY TRACT S 58.75 FT OF LOT 31

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 05/01/2014

Document #: 14-0451506

Loan Amount: \$99,000

Lender Name: SIMON GOMEZ ETUX

Borrowers Name: RESIDENTIAL HOLDINGS & INVESTMENT LLC

MAILING ADDRESS: FIDELITY NATIONAL TITLE
8915 TILMONT AVE PICO RIVERA CA 90660

This page is part of your document - DO NOT DISCARD



20131774539



Pages:
0002

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

12/17/13 AT 02:08PM

FEES:	15.00
TAXES:	196.00
OTHER:	0.00
PAID:	211.00



LEADSHEET



201312172890008

00008657859



005939288

SEQ:
16

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

2

COUNTY OF LOS ANGELES
DEPARTMENT OF TREASURER
AND TAX COLLECTOR

AND WHICH RECORDED MAIL TO

RESIDENTIAL HOLDINGS &
INVESTMENT LLC
9021 MELROSE AVE, SUITE 300
WEST HOLLYWOOD, CA 90069-5609



20131774539

Document Transfer Tax - computed on full value of property conveyed	\$ 38.50
City Transfer Tax	\$ 157.50
Survey Fee	\$ 0.00

Leisha Mupson
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for FISCAL YEAR 2008 - 2009
and for nonpayment were duly declared to be in default. DEFAULT NUMBER 5106-026-017

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

RESIDENTIAL HOLDINGS & INVESTMENT LLC - LIMITED LIABILITY COMPANY

("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on **October 21, 2013** pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$ 35,000.00
No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to, **JOHNSON, TOMMY R**

described as follows: ASSESSOR'S PARCEL NUMBER **5106-026-017**

RUFUS J STUKEY TRACT S 58.75 FT OF LOT 31

STATE OF CALIFORNIA } ss.
County of Los Angeles

MARK J. SALADINO
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

By *[Signature]*
Deputy Tax Collector

EXECUTED ON **December 5, 2013**

On **December 5, 2013**, before me personally appeared **KATHLEEN GLOSTER** 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 on 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.

Location: City of LOS ANGELES

Sale No. 2013A Item No. 03545

Dean C. Logan
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California



By *Leisha Mupson*
Deputy County Clerk

This page is part of your document - DO NOT DISCARD



20140451506



Pages:
0003

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

05/01/14 AT 08:44AM

FEES :	46.00
TAXES :	0.00
OTHER :	0.00
PAID :	46.00



LEADSHEET



201405010920002

00009135092



006168692

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

TBD

RESIDENTIAL HOLDINGS & INVESTMENTS
9021 MEL ROSE AVE, SUITE 300
WEST HOLLYWOOD, CA 90069

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Document Provided by Fidelity National Title

This Deed of Trust, made this 1st day of April, 2014, between _____
Residential Holdings & Investment, LLC _____ herein called **Trustor**, whose
address is 9021 Melrose Ave., Ste. 300, West Hollywood, CA 90069, and _____
Simon Gomez & Blanca E. Gomez _____, herein called **Beneficiary**, whose address is
8915 Tilmont Ave, Pico Rivera, CA 90660 _____ and **Fidelity National Title**, A
California corporation, herein called **Trustee**,

Witnesseth: THAT TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:
Long Beach Avenue, Los Angeles, CA 90046

LOT 31 OF RUFUS J. STUKEY TRACT AS PER MAP RECORDED IN BOOK 7, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN: 5106-026-017

TOGETHER WITH the rents, issues and profits thereof, SUBJECT HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (11) of the provisions set forth below to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension of renewal thereof, in the principal sum of \$ 99,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of such property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) That Trustor will observe and perform said provisions; and that the referenced to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

(2) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration's herein not excluding the general.

(3) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured herein and in such order as beneficiary may determine or at option of Beneficiary the entire amount so collected or any part hereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereinunder or invalidate any act done pursuant to such notice.

(4) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to record this Deed.

The undersigned Trustor request that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Dated:

✓ RESIDENTIAL HOLDINGS & INVESTMENTS, LLC

MARCH 7 2014

Simon Gomez
SIMON GOMEZ

RESIDENTIAL HOLDINGS & INVESTMENTS, LLC

MARCH 7 2014

Blanca Gomez
BLANCA GOMEZ

STATE OF CALIFORNIA

COUNTY OF Los Angeles)SS.

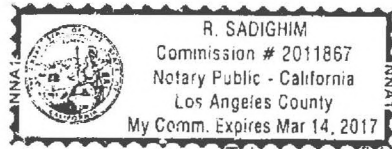
On March 07, 2014 before me, R. Sadighim (insert name) Notary Public, personally appeared Blanca E. Gomez & Simon Gomez who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/they executed 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

R. Sadighim



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT C

Property Detail Report

For Property Located At :
,, CA



Owner Information

Owner Name: RESIDENTIAL HOLDINGS & INVESTMENT LLC
 Mailing Address: 9021 MELROSE AVE #300, WEST HOLLYWOOD CA 90069-5690 C023
 Vesting Codes: //

Location Information

Legal Description: RUFUS J STUKEY TRACT S 58.75 FT OF LOT 31
 County: LOS ANGELES, CA APN: 5106-026-017
 Census Tract / Block: 2288.00 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: STUKEY RUFUS J TR
 Legal Book/Page: Map Reference: 52-D3 /
 Legal Lot: 31 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C42 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 12/17/2013 / 12/05/2013 Deed Type: TAX DEED
 Sale Price: \$35,000 1st Mtg Document #:
 Document #: 1774539

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 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: / Total Rooms/Offices
 Gross Area: Total Restrooms:
 Building Area: Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Exterior wall:
 Basement Area: Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: LAR2 Acres: 0.06 County Use: VACANT COMMERCIAL (100V)
 Lot Area: 2,732 Lot Width/Depth: x State Use:
 Land Use: COMMERCIAL LOT Commercial Units: Water Type:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$36,967 Assessed Year: 2017 Property Tax: \$536.45
 Land Value: \$36,967 Improved %: Tax Area: 7
 Improvement Value: Tax Year: 2017 Tax Exemption:
 Total Taxable Value: \$36,967

Comparable Summary

For Property Located At

,, CA



20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$100,000	\$41,500,000	\$5,126,650
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	1930	1930	1930
Lot Area	2,732	1,751	11,540	5,509
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$36,967	\$33,762	\$417,216	\$180,817
Distance From Subject	0.00	0.77	3.62	2.66

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Bit	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								2,732	0.0
Comparables									
<input checked="" type="checkbox"/>	1		\$260,000	1930		08/01/2017		5,912	0.77
<input checked="" type="checkbox"/>	2	4806 AVALON BLVD	\$1,250,000			09/06/2017		7,683	1.23
<input checked="" type="checkbox"/>	3	1126 E 18TH ST	\$17,750,000			09/28/2017		6,820	2.07
<input checked="" type="checkbox"/>	4	1120 E 18TH ST	\$17,750,000			09/28/2017		6,884	2.08
<input checked="" type="checkbox"/>	5	7715 S SAN PEDRO ST	\$860,000			10/13/2017		5,525	2.4
<input checked="" type="checkbox"/>	6	3940 S FIGUEROA ST	\$10,438,000			08/02/2017		7,004	2.49
<input checked="" type="checkbox"/>	7	7300 S BROADWAY	\$800,000			11/09/2017		6,500	2.51
<input checked="" type="checkbox"/>	8	2182 FIRESTONE BLVD	\$650,000			03/24/2017		3,142	2.63
<input checked="" type="checkbox"/>	9	2184 FIRESTONE BLVD	\$650,000			03/24/2017		3,373	2.64
<input checked="" type="checkbox"/>	10	820 E MANCHESTER AVE	\$1,370,000			05/24/2017		5,825	2.68
<input checked="" type="checkbox"/>	11	5010 S VERMONT AVE	\$350,000			05/25/2017		5,635	2.72
<input checked="" type="checkbox"/>	12	8826 S CENTRAL AVE	\$1,810,000			05/23/2017		11,540	2.82
<input checked="" type="checkbox"/>	13	451 W 77TH ST	\$700,000			07/28/2017		4,853	2.87
<input checked="" type="checkbox"/>	14	7216 BEAR AVE	\$910,000			07/28/2017		5,346	3.08
<input checked="" type="checkbox"/>	15	106 E 88TH PL	\$2,030,000			11/03/2017		3,660	3.25
<input checked="" type="checkbox"/>	16		\$2,030,000			11/03/2017		2,675	3.26
<input checked="" type="checkbox"/>	17	5851 S NORMANDIE AVE	\$100,000			08/07/2017		1,751	3.3
<input checked="" type="checkbox"/>	18		\$295,000			06/20/2017		3,059	3.37
<input checked="" type="checkbox"/>	19	8616 S FIGUEROA ST	\$1,030,000			06/29/2017		7,001	3.37
<input checked="" type="checkbox"/>	20	1346 ALBANY ST	\$41,500,000			10/02/2017		5,996	3.62

Comparable Sales Report

For Property Located At

,, CA



20 Comparable(s) Selected.

Report Date: 12/06/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$41,500,000	\$5,126,650
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	1930	1930	1930
Lot Area	2,732	1,751	11,540	5,509
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$36,967	\$33,762	\$417,216	\$180,817
Distance From Subject	0.00	0.77	3.62	2.66

*= user supplied for search only

Comp #:	1		Distance From Subject:	0.77 (miles)
Address:	,, CA			
Owner Name:	WOODCLIFF INVESTMENTS INC			
Seller Name:	EZRA INVESTMENTS LLC			
APN:	5108-018-027	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	2292.00	
Subdivision:	STRONG & DICKINSONS CENTRAL PARK TR	Zoning:	LAC2	
Rec Date:	08/01/2017	Prior Rec Date:	08/14/2014	Building Area:
Sale Date:	07/03/2017	Prior Sale Date:	06/13/2014	Total Rooms/Offices:
Sale Price:	\$260,000	Prior Sale Price:	\$233,500	Total Restrooms:
Sale Type:	FULL	Prior Sale Type:	FULL	Yr Built/Eff:
Document #:	865555	Acres:	0.14	1930 /
1st Mtg Amt:		Lot Area:	5,912	Air Cond:
Total Value:	\$241,284	# of Stories:		Pool:
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/	Roof Mat:

Comp #:	2		Distance From Subject:	1.23 (miles)
Address:	4806 AVALON BLVD, LOS ANGELES, CA 90011			
Owner Name:	HARONI INVESTMENTS LLC			
Seller Name:	ASOL LLC			
APN:	5108-009-028	Map Reference:	52-B3 /	
County:	LOS ANGELES, CA	Census Tract:	2292.00	
Subdivision:	MCKINLEY PLACE	Zoning:	LAR4	
Rec Date:	09/06/2017	Prior Rec Date:	07/15/2016	Building Area:
Sale Date:	06/30/2017	Prior Sale Date:	07/06/2016	Total Rooms/Offices:
Sale Price:	\$1,250,000	Prior Sale Price:	\$1,030,000	Total Restrooms:
Sale Type:	FULL	Prior Sale Type:	FULL	Yr Built/Eff:
Document #:	1008876	Acres:	0.18	/
1st Mtg Amt:	\$687,500	Lot Area:	7,683	Air Cond:
Total Value:	\$310,000	# of Stories:		Pool:
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/	Roof Mat:

Comp #: **3** Distance From Subject: **2.07 (miles)**
 Address: **1126 E 18TH ST, LOS ANGELES, CA 90021**
 Owner Name: **GAGE & 62ND LLC/C & W INVESTMENT LLC**
 Seller Name: **1211 EAST WASHINGTON OWNER LLC**
 APN: **5131-003-011** Map Reference: **44-D6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2260.01** Total Rooms/Offices:
 Subdivision: **WALNUT GROVE** Zoning: **LAM2** Total Restrooms:
 Rec Date: **09/28/2017** Prior Rec Date: **02/18/2005** Yr Built/Eff: **/**
 Sale Date: **09/28/2017** Prior Sale Date: **02/04/2005** Air Cond:
 Sale Price: **\$17,750,000** Prior Sale Price: **\$5,000,050** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1113609** Acres: **0.16**
 1st Mtg Amt: **\$12,250,000** Lot Area: **6,820**
 Total Value: **\$287,883** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **2.08 (miles)**
 Address: **1120 E 18TH ST, LOS ANGELES, CA 90021**
 Owner Name: **GAGE & 62ND LLC/C & W INVESTMENT LLC**
 Seller Name: **1211 EAST WASHINGTON OWNER LLC**
 APN: **5131-003-010** Map Reference: **44-D6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2260.01** Total Rooms/Offices:
 Subdivision: **WALNUT GROVE** Zoning: **LAM2** Total Restrooms:
 Rec Date: **09/28/2017** Prior Rec Date: **02/18/2005** Yr Built/Eff: **/**
 Sale Date: **09/28/2017** Prior Sale Date: **02/04/2005** Air Cond:
 Sale Price: **\$17,750,000** Prior Sale Price: **\$5,000,050** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1113609** Acres: **0.16**
 1st Mtg Amt: **\$12,250,000** Lot Area: **6,884**
 Total Value: **\$287,883** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **2.4 (miles)**
 Address: **7715 S SAN PEDRO ST, LOS ANGELES, CA 90003**
 Owner Name: **PICO PLACE LLC**
 Seller Name: **JJNP LLC**
 APN: **6022-015-004** Map Reference: **52-B6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2396.02** Total Rooms/Offices:
 Subdivision: **1889** Zoning: **LAC2** Total Restrooms:
 Rec Date: **10/13/2017** Prior Rec Date: **06/29/1994** Yr Built/Eff: **/**
 Sale Date: **09/07/2017** Prior Sale Date:
 Sale Price: **\$860,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **1175452** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,525**
 Total Value: **\$112,200** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **2.49 (miles)**
 Address: **3940 S FIGUEROA ST, LOS ANGELES, CA 90037**
 Owner Name: **SGRE FIG & FLOWER INVTRS I LLC**
 Seller Name: **REEVES 2007 CHARITABLE RE**
 APN: **5037-032-027** Map Reference: **52-A1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2311.00** Total Rooms/Offices:
 Subdivision: **ZOBELEINS GRAND AVE & FIGUEROA ST TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **08/02/2017** Prior Rec Date: **08/28/2015** Yr Built/Eff: **/**
 Sale Date: **07/28/2017** Prior Sale Date: **08/07/2015** Air Cond:
 Sale Price: **\$10,438,000** Prior Sale Price: **\$18,818,182** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **870920** Acres: **0.16**
 1st Mtg Amt: **\$9,000,000** Lot Area: **7,004**
 Total Value: **\$371,361** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **2.51 (miles)**
 Address:

7300 S BROADWAY, LOS ANGELES, CA 90003

Owner Name:	SANTA MONICA ELM LLC		
Seller Name:	HA SANG J & ME S		
APN:	6031-005-001	Map Reference:	52-A6 /
County:	LOS ANGELES, CA	Census Tract:	2396.01
Subdivision:	PECKHAMS MONETA AVE SQUARE	Zoning:	LAC2
Rec Date:	11/09/2017	Prior Rec Date:	10/29/2010
Sale Date:	11/02/2017	Prior Sale Date:	09/09/2010
Sale Price:	\$800,000	Prior Sale Price:	\$580,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1294152	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,500
Total Value:	\$176,624	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	2.63 (miles)
Address:	2182 FIRESTONE BLVD, LOS ANGELES, CA 90002		
Owner Name:	JUNIPER ON FIRESTONE LLC		
Seller Name:	M & A EQUITIES LLC		
APN:	6045-005-017	Map Reference:	58-E2 /
County:	LOS ANGELES, CA	Census Tract:	5353.00
Subdivision:	BURKHARD HOME TR	Zoning:	LCM1*
Rec Date:	03/24/2017	Prior Rec Date:	02/15/2008
Sale Date:	03/21/2017	Prior Sale Date:	11/13/2007
Sale Price:	\$650,000	Prior Sale Price:	\$830,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	334347	Acres:	0.07
1st Mtg Amt:		Lot Area:	3,142
Total Value:	\$159,577	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	2.64 (miles)
Address:	2184 FIRESTONE BLVD, LOS ANGELES, CA 90002		
Owner Name:	JUNIPER ON FIRESTONE LLC		
Seller Name:	M & A EQUITIES LLC		
APN:	6045-005-016	Map Reference:	58-E2 /
County:	LOS ANGELES, CA	Census Tract:	5353.00
Subdivision:	BURKHARD HOME TR	Zoning:	LCM1*
Rec Date:	03/24/2017	Prior Rec Date:	02/15/2008
Sale Date:	03/21/2017	Prior Sale Date:	11/13/2007
Sale Price:	\$650,000	Prior Sale Price:	\$830,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	334347	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,373
Total Value:	\$170,889	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	2.68 (miles)
Address:	820 E MANCHESTER AVE, LOS ANGELES, CA 90001		
Owner Name:	FIVE POINT REALTY LLC		
Seller Name:	MANCHESTER INVESTMENTS LLC		
APN:	6042-022-005	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	6631	Zoning:	LACM
Rec Date:	05/24/2017	Prior Rec Date:	07/06/1998
Sale Date:	05/04/2017	Prior Sale Date:	02/04/1998
Sale Price:	\$1,370,000	Prior Sale Price:	\$127,270
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	574852	Acres:	0.13
1st Mtg Amt:	\$1,000,000	Lot Area:	5,825
Total Value:	\$60,781	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	2.72 (miles)
Address:	5010 S VERMONT AVE, LOS ANGELES, CA 90037		
Owner Name:	SIMCO INVESTMENT GROUP LLC		
Seller Name:	VERMONT 26 LLC		

APN:	5018-016-030	Map Reference:	674-A4 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms/Offices:	
Subdivision:	VERMONT PLACE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/25/2017	Prior Rec Date:	04/03/2001	Yr Built/Eff:	/
Sale Date:	05/24/2017	Prior Sale Date:	06/02/1999	Air Cond:	
Sale Price:	\$350,000	Prior Sale Price:	\$80,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	577858	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,635		
Total Value:	\$129,444	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	2.82 (miles)
Address:	8826 S CENTRAL AVE, LOS ANGELES, CA 90002		
Owner Name:	CNTRLPROP LLC		
Seller Name:	GLOBAL CONSULTING & ADVISORY I		
APN:	6043-004-033	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	7421	Zoning:	LAC2
Rec Date:	05/23/2017	Prior Rec Date:	03/10/2014
Sale Date:	03/14/2017	Prior Sale Date:	02/04/2014
Sale Price:	\$1,810,000	Prior Sale Price:	\$395,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	566382	Acres:	0.26
1st Mtg Amt:	\$1,267,000	Lot Area:	11,540
Total Value:	\$417,216	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	2.87 (miles)
Address:	451 W 77TH ST, LOS ANGELES, CA 90003		
Owner Name:	WIDE RIVER 26 LLC		
Seller Name:	ASSET ACQUISITION PTRS OF AMERICA		
APN:	6020-033-001	Map Reference:	52-A6 /
County:	LOS ANGELES, CA	Census Tract:	2377.20
Subdivision:	BUNKERS	Zoning:	LAC2
Rec Date:	07/28/2017	Prior Rec Date:	
Sale Date:	07/11/2017	Prior Sale Date:	
Sale Price:	\$700,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	851477	Acres:	0.11
1st Mtg Amt:	\$400,000	Lot Area:	4,853
Total Value:	\$79,576	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	3.08 (miles)
Address:	7216 BEAR AVE, CUDAHY, CA 90201		
Owner Name:	NAPOLES ADRIAN & BIANCA		
Seller Name:	DEPIFANIO JUDITH D TRUST		
APN:	6225-002-010	Map Reference:	53-B6 /
County:	LOS ANGELES, CA	Census Tract:	5336.03
Subdivision:	1662	Zoning:	BLC3R*
Rec Date:	07/28/2017	Prior Rec Date:	09/11/1985
Sale Date:	04/03/2017	Prior Sale Date:	06/1985
Sale Price:	\$910,000	Prior Sale Price:	\$50,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	849402	Acres:	0.12
1st Mtg Amt:	\$475,000	Lot Area:	5,346
Total Value:	\$61,238	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	3.25 (miles)
Address:	106 E 88TH PL, LOS ANGELES, CA 90003		
Owner Name:	RUSALKA PROPERTIES LLC		
Seller Name:	PRC RESIDENTIAL LLC		
APN:	6041-005-001	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2402.00
Subdivision:	4996	Zoning:	LAC2
Rec Date:	11/03/2017	Prior Rec Date:	06/23/2015

Sale Date:	10/19/2017	Prior Sale Date:	04/15/2015	Air Cond:	
Sale Price:	\$2,030,000	Prior Sale Price:	\$1,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1268783	Acres:	0.08		
1st Mtg Amt:	\$1,200,000	Lot Area:	3,660		
Total Value:	\$199,861	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	3.26 (miles)
Address:	,, CA		
Owner Name:	RUSALKA PROPERTIES LLC		
Seller Name:	PRC RESIDENTIAL LLC		
APN:	6041-005-034	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2402.00
Subdivision:	4996	Zoning:	LAC2
Rec Date:	11/03/2017	Prior Rec Date:	06/23/2015
Sale Date:	10/19/2017	Prior Sale Date:	04/15/2015
Sale Price:	\$2,030,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1268783	Acres:	0.06
1st Mtg Amt:	\$1,200,000	Lot Area:	2,675
Total Value:	\$106,661	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/
Building Area:		Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/
Air Cond:		Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject:	3.3 (miles)
Address:	5851 S NORMANDIE AVE, LOS ANGELES, CA 90044		
Owner Name:	LOZANO ROGELIO		
Seller Name:	JONITH ENTERPRICES LLC		
APN:	6002-005-036	Map Reference:	51-E4 /
County:	LOS ANGELES, CA	Census Tract:	2372.01
Subdivision:	4269	Zoning:	LAC2
Rec Date:	08/07/2017	Prior Rec Date:	03/21/2017
Sale Date:	07/31/2017	Prior Sale Date:	01/31/2017
Sale Price:	\$100,000	Prior Sale Price:	\$740,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	885483	Acres:	0.04
1st Mtg Amt:		Lot Area:	1,751
Total Value:	\$45,793	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/
Building Area:		Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/
Air Cond:		Pool:	
Roof Mat:			

Comp #:	18	Distance From Subject:	3.37 (miles)
Address:	,, CA		
Owner Name:	PONCE GUMARO & LUCIA		
Seller Name:	BRAVO JOSE P		
APN:	6050-009-003	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	8359	Zoning:	LAC2
Rec Date:	06/20/2017	Prior Rec Date:	01/27/1999
Sale Date:	04/19/2017	Prior Sale Date:	12/10/1998
Sale Price:	\$295,000	Prior Sale Price:	\$19,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	683353	Acres:	0.07
1st Mtg Amt:	\$174,000	Lot Area:	3,059
Total Value:	\$33,762	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/
Building Area:		Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/
Air Cond:		Pool:	
Roof Mat:			

Comp #:	19	Distance From Subject:	3.37 (miles)
Address:	8616 S FIGUEROA ST, LOS ANGELES, CA 90003		
Owner Name:	ALLEGRO VENTURES LLC		
Seller Name:	LP GROUP LLC		
APN:	6038-001-004	Map Reference:	58-A2 /
County:	LOS ANGELES, CA	Census Tract:	2403.00
Subdivision:	H M WHITAKERS FIGUEROA STREET	Zoning:	LAC2
Rec Date:	06/29/2017	Prior Rec Date:	06/30/2015
Sale Date:	05/08/2017	Prior Sale Date:	05/28/2015
Sale Price:	\$1,030,000	Prior Sale Price:	\$149,000
Sale Type:	FULL	Prior Sale Type:	FULL
Building Area:		Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/
Air Cond:		Pool:	
Roof Mat:			

Document #:	727459	Acres:	0.16
1st Mtg Amt:	\$515,000	Lot Area:	7,001
Total Value:	\$154,297	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 3.62 (miles)	
Address:	1346 ALBANY ST, LOS ANGELES, CA 90015		
Owner Name:	1237 7TH STREET ASSOCIATES LLC		
Seller Name:	1330 PICO ASSOCIATES LLC		
APN:	5135-035-012	Map Reference:	44-B4 /
County:	LOS ANGELES, CA	Census Tract:	2242.00
Subdivision:	GREENWELL TR	Zoning:	LACM
Rec Date:	10/02/2017	Prior Rec Date:	
Sale Date:	09/27/2017	Prior Sale Date:	
Sale Price:	\$41,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1121876	Acres:	0.14
1st Mtg Amt:	\$20,000,000	Lot Area:	5,996
Total Value:	\$210,007	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **5109 SOUTH LONG BEACH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5106-026-017**

Date: **December 7, 2017**

CASE#: **706859**
ORDER NO: **A-3960902**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 20, 2011**
COMPLIANCE EXPECTED DATE: **February 13, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3960902

1050810201614780

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

RESIDENTIAL HOLDINGS AND INVESTMENT LLC
9021 MELROSE AVE STE 300
WEST HOLLYWOOD, CA 90069

CASE #: 706859
ORDER #: A-3960902
EFFECTIVE DATE: January 14, 2016
COMPLIANCE DATE: February 13, 2016

OWNER OF

SITE ADDRESS: 5109 S LONG BEACH AVE W

ASSESSORS PARCEL NO.: 5106-026-017

ZONE: R2; Two 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The owner or person in control has permitted nuisance conditions to exist on the parcel or in and around any building or structure located on the parcel.

You are therefore ordered to: Abate all nuisance conditions.

Code Section(s) in Violation: 91.8904.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

- 2. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety



CODE ENFORCEMENT BUREAU
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www.ladbs.org

hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

3. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

4. Conducting major auto repair in a residential zone.

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone.

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

5. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

6. 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.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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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 err 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)846-2638. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : S. Eshbach

Date: December 31, 2015

SHAWN ESHBACH
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)846-2638
shawn.eshbach@lacity.org

RE
REVIEWED BY