

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
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CORISSA HERNANDEZ  
JAVIER NUNEZ  
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KAREN BASS  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

January 3, 2025

Council District: # 12

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

JOB ADDRESS: **10156 NORTH GAVIOTA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2669-009-025**  
Re: Invoice #808007-7

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **10156 North Gaviota Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

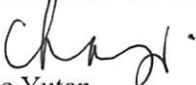
Pursuant to Section 98.0421, the property owner was issued an order on February 7, 2020, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

| <u>Description</u>                    | <u>Amount</u>      |
|---------------------------------------|--------------------|
| Code Violation Investigation fee      | 336.00             |
| System Development Surcharge          | 20.16              |
| Late Charge/Collection fee (250%)     | 840.00             |
| System Development Surcharge late fee | 50.40              |
| Title Report fee                      | 30.00              |
| <b>Grand Total</b>                    | <b>\$ 1,276.56</b> |


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 **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

## DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17868**  
**Dated as of: 03/19/2024**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 2669-009-025**

**Property Address: 10156 N GAVIOTA AVE**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee: JAMES F. MOORCROFT**

**Grantor: ROBERT P. BACAYCAY**

**Deed Date : 07/24/1989**

**Recorded : 08/04/1989**

**Instr No. : 89-1250988**

**MAILING ADDRESS: JAMES F. MOORCROFT**

**10156 GAVIOTA AVE, NORTH HILLS, CA 91343-1433**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 301 Tract No: 17820 Brief Description: TRACT # 17820 LOT 301**

### **MORTGAGES/LIENS**

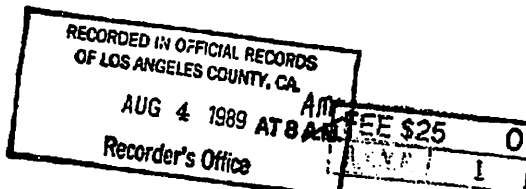
**We find no Open Mortgages/Deeds of Trust of Record.**

Order No.  
Escrow No.  
Loan No.

89 1250988

WHEN RECORDED MAIL TO:

JAMES F. MOORCROFT  
10156 GAVIOTA AVENUE  
GRANADA HILLS, CA 91343



SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$ 0.00

— Computed on the consideration or value of property conveyed; OR  
— Computed on the consideration or value less liens or encumbrances remaining at time of sale.

ROBERT P. BACAYCAY

Signature of Declarant or Agent determining tax - Firm Name

## QUITCLAIM DEED

The undersigned grantor(s) declare(s) that:

DOCUMENTARY TRANSFER TAX is \$ THIS CONVEYANCE CHANGES MANNER IN WHICH TITLE IS HELD, R&T 11911

- ( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT P. BACAYCAY

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

JAMES F. MOORCROFT, A SINGLE MAN, ANY AND ALL INTEREST IN THE DESCRIBED PROPERTY

the real property in the City of LOS ANGELES

County of LOS ANGELES

State of California, described as

LOT 301 OF TRACT 17820, AS PER MAP RECORDED IN BOOK 451, PAGES 13 TO 17 INCLUSIVE OF  
MAPS IN THE OFFICE OF THE COUNTY RECORDER ON LOS ANGELES COUNTY.

Dated JULY 24, 1989

ROBERT P. BACAYCAY

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

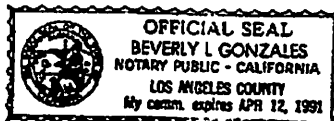
On JULY 24, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared

ROBERT P. BACAYCAY

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.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow or Loan No. 236984  
FATCQLA 78

Title Order No. \_\_\_\_\_

**EXHIBIT B**

ASSIGNED INSPECTOR: **PIERRE VEGA**  
JOB ADDRESS: **10156 NORTH GAVIOTA AVENUE, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **2669-009-025**

Date: **January 3, 2025**

Last Full Title: **03/19/2024**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) JAMES F. MOORCROFT  
10156 GAVIOTA AVENUE  
NORTH HILLS, CA 91343
- CAPACITY: OWNER

**Property Detail Report****For Property Located At :****10156 GAVIOTA AVE, NORTH HILLS, CA 91343-1433****RealQuest****Owner Information**

Owner Name: **MOORCROFT JAMES F**  
 Mailing Address: **10156 GAVIOTA AVE, NORTH HILLS CA 91343-1433 C057**  
 Vesting Codes: **SM / A /**

**Location Information**

|                       |                              |                       |                     |
|-----------------------|------------------------------|-----------------------|---------------------|
| Legal Description:    | <b>TRACT # 17820 LOT 301</b> | APN:                  | <b>2669-009-025</b> |
| County:               | <b>LOS ANGELES, CA</b>       | Alternate APN:        |                     |
| Census Tract / Block: | <b>1098.00 / 1</b>           | Subdivision:          | <b>17820</b>        |
| Township-Range-Sect:  |                              | Map Reference:        | <b>8-B3 /</b>       |
| Legal Book/Page:      | <b>451-13</b>                | Tract #:              | <b>17820</b>        |
| Legal Lot:            | <b>301</b>                   | School District:      | <b>LOS ANGELES</b>  |
| Legal Block:          |                              | School District Name: | <b>LOS ANGELES</b>  |
| Market Area:          | <b>NOH</b>                   | Munic/Township:       | <b>LOS ANGELES</b>  |
| Neighbor Code:        |                              |                       |                     |

**Owner Transfer Information**

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

**Last Market Sale Information**

|                      |                                       |                         |          |
|----------------------|---------------------------------------|-------------------------|----------|
| Recording/Sale Date: | <b>08/04/1989 / 07/1989</b>           | 1st Mtg Amount/Type:    | <b>/</b> |
| Sale Price:          |                                       | 1st Mtg Int. Rate/Type: | <b>/</b> |
| Sale Type:           |                                       | 1st Mtg Document #:     |          |
| Document #:          | <b>1250988</b>                        | 2nd Mtg Amount/Type:    | <b>/</b> |
| Deed Type:           | <b>QUIT CLAIM DEED</b>                | 2nd Mtg Int. Rate/Type: | <b>/</b> |
| Transfer Document #: |                                       | Price Per SqFt:         |          |
| New Construction:    |                                       | Multi/Split Sale:       |          |
| Title Company:       | <b>FIRST AMERICAN TITLE INS CO/NY</b> |                         |          |
| Lender:              |                                       |                         |          |
| Seller Name:         | <b>BACAYCAY ROBERT P</b>              |                         |          |

**Prior Sale Information**

|                      |                             |                          |          |
|----------------------|-----------------------------|--------------------------|----------|
| Prior Rec/Sale Date: | <b>08/04/1989 / 07/1989</b> | Prior Lender:            |          |
| Prior Sale Price:    |                             | Prior 1st Mtg Amt/Type:  | <b>/</b> |
| Prior Doc Number:    | <b>1250987</b>              | Prior 1st Mtg Rate/Type: | <b>/</b> |
| Prior Deed Type:     | <b>QUIT CLAIM DEED</b>      |                          |          |

**Property Characteristics**

|                     |                                   |                    |                          |                |                      |
|---------------------|-----------------------------------|--------------------|--------------------------|----------------|----------------------|
| Gross Area:         |                                   | Parking Type:      | <b>PARKING AVAIL</b>     | Construction:  |                      |
| Living Area:        | <b>1,490</b>                      | Garage Area:       |                          | Heat Type:     | <b>HEATED</b>        |
| Tot Adj Area:       |                                   | Garage Capacity:   |                          | Exterior wall: | <b>STUCCO</b>        |
| Above Grade:        |                                   | Parking Spaces:    | <b>2</b>                 | Porch Type:    |                      |
| Total Rooms:        | <b>6</b>                          | Basement Area:     |                          | Patio Type:    | <b>COVERED PATIO</b> |
| Bedrooms:           | <b>4</b>                          | Finish Bsmnt Area: |                          | Pool:          |                      |
| Bath(F/H):          | <b>3 /</b>                        | Basement Type:     |                          | Air Cond:      | <b>EVAP COOLER</b>   |
| Year Built / Eff:   | <b>1953 / 1957</b>                | Roof Type:         |                          | Style:         | <b>CONVENTIONAL</b>  |
| Fireplace:          | <b>Y / 1</b>                      | Foundation:        | <b>RAISED</b>            | Quality:       |                      |
| # of Stories:       | <b>1</b>                          | Roof Material:     | <b>GRAVEL &amp; ROCK</b> | Condition:     |                      |
| Other Improvements: | <b>FENCE;ADDITION;FENCED YARD</b> |                    |                          |                |                      |

**Site Information**

|                 |              |                  |                 |             |                                   |
|-----------------|--------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning:         | <b>LARS</b>  | Acres:           | <b>0.18</b>     | County Use: | <b>SINGLE FAMILY RESID (0100)</b> |
| Lot Area:       | <b>7,689</b> | Lot Width/Depth: | <b>61 x 126</b> | State Use:  |                                   |
| Land Use:       | <b>SFR</b>   | Res/Comm Units:  | <b>1 /</b>      | Water Type: |                                   |
| Site Influence: |              |                  |                 | Sewer Type: | <b>TYPE UNKNOWN</b>               |

**Tax Information**

|                      |           |                |      |                |            |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value:         | \$275,931 | Assessed Year: | 2023 | Property Tax:  | \$3,498.83 |
| Land Value:          | \$124,536 | Improved %:    | 55%  | Tax Area:      | 16         |
| Improvement Value:   | \$151,395 | Tax Year:      | 2023 | Tax Exemption: | HOMEOWNER  |
| Total Taxable Value: | \$268,931 |                |      |                |            |

**Comparable Sales Report**

For Property Located At

**10156 GAVIOTA AVE, NORTH HILLS, CA 91343-1433**

17 Comparable(s) Selected.

Report Date: 05/01/2024

**Summary Statistics:**

|                       | Subject   | Low       | High        | Average   |
|-----------------------|-----------|-----------|-------------|-----------|
| Sale Price            | \$0       | \$725,000 | \$1,173,000 | \$880,382 |
| Bldg/Living Area      | 1,490     | 1,267     | 1,610       | 1,459     |
| Price/Sqft            | \$0.00    | \$483.66  | \$812.33    | \$604.35  |
| Year Built            | 1953      | 1953      | 1960        | 1955      |
| Lot Area              | 7,689     | 6,902     | 10,857      | 8,065     |
| Bedrooms              | 4         | 3         | 4           | 3         |
| Bathrooms/Restrooms   | 3         | 2         | 2           | 2         |
| Stories               | 1.00      | 1.00      | 1.00        | 1.00      |
| Total Value           | \$275,931 | \$63,325  | \$832,319   | \$302,228 |
| Distance From Subject | 0.00      | 0.16      | 0.48        | 0.35      |

\*= user supplied for search only

**Comp #1**

Distance From Subject:0.16 (miles)

Address: **10057 COLLETT AVE, NORTH HILLS, CA 91343-1621**Owner Name: **SHAROYAN BORIS**Seller Name: **MARKWARDT CURTIS F**APN: **2669-022-017**Map Reference: **8-A3 /**Living Area: **1,494**County: **LOS ANGELES, CA**Census Tract: **1098.00**Total Rooms: **6**Subdivision: **17820**Zoning: **LARS**Bedrooms: **3**Rec Date: **03/08/2024**Prior Rec Date: **09/14/2020**Bath(F/H): **2 /**Sale Date: **02/26/2024**Prior Sale Date: **08/20/2020**Yr Built/Eff: **1953 / 1956**Sale Price: **\$965,000**Prior Sale Price: **\$767,000**Air Cond: **EVAP COOLER**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **155033**Acres: **0.17**Fireplace: **Y / 1**1st Mtg Amt: **\$772,000**Lot Area: **7,579**

Pool:

Total Value: **\$797,986**# of Stories: **1**Roof Mat: **GRAVEL & ROCK**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL****Comp #2**

Distance From Subject:0.17 (miles)

Address: **10039 MONTGOMERY AVE, NORTH HILLS, CA 91343-1629**Owner Name: **RUBENYAN HOVHANNES/SUKIASYAN ARMENUHI**Seller Name: **ADERMACH CYNTHIA A**APN: **2669-020-004**Map Reference: **8-B3 /**Living Area: **1,370**County: **LOS ANGELES, CA**Census Tract: **1098.00**Total Rooms: **5**Subdivision: **17820**Zoning: **LARS**Bedrooms: **3**

|              |            |                   |            |               |                     |
|--------------|------------|-------------------|------------|---------------|---------------------|
| Rec Date:    | 02/14/2024 | Prior Rec Date:   | 12/18/1995 | Bath(F/H):    | 2 /                 |
| Sale Date:   | 02/01/2024 | Prior Sale Date:  |            | Yr Built/Eff: | 1953 / 1957         |
| Sale Price:  | \$840,000  | Prior Sale Price: |            | Air Cond:     | EVAP COOLER         |
| Sale Type:   | FULL       | Prior Sale Type:  |            | Style:        | CONVENTIONAL        |
| Document #:  | 99229      | Acres:            | 0.18       | Fireplace:    | /                   |
| 1st Mtg Amt: | \$714,000  | Lot Area:         | 7,693      | Pool:         | POOL                |
| Total Value: | \$96,750   | # of Stories:     | 1          | Roof Mat:     | COMPOSITION SHINGLE |
| Land Use:    | SFR        | Park Area/Cap#:   | /          | Parking:      | PARKING AVAIL       |

Comp #:3 Distance From Subject:0.18 (miles)

Address: 15942 DEVONSHIRE ST, GRANADA HILLS, CA 91344-7132

Owner Name: PETROSYAN ARTUR

Seller Name: SCHUMANN W G & N L L/TR

|              |                 |                   |            |               |                     |
|--------------|-----------------|-------------------|------------|---------------|---------------------|
| APN:         | 2669-003-033    | Map Reference:    | 8-B3 /     | Living Area:  | 1,503               |
| County:      | LOS ANGELES, CA | Census Tract:     | 1098.00    | Total Rooms:  | 6                   |
| Subdivision: | 19123           | Zoning:           | LARS       | Bedrooms:     | 3                   |
| Rec Date:    | 01/05/2024      | Prior Rec Date:   | 06/01/1964 | Bath(F/H):    | 2 /                 |
| Sale Date:   | 11/29/2023      | Prior Sale Date:  |            | Yr Built/Eff: | 1953 / 1953         |
| Sale Price:  | \$856,000       | Prior Sale Price: | \$5,000    | Air Cond:     |                     |
| Sale Type:   | FULL            | Prior Sale Type:  | FULL       | Style:        | CONVENTIONAL        |
| Document #:  | 11250           | Acres:            | 0.19       | Fireplace:    | /                   |
| 1st Mtg Amt: | \$840,495       | Lot Area:         | 8,297      | Pool:         |                     |
| Total Value: | \$64,030        | # of Stories:     | 1          | Roof Mat:     | COMPOSITION SHINGLE |
| Land Use:    | SFR             | Park Area/Cap#:   | /          | Parking:      | PARKING AVAIL       |

Comp #:4 Distance From Subject:0.27 (miles)

Address: 10020 SWINTON AVE, NORTH HILLS, CA 91343-1330

Owner Name: KEDIKIAN MARK/KEDIKIAN LENA

Seller Name: PIERCE FAMILY TRUST

|              |                 |                   |         |               |               |
|--------------|-----------------|-------------------|---------|---------------|---------------|
| APN:         | 2678-010-005    | Map Reference:    | 8-A3 /  | Living Area:  | 1,610         |
| County:      | LOS ANGELES, CA | Census Tract:     | 1098.00 | Total Rooms:  | 6             |
| Subdivision: | 21133           | Zoning:           | LARS    | Bedrooms:     | 3             |
| Rec Date:    | 01/11/2024      | Prior Rec Date:   |         | Bath(F/H):    | 2 /           |
| Sale Date:   | 12/14/2023      | Prior Sale Date:  |         | Yr Built/Eff: | 1957 / 1968   |
| Sale Price:  | \$850,500       | Prior Sale Price: |         | Air Cond:     | CENTRAL       |
| Sale Type:   | FULL            | Prior Sale Type:  |         | Style:        | CONVENTIONAL  |
| Document #:  | 25383           | Acres:            | 0.16    | Fireplace:    | Y / 1         |
| 1st Mtg Amt: | \$637,687       | Lot Area:         | 6,902   | Pool:         | POOL          |
| Total Value: | \$83,120        | # of Stories:     | 1       | Roof Mat:     | GRAVEL & ROCK |
| Land Use:    | SFR             | Park Area/Cap#:   | /       | Parking:      | PARKING AVAIL |

Comp #:5 Distance From Subject:0.29 (miles)

Address: 10001 WOODLEY AVE, NORTH HILLS, CA 91343-1345

Owner Name: CARDOSO MARCOS/CARDOSO EXEQUIEL & HERMINIA

Seller Name: REALTY INVTRS OF AMERICA LLC

|              |                 |                   |            |               |               |
|--------------|-----------------|-------------------|------------|---------------|---------------|
| APN:         | 2678-010-021    | Map Reference:    | 8-A3 /     | Living Area:  | 1,605         |
| County:      | LOS ANGELES, CA | Census Tract:     | 1098.00    | Total Rooms:  | 6             |
| Subdivision: | 21133           | Zoning:           | LARS       | Bedrooms:     | 4             |
| Rec Date:    | 04/04/2024      | Prior Rec Date:   | 11/07/2023 | Bath(F/H):    | 2 /           |
| Sale Date:   | 03/14/2024      | Prior Sale Date:  | 10/24/2023 | Yr Built/Eff: | 1957 / 1957   |
| Sale Price:  | \$890,000       | Prior Sale Price: | \$675,000  | Air Cond:     | EVAP COOLER   |
| Sale Type:   | FULL            | Prior Sale Type:  | FULL       | Style:        | CONVENTIONAL  |
| Document #:  | 220766          | Acres:            | 0.17       | Fireplace:    | Y / 1         |
| 1st Mtg Amt: | \$814,000       | Lot Area:         | 7,442      | Pool:         |               |
| Total Value: | \$270,324       | # of Stories:     | 1          | Roof Mat:     | WOOD SHAKE    |
| Land Use:    | SFR             | Park Area/Cap#:   | /          | Parking:      | PARKING AVAIL |

Comp #:6 Distance From Subject:0.32 (miles)  
 Address: 10120 DEMPSEY AVE, NORTH HILLS, CA 91343-1401  
 Owner Name: JAFFE KAITLIN H  
 Seller Name: ALBA GARY M & MARGO L  
 APN: 2669-013-016 Map Reference: 8-B3 / Living Area: 1,395  
 County: LOS ANGELES, CA Census Tract: 1098.00 Total Rooms: 5  
 Subdivision: 18698 Zoning: LARS Bedrooms: 3  
 Rec Date: 08/11/2023 Prior Rec Date: 04/06/2000 Bath(F/H): 2 /  
 Sale Date: 08/02/2023 Prior Sale Date: 03/21/2000 Yr Built/Eff: 1958 / 1958  
 Sale Price: \$950,000 Prior Sale Price: \$150,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 531752 Acres: 0.22 Fireplace: Y / 1  
 1st Mtg Amt: \$712,500 Lot Area: 9,607 Pool: POOL  
 Total Value: \$261,458 # of Stories: 1 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / Parking: ATTACHED GARAGE

Comp #:7 Distance From Subject:0.32 (miles)  
 Address: 10424 MONTGOMERY AVE, GRANADA HILLS, CA 91344-7032  
 Owner Name: SARGSIAN NAREK/SARGSIAN KRISTINA  
 Seller Name: HAMBARDZUMYAN ALISA  
 APN: 2668-018-015 Map Reference: 8-B3 / Living Area: 1,444  
 County: LOS ANGELES, CA Census Tract: 1097.00 Total Rooms: 6  
 Subdivision: 20813 Zoning: LARS Bedrooms: 3  
 Rec Date: 04/05/2024 Prior Rec Date: 04/20/2021 Bath(F/H): 2 /  
 Sale Date: 03/07/2024 Prior Sale Date: 02/24/2021 Yr Built/Eff: 1955 / 1955  
 Sale Price: \$1,173,000 Prior Sale Price: \$770,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 223070 Acres: 0.20 Fireplace: Y / 1  
 1st Mtg Amt: \$938,400 Lot Area: 8,535 Pool: POOL  
 Total Value: \$823,853 # of Stories: 1 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.32 (miles)  
 Address: 10112 SOPHIA AVE, NORTH HILLS, CA 91343-1321  
 Owner Name: CASTRO JOHN F/CASTRO MUI N  
 Seller Name: PENNUCCI G & C B L/TR  
 APN: 2678-004-013 Map Reference: 8-A3 / Living Area: 1,267  
 County: LOS ANGELES, CA Census Tract: 1098.00 Total Rooms: 5  
 Subdivision: 17068 Zoning: LARS Bedrooms: 3  
 Rec Date: 12/22/2023 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 12/19/2023 Prior Sale Date: Yr Built/Eff: 1955 / 1955  
 Sale Price: \$820,000 Prior Sale Price: Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 903250 Acres: 0.18 Fireplace: /  
 1st Mtg Amt: \$656,000 Lot Area: 7,775 Pool:  
 Total Value: \$223,052 # of Stories: 1 Roof Mat: COMPOSITION SHINGLE  
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.32 (miles)  
 Address: 15851 BLACKHAWK ST, GRANADA HILLS, CA 91344-7102  
 Owner Name: WANG ISABELLE V  
 Seller Name: HUNDLEY EVAN  
 APN: 2668-015-017 Map Reference: 8-B3 / Living Area: 1,581  
 County: LOS ANGELES, CA Census Tract: 1097.00 Total Rooms: 6



|              |             |                   |            |              |                     |
|--------------|-------------|-------------------|------------|--------------|---------------------|
| Subdivision: | 18800       | Zoning:           | LARS       | Bedrooms:    | 3                   |
| Rec Date:    | 03/27/2024  | Prior Rec Date:   | 01/15/2021 | Bath(F/H):   | 2 /                 |
| Sale Date:   | 03/13/2024  | Prior Sale Date:  | 11/25/2020 | Yr Buil/Eff: | 1953 / 1954         |
| Sale Price:  | \$1,020,000 | Prior Sale Price: | \$800,000  | Air Cond:    | EVAP COOLER         |
| Sale Type:   | FULL        | Prior Sale Type:  | FULL       | Style:       | CONVENTIONAL        |
| Document #:  | 196870      | Acres:            | 0.19       | Fireplace:   | Y / 1               |
| 1st Mtg Amt: | \$664,625   | Lot Area:         | 8,179      | Pool:        | POOL                |
| Total Value: | \$832,319   | # of Stories:     | 1          | Roof Mat:    | COMPOSITION SHINGLE |
| Land Use:    | SFR         | Park Area/Cap#:   | /          | Parking:     | PARKING AVAIL       |

Comp #:10 Distance From Subject:0.41 (miles)

Address: 10011 SOPHIA AVE, NORTH HILLS, CA 91343-1310

Owner Name: NAGHDALYAN KAREN

Seller Name: LEDA SEBASTIAN LIVING T

|              |                 |                   |            |              |                     |
|--------------|-----------------|-------------------|------------|--------------|---------------------|
| APN:         | 2678-007-016    | Map Reference:    | 8-A3 /     | Living Area: | 1,501               |
| County:      | LOS ANGELES, CA | Census Tract:     | 1098.00    | Total Rooms: | 5                   |
| Subdivision: | 20918           | Zoning:           | LARS       | Bedrooms:    | 3                   |
| Rec Date:    | 11/30/2023      | Prior Rec Date:   | 11/13/2008 | Bath(F/H):   | 2 /                 |
| Sale Date:   | 10/20/2023      | Prior Sale Date:  | 10/15/2008 | Yr Buil/Eff: | 1956 / 1965         |
| Sale Price:  | \$870,000       | Prior Sale Price: | \$379,000  | Air Cond:    | CENTRAL             |
| Sale Type:   | FULL            | Prior Sale Type:  | FULL       | Style:       | CONVENTIONAL        |
| Document #:  | 828966          | Acres:            | 0.17       | Fireplace:   | /                   |
| 1st Mtg Amt: | \$522,000       | Lot Area:         | 7,503      | Pool:        |                     |
| Total Value: | \$469,097       | # of Stories:     | 1          | Roof Mat:    | COMPOSITION SHINGLE |
| Land Use:    | SFR             | Park Area/Cap#:   | /          | Parking:     | PARKING AVAIL       |

Comp #:11 Distance From Subject:0.42 (miles)

Address: 10324 HASKELL AVE, GRANADA HILLS, CA 91344-7134

Owner Name: MANUVGYAN HASMIK

Seller Name: EMMEL FERNANDO

|              |                 |                   |            |              |                     |
|--------------|-----------------|-------------------|------------|--------------|---------------------|
| APN:         | 2661-013-007    | Map Reference:    | 8-B3 /     | Living Area: | 1,499               |
| County:      | LOS ANGELES, CA | Census Tract:     | 1097.00    | Total Rooms: | 7                   |
| Subdivision: | 15557           | Zoning:           | LARS       | Bedrooms:    | 3                   |
| Rec Date:    | 01/29/2024      | Prior Rec Date:   | 08/18/1998 | Bath(F/H):   | 2 /                 |
| Sale Date:   | 12/20/2023      | Prior Sale Date:  | 08/17/1998 | Yr Buil/Eff: | 1955 / 1956         |
| Sale Price:  | \$725,000       | Prior Sale Price: |            | Air Cond:    | EVAP COOLER         |
| Sale Type:   | FULL            | Prior Sale Type:  |            | Style:       | CONVENTIONAL        |
| Document #:  | 62048           | Acres:            | 0.17       | Fireplace:   | /                   |
| 1st Mtg Amt: | \$688,750       | Lot Area:         | 7,202      | Pool:        |                     |
| Total Value: | \$226,004       | # of Stories:     | 1          | Roof Mat:    | COMPOSITION SHINGLE |
| Land Use:    | SFR             | Park Area/Cap#:   | /          | Parking:     | PARKING AVAIL       |

Comp #:12 Distance From Subject:0.42 (miles)

Address: 10449 DENSMORE AVE, GRANADA HILLS, CA 91344-7116

Owner Name: NEXT LEVEL HM IMPROVEMENTS LLC

Seller Name: SHAHAN RICHARD

|              |                 |                   |            |              |              |
|--------------|-----------------|-------------------|------------|--------------|--------------|
| APN:         | 2668-016-002    | Map Reference:    | 8-B3 /     | Living Area: | 1,486        |
| County:      | LOS ANGELES, CA | Census Tract:     | 1097.00    | Total Rooms: | 5            |
| Subdivision: | 19552           | Zoning:           | LARS       | Bedrooms:    | 3            |
| Rec Date:    | 11/09/2023      | Prior Rec Date:   | 05/11/1990 | Bath(F/H):   | 2 /          |
| Sale Date:   | 10/23/2023      | Prior Sale Date:  | 04/1990    | Yr Buil/Eff: | 1954 / 1954  |
| Sale Price:  | \$765,000       | Prior Sale Price: | \$219,000  | Air Cond:    | CENTRAL      |
| Sale Type:   | FULL            | Prior Sale Type:  | FULL       | Style:       | CONVENTIONAL |
| Document #:  | 773750          | Acres:            | 0.18       | Fireplace:   | Y / 1        |
| 1st Mtg Amt: | \$675,000       | Lot Area:         | 7,802      | Pool:        | POOL         |

|              |                  |                 |          |           |                        |
|--------------|------------------|-----------------|----------|-----------|------------------------|
| Total Value: | <b>\$387,238</b> | # of Stories:   | <b>1</b> | Roof Mat: | <b>WOOD SHAKE</b>      |
| Land Use:    | <b>SFR</b>       | Park Area/Cap#: | <b>/</b> | Parking:  | <b>ATTACHED GARAGE</b> |

Comp #:13 Distance From Subject:0.42 (miles)  
 Address: **16330 HIAWATHA ST, GRANADA HILLS, CA 91344-6830**  
 Owner Name: **AMIRJANYAN VAHAG/OGANESYAN ELIZABETH**  
 Seller Name: **SHEEHAN J D & P M L/TR**  
 APN: **2679-024-024** Map Reference: **8-A3 /** Living Area: **1,517**  
 County: **LOS ANGELES, CA** Census Tract: **1097.00** Total Rooms: **6**  
 Subdivision: **24592** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **11/06/2023** Prior Rec Date: **11/30/1984** Bath(F/H): **2 /**  
 Sale Date: **10/23/2023** Prior Sale Date: **Yr Built/Eff: 1960 / 1981**  
 Sale Price: **\$1,105,000** Prior Sale Price: **\$134,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **759317** Acres: **0.25** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$1,045,000** Lot Area: **10,857** Pool: **POOL**  
 Total Value: **\$304,294** # of Stories: **1** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:14 Distance From Subject:0.45 (miles)  
 Address: **16420 GETTY ST, NORTH HILLS, CA 91343-1209**  
 Owner Name: **GALLEGOS ROSELIA O**  
 Seller Name: **SHECHTMAN RUTHE FAMILY TRUST**  
 APN: **2678-016-003** Map Reference: **8-A3 /** Living Area: **1,316**  
 County: **LOS ANGELES, CA** Census Tract: **1098.00** Total Rooms: **6**  
 Subdivision: **15851** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **01/05/2024** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **10/26/2023** Prior Sale Date: **Yr Built/Eff: 1956 / 1956**  
 Sale Price: **\$725,000** Prior Sale Price: Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **9437** Acres: **0.19** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$725,000** Lot Area: **8,135** Pool: **POOL**  
 Total Value: **\$80,292** # of Stories: **1** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:15 Distance From Subject:0.46 (miles)  
 Address: **16326 MINNEHAHA ST, GRANADA HILLS, CA 91344-6838**  
 Owner Name: **MANUKYAN ALLA**  
 Seller Name: **C M & GURROLA D TRUST**  
 APN: **2679-011-011** Map Reference: **8-A3 /** Living Area: **1,449**  
 County: **LOS ANGELES, CA** Census Tract: **1097.00** Total Rooms: **6**  
 Subdivision: **20765** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **09/08/2023** Prior Rec Date: **07/29/1968** Bath(F/H): **2 /**  
 Sale Date: **08/17/2023** Prior Sale Date: **Yr Built/Eff: 1956 / 1957**  
 Sale Price: **\$820,000** Prior Sale Price: **\$6,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **599188** Acres: **0.17** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$656,000** Lot Area: **7,592** Pool: **POOL**  
 Total Value: **\$81,985** # of Stories: **1** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:16 Distance From Subject:0.47 (miles)  
 Address: **16319 MINNEHAHA ST, GRANADA HILLS, CA 91344-6839**  
 Owner Name: **OUCHI ALLISON B/RETAMOZA JARED X**

|                     |   |                          |                   |
|---------------------|---|--------------------------|-------------------|
| <b>Seller Name:</b> | <b>DONALD &amp; VASANA FAMILY TRUST</b> |                          |                   |
| <b>APN:</b>         | <b>2679-010-015</b>                     | <b>Map Reference:</b>    | <b>8-A2 /</b>     |
| <b>County:</b>      | <b>LOS ANGELES, CA</b>                  | <b>Census Tract:</b>     | <b>1097.00</b>    |
| <b>Subdivision:</b> | <b>20765</b>                            | <b>Zoning:</b>           | <b>LARS</b>       |
| <b>Rec Date:</b>    | <b>04/23/2024</b>                       | <b>Prior Rec Date:</b>   | <b>09/18/1970</b> |
| <b>Sale Date:</b>   | <b>03/25/2024</b>                       | <b>Prior Sale Date:</b>  |                   |
| <b>Sale Price:</b>  | <b>\$742,000</b>                        | <b>Prior Sale Price:</b> | <b>\$27,500</b>   |
| <b>Sale Type:</b>   | <b>FULL</b>                             | <b>Prior Sale Type:</b>  | <b>FULL</b>       |
| <b>Document #:</b>  | <b>264734</b>                           | <b>Acres:</b>            | <b>0.17</b>       |
| <b>1st Mtg Amt:</b> | <b>\$704,900</b>                        | <b>Lot Area:</b>         | <b>7,562</b>      |
| <b>Total Value:</b> | <b>\$63,325</b>                         | <b># of Stories:</b>     | <b>1</b>          |
| <b>Land Use:</b>    | <b>SFR</b>                              | <b>Park Area/Cap#:</b>   | <b>/</b>          |

|                      |                            |
|----------------------|----------------------------|
| <b>Living Area:</b>  | <b>1,358</b>               |
| <b>Total Rooms:</b>  | <b>6</b>                   |
| <b>Bedrooms:</b>     | <b>3</b>                   |
| <b>Bath(F/H):</b>    | <b>2 /</b>                 |
| <b>Yr Built/Eff:</b> | <b>1956 / 1956</b>         |
| <b>Air Cond:</b>     | <b>EVAP COOLER</b>         |
| <b>Style:</b>        | <b>CONVENTIONAL</b>        |
| <b>Fireplace:</b>    | <b>/</b>                   |
| <b>Pool:</b>         |                            |
| <b>Roof Mat:</b>     | <b>COMPOSITION SHINGLE</b> |
| <b>Parking:</b>      | <b>PARKING AVAIL</b>       |

|                     |   |                          |                |
|---------------------|---|--------------------------|----------------|
| <b>Comp #:17</b>    | <b>Distance From Subject:0.48 (miles)</b>         |                          |                |
| <b>Address:</b>     | <b>16437 ROMAR ST, NORTH HILLS, CA 91343-1220</b> |                          |                |
| <b>Owner Name:</b>  | <b>AZUMI TAKETOSHI/ISHIKAWA YUKIYO</b>            |                          |                |
| <b>Seller Name:</b> | <b>STROMING NORINNE P F/TR</b>                    |                          |                |
| <b>APN:</b>         | <b>2678-016-006</b>                               | <b>Map Reference:</b>    | <b>8-A3 /</b>  |
| <b>County:</b>      | <b>LOS ANGELES, CA</b>                            | <b>Census Tract:</b>     | <b>1098.00</b> |
| <b>Subdivision:</b> | <b>15851</b>                                      | <b>Zoning:</b>           | <b>LARS</b>    |
| <b>Rec Date:</b>    | <b>01/10/2024</b>                                 | <b>Prior Rec Date:</b>   |                |
| <b>Sale Date:</b>   | <b>01/03/2024</b>                                 | <b>Prior Sale Date:</b>  |                |
| <b>Sale Price:</b>  | <b>\$850,000</b>                                  | <b>Prior Sale Price:</b> |                |
| <b>Sale Type:</b>   | <b>FULL</b>                                       | <b>Prior Sale Type:</b>  |                |
| <b>Document #:</b>  | <b>21284</b>                                      | <b>Acres:</b>            | <b>0.19</b>    |
| <b>1st Mtg Amt:</b> | <b>\$680,000</b>                                  | <b>Lot Area:</b>         | <b>8,447</b>   |
| <b>Total Value:</b> | <b>\$72,751</b>                                   | <b># of Stories:</b>     | <b>1</b>       |
| <b>Land Use:</b>    | <b>SFR</b>  | <b>Park Area/Cap#:</b>   | <b>/</b>       |

|                      |                      |
|----------------------|----------------------|
| <b>Living Area:</b>  | <b>1,400</b>         |
| <b>Total Rooms:</b>  | <b>7</b>             |
| <b>Bedrooms:</b>     | <b>4</b>             |
| <b>Bath(F/H):</b>    | <b>2 /</b>           |
| <b>Yr Built/Eff:</b> | <b>1956 / 1956</b>   |
| <b>Air Cond:</b>     |                      |
| <b>Style:</b>        | <b>CONVENTIONAL</b>  |
| <b>Fireplace:</b>    | <b>Y / 1</b>         |
| <b>Pool:</b>         |                      |
| <b>Roof Mat:</b>     | <b>WOOD SHAKE</b>    |
| <b>Parking:</b>      | <b>PARKING AVAIL</b> |

# EXHIBIT D

ASSIGNED INSPECTOR: **PIERRE VEGA**

Date: January 3, 2025

JOB ADDRESS: **10156 NORTH GAVIOTA AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2669-009-025**

CASE NO.: **892187**

ORDER NO.: **A-5245227**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 7, 2020**

COMPLIANCE EXPECTED DATE: **March 8, 2020**

DATE COMPLIANCE OBTAINED: **May 6, 2020**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5245227

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

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  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**ORDER TO COMPLY AND NOTICE OF FEE**

MOORCROFT, JAMES F  
10156 GAVIOTA AVE  
NORTH HILLS, CA 91343

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

**FEB 03 2020**

CASE #: 892187  
ORDER #: A-5245227  
EFFECTIVE DATE: February 07, 2020  
COMPLIANCE DATE: March 08, 2020

OWNER OF

SITE ADDRESS: 10156 N GAVIOTA AVE

ASSESSORS PARCEL NO.: 2669-009-025

ZONE: RS; Suburban Zone

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

**VIOLATION(S):**

**1. The premises are not maintained free from overgrown vegetation.**

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front Yard

**2. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage of items in the required yard(s). Paint cans, street signs, etc.

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

**3. Maintenance and repair of existing building and premises.**

You are therefore ordered to: Repair and maintain all plumbing fixtures, shower enclosures, wastewater drain lines, water supply lines, counters, drainboards and adjoining wall and floor areas provided to

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

protect against water damage in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.7, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Incoming water line leaking and spraying all over the front yard.

**NON-COMPLIANCE FEE WARNING:**

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

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

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9840.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: January 29, 2020

HAGOP BADOSSIAN  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 90012  
(818)374-9840  
Hagop.Badossian@lacity.org

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**

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

Page 2 of 2