

BOARD OF
BUILDING AND SAFETY
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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

October 4, 2018

Council District: # 10

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

JOB ADDRESS: **2340 WEST 31ST STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5052-007-015**
Re: Invoice #706338-9

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: **2340 West 31st Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on November 11, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ 928.40

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 **\$928.40** 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 **\$928.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15551
Dated as of: 09/20/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5052-007-015

Property Address: 2340 W 31ST ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY LOS ANGELES

Grantee : E. TARTLIFNI TRUSTEE SERVICES, SIERRA MARTIN, KIMBERLY BORDEAUX, RITA WALKINS, E'CASANOVA EVANS, WILLIAM GAINS HILL, WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST, ROMAN VASQUEZ, ROMAN VASQUEZ AS TRUSTEE OF THE WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST ALSO KNOW AS THE 2007 WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST, JUDY R. CHIMILES

Grantor : STELLA HARDING AND MICHAELA THOMPSON

Deed Date : 01/03/2018

Recorded : 01/18/2018

Instr No. : 18-0054724

MAILING ADDRESS: E. TARTLIFNI TRUSTEE SERVICES, SIERRA MARTIN, KIMBERLY BORDEAUX, RITA WALKINS, E'CASANOVA EVANS, WILLIAM GAINS HILL, WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST, RAMON VASQUEZ, RAMON VASQUEZ AS TRUSTEE OF THE WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST ALSO KNOW AS THE 2007 WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST, JUDY R. CHIMILES
2340 W 31ST ST LOS ANGELES CA 90018

SCHEDULE B

LEGAL DESCRIPTION

Lot: 42 Block: 2 Abbreviated Description: LOT:42 BLK:2 SUBD:CITY OF LOS ANGELES JEFFERSON ST PARK TRACT LOT 42 BLK 2

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180054724



Pages:
0011

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

01/18/18 AT 11:10AM

FEEs:	44.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	119.00



LEADSHEET



201801183270012

00014791019



008853385

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

DAVID S. BARTELSTONE
CUNNINGHAM, TREADWELL &
BARTELSTONE
21800 Oxnard Street, Suite 840
Woodland Hills, CA 91367

THIS SPACE FOR RECORDER'S USE ONLY

TITLE: JUDGMENT BY COURT AFTER TRIAL

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

FILED
LOS ANGELES SUPERIOR COURT

JAN 03 2018

SHERRI R. CARTER, EXECUTIVE OFFICER/CLERK
BY ROSEMARIE G. AQUINO, DEPUTY

REC'D

DEC 20 2017

FILING WINDOW

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

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STELLA HARDING and MICHAELA THOMPSON

Plaintiffs,

v.

E. TARTLIFNI TRUSTEE SERVICES, an unknown business entity; SIERRA MARTIN, an individual; KIMBERLY BORDEAUX, an individual; RITA WILKINS, an individual; E'CASANOVA EVANS, an individual; WILLIAM GAINS HILL, an individual; WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST, an unknown business entity; RAMON VASQUEZ, an individual; RAMON VASQUEZ, as Trustee of the WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST also known as THE 2007 WORKING INTEREST PROGRAM PARTICIPATION ASSET TRUST, an unknown business entity; JUDY R. CHIMILES, an individual; and ALL PERSONS, UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFFS' TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO; DOES 5-20, Inclusive,

Defendants.

CASE NO. BC602472

~~PROPOSED~~ JUDGMENT BY COURT AFTER TRIAL

Trial:
Date: December 15, 2017
Time: 9:30 a.m.
Dept: 46

Honorable Frederick C. Shaller
Department 46

01/05/2018

1 The above-entitled action came on for trial on December 15, 2017, in Department 46 of the
 2 above-entitled Court before the Honorable Frederick C. Shaller, judge presiding, without a jury, the
 3 parties having waived their rights to a jury trial, as between plaintiffs, Stella Harding and Michaela
 4 Thompson on their Verified Complaint, and defendants, Kimberly Bordeaux ("Bordeaux") Rita
 5 Wilkins ("Wilkins") and E'Casanova Evans ("Evans"), with defendants, William Gaines Hill
 6 ("Hill"), and Roman Vazquez, individually and Roman Vaquez, Trustee of the Working Interest
 7 Program Participation Asset Trust Also Known as Working Interest Trust Also Known as the 2007
 8 Working Interest Program Participation Asset Trust ("Vazquez" and "Working Interest"), having
 9 already disclaimed an interest and agreed to be bound by the entry of this Court Judgment; and
 10 defendants, Judy Chimiles and Sierra Martin having been defaulted for failing to respond to the
 11 Complaint. David S. Bartelstone Cunningham, Treadwell & Bartelstone appeared on behalf of
 12 plaintiffs, Stella Harding and Michaela Thompson. Bordeaux and Wilkins appeared in *propia*
 13 *persona*. There were no other appearances.

14 After entertaining oral argument from all parties present, and the exhibits of the parties
 15 having been received into evidence, including plaintiffs' exhibits 1 through 24, defendants' disc of
 16 materials, and plaintiffs' limited response to the offering of defendants' disc of materials, the Court,
 17 having taken this matter under submission, and no party having duly requested a Statement of
 18 Decision, accordingly,

19 IT IS HEREBY ORDERED, ADJUDGED, DECREED, AND DECLARED AS FOLLOWS:

20 1. The real property which is the subject of this Stipulation is commonly known as 2340
 21 W. 31st Street, Los Angeles, California, and legally described as:

22 LOT 42 OF BLOCK 2 OF JEFFERSON STREET PARK TRACT, IN THE CITY OF LOS
 23 ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
 24 RECORDED IN BOOK 9 PAGE(S) 158 OF MAPS, IN THE OFFICE OF THE COUNTY
 25 RECORDER OF SAID COUNTY.

26 EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON
 27 SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO
 28 RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED JUNE 10, 1969,
 OFFICIAL RECORDS.

APN: 5052-007-015

(Hereinafter referred to as the "Subject Property".)

!!!

01/05/2018

1 2. That certain Trustee's Deed Upon Sale recorded on February 12, 2014, as Document
 2 No. 14-0151541 in the Official records of the Recorder's Office of Los Angeles County, California
 3 (plaintiffs' trial exhibit # 15), is valid and enforceable and resulted in a valid and enforceable
 4 foreclosure upon the Subject Property, and a valid and enforceable conveyance after foreclosure of
 5 the **Subject Property** to GW San Diego Properties, LLC ("GW San Diego"). ("**Trustee's Deed**
 6 **Upon Sale**".)

7 3. Upon the recording of the Trustee's Deed Upon Sale, any prior interest(s) held or
 8 claimed by Kimberly Bordeaux ("**Bordeaux**"), Rita Wilkins ("**Wilkins**"), Judy Chimiles
 9 ("**Chimiles**") and E'Casanova Evans ("**Evans**"), were foreclosed out, and from and since the
 10 recording of the **Trustee's Deed Upon Sale**, neither **Bordeaux**, **Wilkins**, nor **Chimiles**, have had
 11 any right, title, lien, claim or interest in or to the Subject Property.

12 4. The **Substitution of Trustee** ("**Substitution**"), executed by William Gaines Hill
 13 ("**Hill**") recorded on May 28, 2014, as Document No. 20140550254 in the Official Records of the
 14 Recorder's Office of Los Angeles County, California (plaintiffs' trial exhibit # 16), which purports
 15 to substitute in as trustee E. Tartlifni Trustee Services as the new trustee under the Deed of Trust
 16 recorded on July 23, 2007, as Document No. 20071735358 in the Official Records of the Recorder's
 17 Office of Los Angeles County, California (plaintiffs' trial exhibit # 6), is hereby cancelled and is of
 18 no further force or effect, nor has it ever had any force or effect. Given the Disclaimer and
 19 Declaration of Hill accepted into evidence (plaintiffs' trial exhibit # 23), **Hill** had no authority to
 20 execute the **Substitution**, was not the attorney-in-fact nor the duly authorized signor for the
 21 beneficiary identified therein. E. Tartlifni Trustee Services was not substituted in as the trustee
 22 pursuant to the **Substitution**.

23 5. The **Rescission of Trustee's Deed Upon Sale**, purportedly executed by Sierra Martin
 24 ("**Martin**") and recorded on May 30, 2014, as Document No. 20140560994 in the Official Records
 25 of the Recorder's Office of Los Angeles County, California ("**Rescission**"; plaintiffs' trial exhibit
 26 # 17), and which purports to rescind the prior recorded **Trustee's Deed Upon Sale** in favor of GW
 27 San Diego (plaintiffs' trial exhibit # 15), is hereby cancelled and is of no further force or effect, nor
 28 has it ever had any force or effect. E. Tartlifni Trustee Services was never lawfully substituted in as

01/05/2018

1 the trustee of the deed of trust which is the subject of the **Rescission** and the **Rescission** is therefore,
2 of no force or effect, has never had any force or effect and is cancelled.

3 6. The **Quitclaim Deed**, executed by **Bordeaux**, in favor of **Wilkins**, recorded on
4 May 30, 2014, as Document No. 20140561940 in the Official Records of the Recorder's Office of
5 Los Angeles County, California ("**Wilkins QCD**"; plaintiffs' trial exhibit # 18), which purports to
6 convey title to the Subject Property from **Bordeaux** to **Wilkins**, is hereby cancelled and is of no
7 further force or effect, nor has it ever had any force or effect. **Bordeaux** had no right, title, estate,
8 lien or interest to convey to **Wilkins** and therefore, the **Wilkins QCD** is a wild deed, conveyed
9 nothing, and does not affect, nor has it ever affected, title to the **Subject Property**.

10 7. The **Quitclaim Deed**, executed by **Wilkins**, in favor of **Evans**, recorded on June 10,
11 2014, as Document No. 20140600713 in the Official Records of the Recorder's Office of Los
12 Angeles County, California ("**Evans QCD**"; plaintiffs' trial exhibit # 19), which purports to convey
13 title to the **Subject Property** from **Wilkins** to **Evans**, is hereby cancelled and is of no further force
14 or effect, nor has it ever had any force or effect. **Wilkins** had no right, title, estate, lien or interest to
15 convey to **Evans** and therefore, the **Evans QCD** is a wild deed, conveyed nothing and does not
16 affect, nor has it ever affected, title in or to the **Subject Property**.

17 8. The **Quitclaim Deed**, executed by **Evans**, in favor of "**The 2007 Working Interest**
18 **Program Participation Asset Trust**" and recorded on June 16, 2014, as Document No.
19 20140622577 in the Official Records of the Recorder's Office of Los Angeles County, California
20 ("**Working Interest QCD**"; plaintiffs' trial exhibit # 20), which purports to convey title to the
21 **Subject Property** from **Evans** to "**The 2007 Working Interest Program Participation Asset**
22 **Trust**" is hereby cancelled and is of no further force or effect, nor has it ever had any force or effect.
23 **Evans** had no right, title, estate, lien or interest to convey to "**The 2007 Working Interest Program**
24 **Participation Asset Trust**" and therefore, the **Working Interest QCD** is a wild deed, conveyed
25 nothing and does not affect, nor has it ever affected, title in or to the **Subject Property**.

26 ///

27 ///

28 ///

01/05/2014

1 9. Pursuant to the Declaration and Disclaimer filed by Roman Vasquez ("**Vasquez**")
 2 (plaintiffs' trial exhibit # 22) and accepted into evidence, **Vasquez** does not know how or why his
 3 name because associated as an owner or responsible taxpayer with respect to the Subject Property.
 4 **Vasquez** does not now and never has, claimed any right, title, estate, lien or interest in or to the
 5 Subject Property either individually, or as the Trustee of the Working Interest Program Participation
 6 Asset Trust also known as Working Interest Trust also known as The 2007 Working Interest
 7 Program Participation Asset Trust.

8 10. On February 27, 2015, the Subject Property was sold by GW San Diego to Stella
 9 Harding and Michaela Thompson ("**Harding and Thompson**") pursuant to the recording of that
 10 certain Grant Deed on February 27, 2015, as Document No. 20150220800 in the Official Records of
 11 the Recorder's Office of Los Angeles County, California. ("**Harding and Thompson Vesting**
 12 **Deed**"; plaintiffs' trial exhibit # 21).

13 11. **Harding and Thompson** are now, and have at all times herein since February 27,
 14 2015, been, the owners in fee simple of the **Subject Property** and title in and to the **Subject**
 15 **Property** is quieted in their favor and against **Bordeaux, Wilkins, Chimiles, Evans, Hill, Ramon**
 16 **Vazquez, individually and as Trustee of the Working Interest Program Participation Asset**
 17 **Trust also known as Working Interest Trust also known as The 2007 Working Interest**
 18 **Program Participation Asset Trust.**

19 12. **Bordeaux, Wilkins, Chimiles, Evans, Hill, and Ramon Vazquez, individually, as**
 20 **trustee of the Working Interest Program Participation Asset Trust also known as Working**
 21 **Interest Trust also known as The 2007 Working Interest Program Participation Asset Trust,**
 22 **and E. Tartlifni Trustee Services, do not now, nor have they since February 12, 2014, had, any**
 23 **right, title, estate, lien or interest in or to the Subject Property.**

24 13. **Harding and Thompson, are the prevailing parties in this action and shall recover**
 25 **their costs from and against Bordeaux, Wilkins, and Evans, in the sum of \$_____.**

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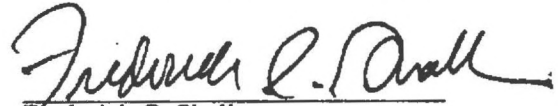
01/05/2015

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14. As between **Hill, Vazquez**, individually and as Trustee of the Working Interest Program Participation Asset Trust Also Known as Working Interest Trust Also Known as the 2007 Working Interest Program Participation Asset Trust, **Harding and Thompson**, each party shall bear her, his or its respective costs, disbursements and attorneys' fees incurred in this action.

Dated:

JAN 03 2018



Frederick C. Shaller
Judge of the Superior Court

01/05/2018

PROOF OF SERVICE
(1013a (3) CCP)

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is 21800 Oxnard Street, Suite 840, Woodland Hills, California.

On December 19, 2017, I served the foregoing document described as: **[PROPOSED] JUDGMENT BY COURT AFTER TRIAL** on the interested parties in this action:

by placing the true copies thereof enclosed in sealed envelopes addressed as stated on the attached mailing list:

BY MAIL

As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. postal service on that same day with postage thereon fully prepaid at Woodland Hills, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing affidavit.

BY ELECTRONIC MAIL

I caused each such document to be transmitted electronically to the parties at the e-mail address indicated. To the best of my knowledge, the transmission was reported as complete, and no error was reported that the electronic transmission was not completed.

BY FACSIMILE TRANSMISSION

On the above date, I personally caused the above described documents to be transmitted via facsimile to the parties.

BY FEDERAL EXPRESS

As follows: I deposited in a box or other facility regularly maintained by Federal Express, an express service carrier, or delivered to an authorized Federal Express driver or carrier, the described document(s) in a sealed envelope, addressed to the person to whom it is to be served, with delivery fees paid or provided for.

BY PERSONAL SERVICE

On the above date, I delivered such envelope(s) by hand to the office(s) of the addressee.

Executed on December 19, 2017, at Woodland Hills, California.

(State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.



KELLY ROOF

01/05/2018

SERVICE LIST

Ms. Rita Wilkins
Ms. Kimberly Bordeaux
E'Casanova Evans
3036 Virginia Road, #2
Los Angeles, CA 90016
PH: (323) 378-4302
altereduniverse.kb@gmail.com
Defendants in Pro Per

****VIA EMAIL & U.S. MAIL**

Mr. William Gaines Hill
P.O. Box 5728
Sherman Oaks, CA 91413
PH: (818) 675-3932
FAX: (818) 788-2182
Defendant in Pro Per

****VIA U.S. MAIL ONLY**

Mr. Roman Vazquez
1206 N. Orange Drive, #3
Los Angeles, CA 90038
Defendant

****VIA U.S. MAIL ONLY**

01/05/2018



I certify that this is a true and correct copy of the original Judgment on file in this office consisting of 8 pages.

SHERRI R. CARTER, Executive Officer / Clerk of the Superior Court of California, County of Los Angeles.

JAN Date: 1 2018 By: [Signature] Deputy

D. WIDE

Property Detail Report

For Property Located At :

2340 W 31ST ST, LOS ANGELES, CA 90018-2951



RealQuest

Owner Information

Owner Name: **HARDING STELLA**
 Mailing Address: **2340 W 31ST ST, LOS ANGELES CA 90018-2951 C012**
 Vesting Codes: **//**

Location Information

Legal Description: **JEFFERSON ST PARK TRACT LOT 42**
 County: **LOS ANGELES, CA** APN: **5052-007-015**
 Census Tract / Block: **2190.10 / 1** Alternate APN:
 Township-Range-Sect: **9-158** Subdivision: **JEFFERSON ST TR**
 Legal Book/Page: **42** Map Reference: **43-D5 /**
 Legal Lot: **2** Tract #: **LOS ANGELES**
 Legal Block: **C16** School District: **LOS ANGELES**
 Market Area: **C16** School District Name: **LOS ANGELES**
 Neighbor Code: **C16** Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **02/27/2015 / 02/26/2015** 1st Mtg Amount/Type: **\$489,961 / FHA**
 Sale Price: **\$499,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **220801**
 Document #: **220800** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Y** Price Per SqFt: **\$313.25**
 New Construction: **Y** Multi/Split Sale:

Title Company:
 Lender: **STEARNS LNDG**
 Seller Name: **GW SAN DIEGO PROPERTIES LLC**

Prior Sale Information

Prior Rec/Sale Date: **03/08/1999 /** Prior Lender:
 Prior Sale Price: **377962** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **QUIT CLAIM DEED** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Gross Area: 1,593	Parking Type: PARKING AVAIL	Construction:
Living Area: 1,593	Garage Area:	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity: 1	Exterior wall:
Above Grade:	Parking Spaces: 1	Porch Type:
Total Rooms: 7	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1909 / 1911	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality: AVERAGE
# of Stories: 1	Roof Material:	Condition: GOOD

Other Improvements: **Building Permit****Site Information**

Zoning: LAR1	Acres: 0.12	County Use: SINGLE FAMILY RESID (0100)
Lot Area: 5,040	Lot Width/Depth: 40 x 130	State Use:
Land Use: SFR	Res/Comm Units: 1 /	Water Type:
Site Influence:		Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$527,075	Assessed Year: 2018	Property Tax: \$6,004.18
Land Value: \$422,506	Improved %: 20%	Tax Area: 67
Improvement Value: \$104,569	Tax Year: 2017	Tax Exemption:
Total Taxable Value: \$527,075		

Comparable Sales Report

For Property Located At

**2340 W 31ST ST, LOS ANGELES, CA 90018-2951**

15 Comparable(s) Selected.

Report Date: 10/04/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$499,000	\$535,000	\$887,000	\$709,440
Bldg/Living Area	1,593	1,380	1,814	1,556
Price/Sqft	\$313.25	\$364.44	\$642.75	\$458.27
Year Built	1909	1907	1922	1911
Lot Area	5,040	5,005	6,669	5,568
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$527,075	\$64,179	\$697,067	\$398,599
Distance From Subject	0.00	0.09	0.48	0.30

*= user supplied for search only

Comp #:1

Distance From Subject:0.09 (miles)

Address: **3416 2ND AVE, LOS ANGELES, CA 90018-3724**
 Owner Name: **ANARAKI CECILY**
 Seller Name: **DUFFIN TRUST**
 APN: **5042-003-036** Map Reference: **43-D6 /** Living Area: **1,713**
 County: **LOS ANGELES, CA** Census Tract: **2190.20** Total Rooms:
 Subdivision: **JEFFERSON ST TR** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/17/2018** Prior Rec Date: **09/14/1984** Bath(F/H): **1 /**
 Sale Date: **07/05/2018** Prior Sale Date: Yr Built/Eff: **1909 / 1909**
 Sale Price: **\$645,000** Prior Sale Price: **\$63,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **713214** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: Total Value: **\$141,732** Lot Area: **5,449** Pool:
 Land Use: **SFR** # of Stories: **1** Roof Mat:
 Park Area/Cap#: **/** Parking:

Comp #:2

Distance From Subject:0.19 (miles)

Address: **3446 4TH AVE, LOS ANGELES, CA 90018-3728**
 Owner Name: **ALL DISCOUNT LLC**
 Seller Name: **BISHOP BESSIE M**
 APN: **5042-001-039** Map Reference: **43-D6 /** Living Area: **1,510**
 County: **LOS ANGELES, CA** Census Tract: **2190.20** Total Rooms:
 Subdivision: **JEFFERSON ST TR** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/15/2018** Prior Rec Date: **11/01/2006** Bath(F/H): **1 /**
 Sale Date: **02/23/2018** Prior Sale Date: **10/23/2006** Yr Built/Eff: **1911 / 1918**
 Sale Price: **\$653,000** Prior Sale Price: **\$550,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **254213** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$602,000** Lot Area: **5,597** Pool:
 Total Value: **\$598,000** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:3

Distance From Subject:0.20 (miles)

Address: **2210 W 30TH ST, LOS ANGELES, CA 90018-2542**
 Owner Name: **LUBOW KATHRYN J/BENCKENDORFF ALEXANDER X**
 Seller Name: **TRAHAN-CHO FAMILY TRUST**
 APN: **5052-022-032** Map Reference: **43-D5 /** Living Area: **1,633**
 County: **LOS ANGELES, CA** Census Tract: **2220.01** Total Rooms:
 Subdivision: **CRESTMORE** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/10/2018** Prior Rec Date: **10/29/2003** Bath(F/H): **1 /**
 Sale Date: **12/14/2017** Prior Sale Date: **10/15/2003** Yr Built/Eff: **1908 / 1908**

Sale Price:	\$745,000	Prior Sale Price:	\$285,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	27832	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$588,000	Lot Area:	5,206	Pool:	
Total Value:	\$356,111	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.21 (miles)

Address:	2206 W 30TH ST, LOS ANGELES, CA 90018-2542		
Owner Name:	CHAUNCEY CHRISTOPHER/CHAUNCEY JENNIFER		
Seller Name:	J & J RENOVATIONS LLC		
APN:	5052-022-033	Map Reference:	43-D5 /
County:	LOS ANGELES, CA	Census Tract:	2220.01
Subdivision:	CRESTMORE	Zoning:	LAR1
Rec Date:	01/05/2018	Prior Rec Date:	07/30/1970
Sale Date:	12/28/2017	Prior Sale Date:	
Sale Price:	\$682,000	Prior Sale Price:	\$17,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	18030	Acres:	0.12
1st Mtg Amt:	\$636,000	Lot Area:	5,206
Total Value:	\$510,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 1
Living Area:	1,601	Total Rooms:	
Bedrooms:	2	Bath(F/H):	2 /
Yr Built/Eff:	1907 / 1960	Air Cond:	CENTRAL
Style:		Fireplace:	Y / 1
Pool:		Roof Mat:	
Parking:	PARKING AVAIL		

Comp #:5 Distance From Subject:0.21 (miles)

Address:	2268 W 29TH ST, LOS ANGELES, CA 90018-2534		
Owner Name:	OPTIMUM REALTY GROUP INC		
Seller Name:	SORIANO FRANCIS		
APN:	5052-020-011	Map Reference:	43-D5 /
County:	LOS ANGELES, CA	Census Tract:	2220.01
Subdivision:	WEST ADAMS & JEFFERSON ST TR	Zoning:	LAR1
Rec Date:	09/26/2018	Prior Rec Date:	01/25/2002
Sale Date:	09/12/2018	Prior Sale Date:	11/29/2001
Sale Price:	\$620,000	Prior Sale Price:	\$205,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	983496	Acres:	0.11
1st Mtg Amt:		Lot Area:	5,005
Total Value:	\$266,148	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 1
Living Area:	1,496	Total Rooms:	
Bedrooms:	3	Bath(F/H):	1 /
Yr Built/Eff:	1908 / 1927	Air Cond:	
Style:		Fireplace:	Y / 1
Pool:		Roof Mat:	
Parking:	PARKING AVAIL		

Comp #:6 Distance From Subject:0.31 (miles)

Address:	3637 2ND AVE, LOS ANGELES, CA 90018-4363		
Owner Name:	EDWARDS DAVID G/STAGG KATRINA R		
Seller Name:	SHALHOUP MARA G		
APN:	5042-005-010	Map Reference:	43-D6 /
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1
Rec Date:	02/26/2018	Prior Rec Date:	03/15/2016
Sale Date:	02/05/2018	Prior Sale Date:	02/18/2016
Sale Price:	\$825,000	Prior Sale Price:	\$670,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	184223	Acres:	0.13
1st Mtg Amt:	\$659,917	Lot Area:	5,600
Total Value:	\$697,067	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,392	Total Rooms:	
Bedrooms:	2	Bath(F/H):	1 /
Yr Built/Eff:	1911 / 1911	Air Cond:	
Style:		Fireplace:	Y / 1
Pool:		Roof Mat:	
Parking:	PARKING AVAIL		

Comp #:7 Distance From Subject:0.33 (miles)

Address:	3629 4TH AVE, LOS ANGELES, CA 90018-4206		
Owner Name:	ARAGON LEONCIO/ARAGON IVAN		
Seller Name:	MOLINA JAIME M		
APN:	5044-030-008	Map Reference:	43-D6 /
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1
Rec Date:	02/23/2018	Prior Rec Date:	06/30/2000
Sale Date:	09/15/2017	Prior Sale Date:	03/07/2000
Sale Price:	\$575,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	179256	Acres:	0.12
1st Mtg Amt:	\$564,585	Lot Area:	5,439
Total Value:	\$233,150	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 1
Living Area:	1,512	Total Rooms:	
Bedrooms:	3	Bath(F/H):	2 /
Yr Built/Eff:	1912 / 1927	Air Cond:	
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:		Roof Mat:	
Parking:	PARKING AVAIL		

Comp #:8				Distance From Subject:0.34 (miles)
Address:	2190 W 28TH ST, LOS ANGELES, CA 90018-3021			
Owner Name:	VERDINER DAVID H			
Seller Name:	RALPH PARTNERS II LLC			
APN:	5052-028-009	Map Reference:	43-D5 /	Living Area: 1,664
County:	LOS ANGELES, CA	Census Tract:	2220.01	Total Rooms:
Subdivision:	WEST ADAMS & JEFFERSON ST	Zoning:	LAR1	Bedrooms: 3
Rec Date:	05/25/2018	Prior Rec Date:		Bath(F/H): 2 /
Sale Date:	05/16/2018	Prior Sale Date:		Yr Built/Eff: 1914 / 1925
Sale Price:	\$775,000	Prior Sale Price:		Air Cond: EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	524863	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:	\$581,250	Lot Area:	6,286	Pool:
Total Value:	\$650,760	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking: PARKING AVAIL

Comp #:9				Distance From Subject:0.34 (miles)
Address:	3563 S GRAMERCY PL, LOS ANGELES, CA 90018-3819			
Owner Name:	WILSHIRE INVESTMENT GROUP LLC			
Seller Name:	RHONE ANNIE M			
APN:	5042-025-024	Map Reference:	43-D6 /	Living Area: 1,564
County:	LOS ANGELES, CA	Census Tract:	2220.02	Total Rooms:
Subdivision:	1484	Zoning:	LAR1	Bedrooms: 2
Rec Date:	05/02/2018	Prior Rec Date:		Bath(F/H): 2 /
Sale Date:	04/12/2018	Prior Sale Date:		Yr Built/Eff: 1912 / 1924
Sale Price:	\$575,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	429594	Acres:	0.12	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	5,105	Pool:
Total Value:	\$64,179	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:10				Distance From Subject:0.35 (miles)
Address:	3653 3RD AVE, LOS ANGELES, CA 90018-4246			
Owner Name:	SIERADZKI GREGORY A/SIERADZKI SOPHIE M G			
Seller Name:	JD5 GROUP LLC			
APN:	5042-006-014	Map Reference:	43-D6 /	Living Area: 1,380
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1	Bedrooms: 2
Rec Date:	08/23/2018	Prior Rec Date:	03/31/2017	Bath(F/H): 1 /
Sale Date:	08/06/2018	Prior Sale Date:	03/14/2017	Yr Built/Eff: 1911 / 1911
Sale Price:	\$887,000	Prior Sale Price:	\$545,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	853846	Acres:	0.13	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	5,813	Pool:
Total Value:	\$555,900	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:11				Distance From Subject:0.36 (miles)
Address:	3667 2ND AVE, LOS ANGELES, CA 90018-4363			
Owner Name:	METTER JARED L/METTER BRENNIA I			
Seller Name:	RAMSEY ALEXANDER R			
APN:	5042-005-017	Map Reference:	43-D6 /	Living Area: 1,814
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1	Bedrooms: 2
Rec Date:	01/10/2018	Prior Rec Date:	05/09/2014	Bath(F/H): 1 /
Sale Date:	12/19/2017	Prior Sale Date:	03/20/2014	Yr Built/Eff: 1912 / 1912
Sale Price:	\$845,100	Prior Sale Price:	\$380,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	28268	Acres:	0.13	Fireplace: Y / 1
1st Mtg Amt:	\$557,050	Lot Area:	5,600	Pool:
Total Value:	\$409,397	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:12				Distance From Subject:0.37 (miles)
Address:	3660 4TH AVE, LOS ANGELES, CA 90018-4205			
Owner Name:	FELBECK SEBASTIAN & REBEKAH/WASSERMAN STEVAN A TRUST			
Seller Name:	BREF LLC			
APN:	5042-006-032	Map Reference:	43-D6 /	Living Area: 1,488
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:
Subdivision:	JEFFERSON ST TR	Zoning:	LAR1	Bedrooms: 3
Rec Date:	05/10/2018	Prior Rec Date:	07/10/2017	Bath(F/H): 2 /
Sale Date:	04/19/2018	Prior Sale Date:	06/30/2017	Yr Built/Eff: 1922 / 1927
Sale Price:	\$829,500	Prior Sale Price:	\$565,000	Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	462683	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$579,500	Lot Area:	5,605	Pool:	
Total Value:	\$565,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:13		Distance From Subject:0.38 (miles)			
Address:	3706 ARLINGTON AVE, LOS ANGELES, CA 90018-4316				
Owner Name:	SHIRAZI-NEJAD SOHEYL				
Seller Name:	YATES ANNA				
APN:	5042-022-007	Map Reference:	43-D6 /	Living Area:	1,468
County:	LOS ANGELES, CA	Census Tract:	2220.02	Total Rooms:	
Subdivision:	557	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/05/2018	Prior Rec Date:	10/25/2002	Bath(F/H):	1 /
Sale Date:	12/20/2017	Prior Sale Date:	09/13/2002	Yr Built/Eff:	1914 / 1914
Sale Price:	\$535,000	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	18267	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$428,000	Lot Area:	6,669	Pool:	
Total Value:	\$229,107	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14		Distance From Subject:0.39 (miles)			
Address:	3647 5TH AVE, LOS ANGELES, CA 90018-4213				
Owner Name:	JORDA JULIEN/JORDA CHRISTELLE C				
Seller Name:	PORTILLO IVETH A				
APN:	5044-028-001	Map Reference:	43-D6 /	Living Area:	1,440
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms:	
Subdivision:	JEFFERSON STREET PARK	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/27/2018	Prior Rec Date:	03/09/2012	Bath(F/H):	1 /
Sale Date:	03/30/2018	Prior Sale Date:	01/17/2012	Yr Built/Eff:	1912 / 1912
Sale Price:	\$640,000	Prior Sale Price:	\$203,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	411102	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$608,000	Lot Area:	5,745	Pool:	
Total Value:	\$224,090	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15		Distance From Subject:0.48 (miles)			
Address:	2050 W 30TH ST, LOS ANGELES, CA 90018-3038				
Owner Name:	MIYAO ANDRE T/MIYAO ANNIE A				
Seller Name:	STADEL ZACHARY H				
APN:	5053-006-022	Map Reference:	43-E5 /	Living Area:	1,663
County:	LOS ANGELES, CA	Census Tract:	2220.01	Total Rooms:	6
Subdivision:	HOPPER & SONS	Zoning:	LAR1	Bedrooms:	3
	WESTERN AVE TR				
Rec Date:	04/20/2018	Prior Rec Date:	06/12/2009	Bath(F/H):	1 /
Sale Date:	03/30/2018	Prior Sale Date:	04/30/2009	Yr Built/Eff:	1908 / 1908
Sale Price:	\$810,000	Prior Sale Price:	\$360,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	385421	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$648,000	Lot Area:	5,200	Pool:	
Total Value:	\$478,339	# of Stories:	1	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE
					PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JESSE CHEN

Date: October 4, 2018

JOB ADDRESS: 2340 WEST 31ST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5052-007-015

CASE#: 673554

ORDER NO: A-4209615

EFFECTIVE DATE OF ORDER TO COMPLY: November 11, 2016

COMPLIANCE EXPECTED DATE: December 11, 2016

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4209615

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

VAZQUEZ,ROMAN TR WORKING INTEREST TRUST AND
2340 W 31ST ST
LOS ANGELES, CA 90018

CASE #: 673554
ORDER #: A-4209615
EFFECTIVE DATE: November 11, 2016
COMPLIANCE DATE: December 11, 2016

OWNER OF

SITE ADDRESS: 2340 W 31ST ST

ASSESSORS PARCEL NO.: 5052-007-015

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. Historical preservation overlay zone.

You are therefore ordered to: Discontinue the conditon which violates the Historical Preservation Overlay Zone.

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

Location: Entire house.

Comments: Obtain HPOZ approval of vinyl windows or replace per there requirements.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits. Or pay CVIF and Investigation Fees and remove and install original windows.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire House

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

Comments: Vinyl windows require HPOZ approval and permits from Building & Safty prior to installing per LAMC.

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 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.

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 : 

Date: October 27, 2016

LEO MILBAUER
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3952
leo.milbauer@lacity.org

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

NOV 04 2016

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


REVIEWED BY

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



CODE ENFORCEMENT BUREAU

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