

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

November 21, 2017
Honorable Council of the
City of Los Angeles,
Room 395, City Hall

Council District: # 9

JOB ADDRESS: 5710 SOUTH MORGAN AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5105-020-029
Re: Invoice # 692395-8, 709718-2

On October 12, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **5710 South Morgan 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.

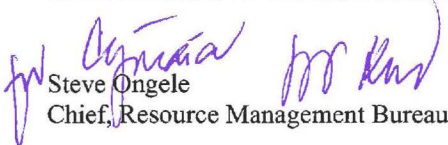
In addition, on July 8, 2016, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement Fee	160.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	185.88
Title Report Fee	42.00
Grand Total	\$ 2,522.30

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,522.30** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,522.30** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property, including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14919
Dated as of: 11/09/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5105-020-029

Property Address: 5710 S MORGAN AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : HERBERT H. YOUNG AND JANET YOUNG

Grantor : WORLD IMPACT, INC.

Deed Date : 03/01/1994

Recorded : 03/10/1994

Instr No. : 94-481702

MAILING ADDRESS: HERBERT H. YOUNG AND JANET YOUNG
850 W 94TH ST LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 282 Abbreviated Description: LOT:282 CITY:REGION/CLUSTER: 26/26817 BOWEN'S SLAUSON
JUNCTION TRACT LOT 282 City/Muni/Twp: REGION/CLUSTER: 26/26817

MORTGAGES/LIENS

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

94- 481702

RECORDING REQUESTED BY:
Western Cities Title Company H. SAENZ

When Recorded Mail To:
Herbert H. Young and Janet Young
339 W. 58th Street
Los Angeles, CA 90037

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. PAST 11 AM. MAR 10 1994

FEE
\$7
N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

94305751

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) 40 41

DOCUMENTARY TRANSFER TAX IS \$ 27.50 CITY TAX \$ 112.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area XXI City of LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
WORLD IMPACT, INC.

hereby GRANT(s) to
HERBERT H. YOUNG and JANET YOUNG, husband and wife, as joint tenants

the following described real property in the City of Los Angeles

County of LOS ANGELES, STATE OF CALIFORNIA
Lot 282 of Bowen's Slauson Junction Tract, in the City of Los Angeles in the County of Los Angeles, State of California, as per map recorded in Book 10 Pages 151 of Maps, in the office of the County Recorder of said County.

WORLD IMPACT, INC.

DATED March 1, 1994

STATE OF CALIFORNIA
COUNTY OF Los Angeles

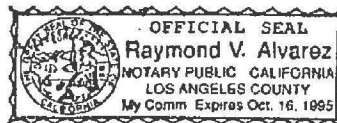
March 3rd, 1994

ON _____ before me,
RAYMOND V. ALVAREZ personally appeared
Mr. Don Allsman - Vice president
Administration of WORLD IMPACT.

Raymond V. Alvarez
BY: Vice President World Impact

BY:

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Signature *[Handwritten Signature]*

(This area for official notarial seal)

5105 - 620 - 6-89
FRAUD NOTIFICATION SENT-\$7

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5710 SOUTH MORGAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-020-029**

Date: **November 21, 2017**

Last Full Title: **11/9/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HERBERT H & JANET YOUNG
850 WEST 94TH STREET
LOS ANGLELS, CA 90044
CAPACITY: OWNERS

- 2). J & H AUTO WRECKING
HERBERT H YOUNG
5710 SOUTH MORGAN AVENUE
LOS ANGELES, CA 90011
CAPACITY: OWNER

Property Detail Report

For Property Located At :
5710 MORGAN AVE, LOS ANGELES, CA 90011-5044

**Owner Information**

Owner Name: **YOUNG HERBERT H & JANET**
 Mailing Address: **850 W 94TH ST, LOS ANGELES CA 90044-4702 C016**
 Vesting Codes: **HW / /**

Location Information

Legal Description: **BOWEN'S SLAUSON JUNCTION TRACT LOT 282**
 County: **LOS ANGELES, CA** APN: **5105-020-029**
 Census Tract / Block: **2289.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **SLAUSON BOWENS JUNCTION TR**
 Legal Book/Page: Map Reference: **52-D4 /**
 Legal Lot: **282** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C42** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **03/10/1994 /** 1st Mtg Amount/Type: **\$30,000 / CONV**
 Sale Price: **\$25,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **481702** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender: **MISCELLANEOUS FIN**
 Seller Name: **WORLD IMPACT INC**

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: **LAMR1** Acres: **0.11** County Use: **VACANT INDUSTRIAL (300V)**
 Lot Area: **4,799** Lot Width/Depth: **x** State Use:
 Land Use: **COMMERCIAL (NEC)** Commercial Units:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: **\$36,598** Assessed Year: **2017** Property Tax: **\$485.50**
 Land Value: **\$36,598** Improved %:
 Improvement Value: Tax Year: **2016** Tax Area: **6659**
 Total Taxable Value: **\$36,598** Tax Exemption:

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5710 MORGAN AVE, LOS ANGELES, CA 90011-5044

20 Comparable(s) Selected.

Report Date: 11/21/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$25,000	\$152,000	\$35,937,000	\$6,361,050
Bldg/Living Area	0	99	14,548	6,794
Price/Sqft	\$0.00	\$74.33	\$5,555.56	\$2,033.16
Year Built	0	1930	2016	1963
Lot Area	4,799	2,201	40,682	10,653
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$36,598	\$7,955	\$3,010,298	\$576,983
Distance From Subject	0.00	1.04	5.97	3.93

*= user supplied for search only

Comp #: **1** Distance From Subject: **1.04 (miles)**
 Address: **2547 E 57TH ST, HUNTINGTON PARK, CA 90255-2520**
 Owner Name: **HUNT NATHAN**
 Seller Name: **HP PROPERTY HOLDING LLC**
 APN: **6309-014-007** Map Reference: **52-F4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5325.00** Total Rooms/Offices:
 Subdivision: **HUNTINGTON PARK EXT** Zoning: **HPM2*** Total Restrooms:
 #1
 Rec Date: **05/04/2017** Prior Rec Date: **07/09/2014** Yr Built/Eff: **/**
 Sale Date: **04/20/2017** Prior Sale Date: **07/01/2014** Air Cond:
 Sale Price: **\$259,000** Prior Sale Price: **\$155,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **496347** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,851**
 Total Value: **\$162,581** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **1.98 (miles)**
 Address: **3618 METTLER ST, LOS ANGELES, CA 90011-5608**
 Owner Name: **REPUBLIC STATIONS LLC**
 Seller Name: **LITTLE WILLIAM**
 APN: **5121-008-022** Map Reference: **52-B1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2283.10** Total Rooms/Offices:
 Subdivision: **METTLER** Zoning: **LAC2** Total Restrooms:
 Rec Date: **03/09/2017** Prior Rec Date: **11/19/1997** Yr Built/Eff: **/**
 Sale Date: **12/19/2016** Prior Sale Date: **11/17/1997** Air Cond:
 Sale Price: **\$225,000** Prior Sale Price: **\$265,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **276058** Acres: **0.11**
 1st Mtg Amt: Lot Area: **5,003**
 Total Value: **\$255,000** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **2.48 (miles)**
 Address: **7812 S BROADWAY, LOS ANGELES, CA 90003-2436**
 Owner Name: **MSM LAUNDRY LLC**
 Seller Name: **BAYSHORE ENT OF MANATEE CNTY LLC**
 APN: **6031-020-002** Map Reference: **52-A6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2396.02** Total Rooms/Offices:
 Subdivision: **PECKHAMS MONETA** Zoning: **LAC2** Total Restrooms:
 AVE SQUARE 01
 Rec Date: **03/01/2017** Prior Rec Date: **03/07/2016** Yr Built/Eff: **/**
 Sale Date: **12/20/2016** Prior Sale Date: **12/17/2015** Air Cond:
 Sale Price: **\$2,500,000** Prior Sale Price: **\$1,790,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **240493** Acres: **0.15**

1st Mtg Amt:	\$3,600,000	Lot Area:	6,370
Total Value:	\$236,640	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 2.67 (miles)	
Address:	3930 S FIGUEROA ST, LOS ANGELES, CA 90037		
Owner Name:	SGRE FIG & FLOWER INVTRS I LLC		
Seller Name:	REEVES 2007 CHARITABLE RE		
APN:	5037-032-025	Map Reference:	52-A1 /
County:	LOS ANGELES, CA	Census Tract:	2311.00
Subdivision:	ZOBELLEINS GRAND AVE & FIGUEROA ST TR	Zoning:	LAC2
Rec Date:	08/02/2017	Prior Rec Date:	08/28/2015
Sale Date:	07/28/2017	Prior Sale Date:	08/07/2015
Sale Price:	\$10,438,000	Prior Sale Price:	\$18,818,182
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	870920	Acres:	0.16
1st Mtg Amt:	\$9,000,000	Lot Area:	7,004
Total Value:	\$371,361	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/
Building Area:		Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/
Air Cond:		Pool:	
Roof Mat:			

Comp #:	5	Distance From Subject: 2.68 (miles)	
Address:	953 BIRCH ST, LOS ANGELES, CA 90021		
Owner Name:	LONE OAK-LOS ANGELES LLC		
Seller Name:	BCI COCA-COLA BOTTLING CO OF LOS		
APN:	5130-002-045	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	WEILL ALEXANDRE TR	Zoning:	LAM2
Rec Date:	11/06/2017	Prior Rec Date:	10/28/1986
Sale Date:	10/17/2017	Prior Sale Date:	
Sale Price:	\$35,937,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1275004	Acres:	0.34
1st Mtg Amt:	\$30,500,000	Lot Area:	14,630
Total Value:	\$712,015	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/
Building Area:		Total Rooms/Offices:	14,292
Total Restrooms:		Yr Built/Eff:	1960 / 1960
Air Cond:		Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject: 2.69 (miles)	
Address:	,, CA		
Owner Name:	LONE OAK-LOS ANGELES LLC		
Seller Name:	BCI COCA-COLA BOTTLING CO OF LOS		
APN:	5130-002-047	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	WEILL ALEXANDRE TR	Zoning:	LAM2
Rec Date:	11/06/2017	Prior Rec Date:	10/28/1986
Sale Date:	10/17/2017	Prior Sale Date:	
Sale Price:	\$35,937,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1275004	Acres:	0.34
1st Mtg Amt:	\$30,500,000	Lot Area:	14,630
Total Value:	\$712,015	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/
Building Area:		Total Rooms/Offices:	14,548
Total Restrooms:		Yr Built/Eff:	1961 / 1961
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject: 2.79 (miles)	
Address:	9301 S CENTRAL AVE, LOS ANGELES, CA 90002-2017		
Owner Name:	ELIASIAN GREG		
Seller Name:	BISHOP HAZEL M		
APN:	6049-031-012	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	7953	Zoning:	LAC2
Rec Date:	09/29/2017	Prior Rec Date:	01/23/1985
Sale Date:	07/21/2017	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	\$37,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1115954	Acres:	0.11
1st Mtg Amt:		Lot Area:	5,001
Total Value:	\$27,984	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/
Building Area:		Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/
Air Cond:		Pool:	
Roof Mat:			

Comp #:	8	Distance From Subject: 2.97 (miles)	
Address:	4019 E 52ND ST, MAYWOOD, CA 90270-2205		
Owner Name:	LLAMAS HECTOR/DE LLAMAS LIDIA M		
Seller Name:	RUTZ AUDRA		
APN:	6312-002-005	Map Reference:	53-C3 /
County:	LOS ANGELES, CA	Census Tract:	5334.01
Subdivision:	5953	Zoning:	MYM1*
Rec Date:	03/15/2017	Prior Rec Date:	07/25/2006
Sale Date:	03/02/2017	Prior Sale Date:	06/12/2006
Sale Price:	\$300,000	Prior Sale Price:	\$100,000
Building Area:		Total Rooms/Offices:	4,036
Total Restrooms:		Yr Built/Eff:	/ 1947
Air Cond:		Pool:	
Roof Mat:			

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	295635	Acres:	0.12		
1st Mtg Amt:	\$274,000	Lot Area:	5,371		
Total Value:	\$215,388	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	3.23 (miles)
Address:	6108 S NORMANDIE AVE, LOS ANGELES, CA 90044-2724		
Owner Name:	REDDFUN CAPITAL INC		
Seller Name:	GOLDEN BRICK REALTY INV INC		
APN:	6003-026-002	Map Reference:	51-E4 /
County:	LOS ANGELES, CA	Census Tract:	2372.01
Subdivision:	3987	Zoning:	LAC2
Rec Date:	06/14/2017	Prior Rec Date:	12/10/1998
Sale Date:	05/23/2017	Prior Sale Date:	10/02/1998
Sale Price:	\$152,000	Prior Sale Price:	\$18,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	656107	Acres:	0.05
1st Mtg Amt:		Lot Area:	2,201
Total Value:	\$44,880	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	4.18 (miles)
Address:	2860 NORTON AVE, LYNWOOD, CA 90262-1836		
Owner Name:	10501 EASTBORNE AVENUE LLC		
Seller Name:	EDR PROPERTIES LLC		
APN:	6170-016-006	Map Reference:	58-F4 /
County:	LOS ANGELES, CA	Census Tract:	5403.00
Subdivision:	92	Zoning:	LYM*
Rec Date:	04/17/2017	Prior Rec Date:	11/07/2003
Sale Date:	03/17/2017	Prior Sale Date:	11/26/2002
Sale Price:	\$773,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	419101	Acres:	0.49
1st Mtg Amt:		Lot Area:	21,355
Total Value:	\$528,122	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	4.62 (miles)
Address:	,, CA		
Owner Name:	CHOI JUSTIN C		
Seller Name:	CHOI BIRO C & KEUM J		
APN:	5042-010-012	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2220.02
Subdivision:	1322	Zoning:	LAC2
Rec Date:	10/17/2017	Prior Rec Date:	
Sale Date:	10/04/2017	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1185967	Acres:	0.09
1st Mtg Amt:		Lot Area:	4,023
Total Value:	\$276,266	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	4.73 (miles)
Address:	11705 S MAIN ST, LOS ANGELES, CA 90061-1817		
Owner Name:	GUNNER INVESTMENTS LLC		
Seller Name:	BOYD HUBERT E & CAROLYN		
APN:	6087-012-015	Map Reference:	58-B5 /
County:	LOS ANGELES, CA	Census Tract:	2414.00
Subdivision:	3039	Zoning:	LARD1.5
Rec Date:	04/17/2017	Prior Rec Date:	03/16/1978
Sale Date:	03/31/2017	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	\$12,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	422678	Acres:	0.09
1st Mtg Amt:	\$400,000	Lot Area:	3,714
Total Value:	\$7,955	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	4.78 (miles)
Address:	3601 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-2216		
Owner Name:	CC MILLENNIUM LLC		
Seller Name:	PCG ROWAN LP		
APN:	5232-027-028	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5309.01
Subdivision:	HT HAZARD'S EAST SIDE ADD	Zoning:	LCC3
Rec Date:	11/09/2017	Prior Rec Date:	12/20/2013
		Yr Built/Eff:	/

Sale Date:	11/06/2017	Prior Sale Date:	12/12/2013	Air Cond:	
Sale Price:	\$8,200,000	Prior Sale Price:	\$875,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1291683	Acres:	0.93		
1st Mtg Amt:	\$5,444,002	Lot Area:	40,682		
Total Value:	\$3,010,298	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject:	5.08 (miles)		
Address:	1127 W TEMPLE ST, LOS ANGELES, CA 90012-1515				
Owner Name:	UNEDRA 5253 FAMILY LP				
Seller Name:	CARDINAL GRP LLC				
APN:	5160-024-005	Map Reference:	44-D2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2080.00	Total Rooms/Offices:	
Subdivision:	PARK TR LOS ANGELES	Zoning:	LACW	Total Restrooms:	
Rec Date:	03/01/2017	Prior Rec Date:	06/05/2006	Yr Built/Eff:	/
Sale Date:	02/23/2017	Prior Sale Date:	04/20/2006	Air Cond:	
Sale Price:	\$550,000	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	240315	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,348		
Total Value:	\$588,745	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject:	5.16 (miles)		
Address:	1317 N MAIN ST, LOS ANGELES, CA 90012-1835				
Owner Name:	DAJ GLOBAL HOLDINGS LLC/OPTIMAL CAP CONSULTANTS LLC				
Seller Name:	LGDA				
APN:	5409-006-053	Map Reference:	44-E1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2060.10	Total Rooms/Offices:	
Subdivision:	DESNOYERS TR	Zoning:	LAU(CA)	Total Restrooms:	
Rec Date:	08/18/2017	Prior Rec Date:	05/11/1993	Yr Built/Eff:	/
Sale Date:	08/03/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,700,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	937574	Acres:	0.06		
1st Mtg Amt:	\$1,275,000	Lot Area:	2,776		
Total Value:	\$83,641	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	5.21 (miles)		
Address:	11809 LONG BEACH BLVD, LYNWOOD, CA 90262				
Owner Name:	PARK KEVIN C & EUNJOO				
Seller Name:	HALEY DAVID M				
APN:	6168-008-036	Map Reference:	59-B6 /	Building Area:	648
County:	LOS ANGELES, CA	Census Tract:	5405.01	Total Rooms/Offices:	
Subdivision:	2992	Zoning:	LYC2A-R1*	Total Restrooms:	
Rec Date:	07/05/2017	Prior Rec Date:	12/28/2006	Yr Built/Eff:	1930 /
Sale Date:	06/28/2017	Prior Sale Date:	11/16/2006	Air Cond:	
Sale Price:	\$650,000	Prior Sale Price:	\$550,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	743015	Acres:	0.06		
1st Mtg Amt:	\$433,000	Lot Area:	2,784		
Total Value:	\$69,255	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject:	5.39 (miles)		
Address:	2301 W 3RD ST, LOS ANGELES, CA 90057-1905				
Owner Name:	VERITY HOLDINGS LLC				
Seller Name:	VERITY HOLDINGS LLC				
APN:	5154-017-017	Map Reference:	44-B1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2085.02	Total Rooms/Offices:	
Subdivision:	16164	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/15/2017	Prior Rec Date:	12/31/2001	Yr Built/Eff:	/
Sale Date:	08/04/2017	Prior Sale Date:	12/31/2001	Air Cond:	
Sale Price:	\$17,950,000	Prior Sale Price:	\$37,093,870	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	919303	Acres:	0.84		
1st Mtg Amt:		Lot Area:	36,531		
Total Value:	\$1,989,535	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject:	5.45 (miles)		
Address:	2108 BEVERLY BLVD, LOS ANGELES, CA 90057-2204				
Owner Name:	PANCHOS PROPERTIES LLC				
Seller Name:	LEE LAWRENCE H & C H TRUST				
APN:	5154-008-030	Map Reference:	44-B1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2085.02	Total Rooms/Offices:	
Subdivision:	5383	Zoning:	LAC2	Total Restrooms:	

Rec Date:	10/16/2017	Prior Rec Date:	03/03/2003	Yr Built/Eff:	/
Sale Date:	10/12/2017	Prior Sale Date:	02/20/2003	Air Cond:	
Sale Price:	\$4,400,000	Prior Sale Price:	\$1,957,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1180435	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,156		
Total Value:	\$138,506	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject:	5.59 (miles)
Address:	501 W EL SEGUNDO BLVD, LOS ANGELES, CA 90061-1163		
Owner Name:	ADIB ENTS LLC		
Seller Name:	501 EL SEGUNDO BLVD LLC		
APN:	6132-002-024	Map Reference:	58-A6 /
County:	LOS ANGELES, CA	Census Tract:	2911.10
Subdivision:	ATHENS	Zoning:	LAC2
Rec Date:	10/24/2017	Prior Rec Date:	10/24/2017
Sale Date:	10/19/2017	Prior Sale Date:	10/10/2017
Sale Price:	\$4,150,000	Prior Sale Price:	\$1,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1216916	Acres:	0.47
1st Mtg Amt:	\$850,000	Lot Area:	20,688
Total Value:	\$1,925,869	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/
		Building Area:	7,140
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	2016 / 2016
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	20	Distance From Subject:	5.97 (miles)
Address:	11671 ATLANTIC AVE, LYNWOOD, CA 90262-4032		
Owner Name:	M WILLIAM LLC		
Seller Name:	HERNANDEZ SANTIAGO & MARIA I		
APN:	6189-011-003	Map Reference:	59-C6 /
County:	LOS ANGELES, CA	Census Tract:	5401.02
Subdivision:	8716	Zoning:	LYC3*
Rec Date:	08/25/2017	Prior Rec Date:	08/19/2015
Sale Date:	06/09/2017	Prior Sale Date:	08/10/2015
Sale Price:	\$1,600,000	Prior Sale Price:	\$1,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	966867	Acres:	0.11
1st Mtg Amt:	\$988,000	Lot Area:	4,947
Total Value:	\$183,600	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5710 SOUTH MORGAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-020-029**

Date: **November 21, 2017**

CASE#: **79143**
ORDER NO: **A-3960944**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 7, 2016**
COMPLIANCE EXPECTED DATE: **October 12, 2016**
DATE COMPLIANCE OBTAINED: **June 13, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3960944

1061215201624020

**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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

HERBERT H & JANET YOUNG
850 W 94TH ST
LOS ANGELES, CA 90044

CASE #: 79143

ORDER #: A-3960944

EFFECTIVE DATE: January 11, 2016

COMPLIANCE DATE: January 16, 2016

PROPERTY OWNER OF
SITE ADDRESS: **5710 S MORGAN AVE**
ASSESSORS PARCEL NO.: 5105-020-029
ZONE: MR1; Restricted Industrial Zone
NAME OF BUSINESS IN VIOLATION: J H AUTO WRECKING

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

Section 12.26 (F) of the Los Angeles Municipal Code, Auto Dismantling, Junk Yard, Scrap Metal Processing, or Storage Yard.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on October 21, 2015 and billed on invoice # 668356.

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

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

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

NON-COMPLIANCE FEE WARNING :

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

Compliance 6/14/16
U. L. T.



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

INSPECTOR COPY

1001215201824020

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

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

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

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

PENALTY WARNING :

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

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS :

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

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

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



1001215201624020

If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: December 31, 2015

ULRIC CARPENTER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3337
Ulric.Carpenter@lacity.org


REVIEWED BY

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

JAN 05 2016

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



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

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5710 SOUTH MORGAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-020-029**

Date: **November 21, 2017**

CASE#: **79143**
ORDER NO: **A-4182654**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 7, 2016**
COMPLIANCE EXPECTED DATE: **October 12, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4182654

1066227201728632

**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**

ORDER TO COMPLY

**HERBERT H & JANET YOUNG
850 W 94TH ST
LOS ANGELES, CA 90044**

**CASE #: 79143
ORDER #: A-4182654
EFFECTIVE DATE: October 07, 2016
COMPLIANCE DATE: October 12, 2016**

**PROPERTY OWNER OF
SITE ADDRESS: 5710 S MORGAN AVE
ASSESSORS PARCEL NO.: 5105-020-029
ZONE: MR1; Restricted Industrial Zone
NAME OF BUSINESS IN VIOLATION: J H AUTO WRECKING**

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

Section 12.26 (F) of the Los Angeles Municipal Code, Auto Dismantling, Junk Yard, Scrap Metal Processing, or Storage Yard .

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 08, 2016 and billed on invoice # 692395.

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

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

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

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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

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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.

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS :

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

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

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

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



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

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If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: September 30, 2016

ULRIC CARPENTER
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3337
Ulric.Carpenter@lacity.org


REVIEWED BY

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

SEP 30 2016

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

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.



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