

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

June 7, 2017

Council District: # 8

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

JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6049-026-005**

On May 16, 2015, 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: **10215 South Central 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.

Pursuant to Section 98.0421, the property owner was issued an order on May 16, 2015, 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>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** 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 **\$1,288.56** 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

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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

# EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## ***Property Title Report***

**Work Order No. T14134**  
**Dated as of: 04/13/2017**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 6049-026-005**

**Property Address:** 10215 S CENTRAL AVE ✓ **City:** Los Angeles **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** EVELIN M CORTEZ LEAL

**Grantor :** MIGUEL LEAL; PAULINA MENDOZA GOMEZ; EVELIN M CORTEZ LEAL

**Deed Date :** 07/17/2007

**Recorded :** 07/20/2007

**Instr No. :** 07-1719316

**MAILING ADDRESS:** EVELIN M CORTEZ LEAL  
10215 S CENTRAL AVE LOS ANGELES CA 90002

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot:** 6,7 **Block:** 3 **Tract No:** 6478 **Abbreviated Description:** LOT:6,7 BLK:3

**CITY:REGION/CLUSTER:** 26/26631 **TR#:**6478 **TRACT #** 6478 **LOTS** 6 AND LOT 7 **BLK** 3

**City/Muni/Twp:** REGION/CLUSTER: 26/26631

#### **MORTGAGES/LIENS**

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

# FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY  
ALLIED ESCROW, INC.  
AND WHEN RECORDED MAIL TO:

Evelin M. Cortez-Leal

10215 South Central Ave  
Los Angeles, CA 90002

07/20/07



20071719316

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N. 6049-026-005

Order No. 30140857

Escrow No. 00002523 JM

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00

- ☐ 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 City of Los Angeles AND

No Consideration  
Co-Signers deeding  
off.

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,  
MIGUEL LEAL AND PAULINA MENDOZA GOMEZ, HUSBAND AND WIFE AS JOINT TENANTS AND EVELIN M. CORTEZ-  
LEAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, ALL AS JOINT TENANTS

hereby GRANT(S) to EVELIN M. CORTEZ-LEAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

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

See Exhibit A attached hereto and made a part hereof.

This is a bonafide gift and the grantor  
received nothing in return, R & T 11911.

Miguel Leal Nogas  
MIGUEL LEAL

Paulina Mendoza  
PAULINA MENDOZA GOMEZ

Evelin M Cortez Leal  
EVELIN M CORTEZ-LEAL

Document Date: July 17, 2007

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

} SS

On 7-17-07

before me,

TERRY TELLEZ "Notary Public"

personally appeared Miguel Leal - Paulina Mendoza Gomez, Evelin M. Cortez-Leal  
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  
WITNESS my hand and official seal

Signature

This area for official notarial seal

MAIL TAX STATEMENTS TO SAME AS ABOVE or Address Noted Below

Name

Street Address

SMS Vision Form GD



4

**ILLEGIBLE NOTARY SEAL DECLARATION**

**GOVERNMENT CODE 27361.7**

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary TERRY TELLEZ

Date Commission Expires 11-26-07

Notary Identification Number 1448271  
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number HPR1  
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 7-20-07

  
\_\_\_\_\_  
Jake Michaud / DPS - agent

071719316



# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN STEPHENS**

**Date: June 7, 2017**

JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6049-026-005**

Last Full Title: **04/13/2017**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

1). EVELIN M CORTEZ LEAL  
10215 S CENTRAL AVE  
LOS ANGELES, CA 90002-3320

CAPACITY: OWNER

## Property Detail Report

For Property Located At :  
**10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320**



CoreLogic

RealQuest Professional

## Owner Information

Owner Name: **CORTEZ LEAL EVELIN M**  
 Mailing Address: **10215 S CENTRAL AVE, LOS ANGELES CA 90002-3320 C033**  
 Vesting Codes: **MW // SE**

## Location Information

Legal Description: **TRACT # 6478 LOTS 6 AND LOT 7**  
 County: **LOS ANGELES, CA** APN: **6049-026-005**  
 Census Tract / Block: **2407.00 / 1** Alternate APN:  
 Township-Range-Sect: **68-93** Subdivision: **6478**  
 Legal Book/Page: **7** Map Reference: **58-C3 /**  
 Legal Lot: **3** Tract #: **6478**  
 Legal Block: **C37** School District: **LOS ANGELES**  
 Market Area: School District Name:  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: **07/20/2007 / 07/17/2007** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #: **1719317**  
 Document #: **1719316**

## Last Market Sale Information

Recording/Sale Date: **12/01/2000 / 11/08/2000** 1st Mtg Amount/Type: **\$71,000 / PRIVATE PARTY**  
 Sale Price: **\$95,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **1871479**  
 Document #: **1871478** 2nd Mtg Amount/Type: **\$5,000 / PRIVATE PARTY**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$27.94**  
 New Construction: Multi/Split Sale:  
 Title Company: **GATEWAY TITLE CO.**  
 Lender:  
 Seller Name: **PATTERSON PEGGY**

## Prior Sale Information

Prior Rec/Sale Date: **09/30/1991 / 09/1991** Prior Lender:  
 Prior Sale Price: **\$81,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **1534636** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

## Property Characteristics

Year Built / Eff: **1949 / 1954** Total Rooms/Offices  
 Gross Area: **3,400** Total Restrooms:  
 Building Area: **3,400** Roof Type:  
 Tot Adj Area: **ROLL COMPOSITION**  
 Above Grade: **FRAME**  
 # of Stories: **1.00** Foundation: **CONCRETE**  
 Other Improvements: Exterior wall: **STUCCO**  
 Basement Area: Garage Area:  
 Garage Capacity:  
 Parking Spaces: **200**  
 Heat Type: **SPACE**  
 Air Cond: **YES**  
 Pool:  
 Quality: **FAIR**  
 Condition: **FAIR**

## Site Information

Zoning: **LAC2** Acres: **0.14** County Use: **STORES (1100)**  
 Lot Area: **6,000** Lot Width/Depth: **x** State Use:  
 Land Use: **STORE BUILDING** Commercial Units:  
 Site Influence: Sewer Type: Building Class:

## Tax Information

Total Value: **\$395,005** Assessed Year: **2016** Property Tax: **\$5,337.65**  
 Land Value: **\$244,105** Improved %: **38%** Tax Area: **461**  
 Improvement Value: **\$150,900** Tax Year: **2016** Tax Exemption:  
 Total Taxable Value: **\$395,005**

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320****20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$95,000	\$350,000	\$9,405,000	\$1,856,048
Bldg/Living Area	3,400	2,904	3,844	3,328
Price/Sqft	\$27.94	\$108.76	\$2,446.67	\$541.16
Year Built	1949	1924	1995	1943
Lot Area	6,000	3,283	12,140	5,873
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$395,005	\$38,472	\$1,369,437	\$435,148
Distance From Subject	0.00	2.72	9.64	6.27

\* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bld	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
			10215 S CENTRAL AVE	\$95,000	1949			12/01/2000	3,400	6,000	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		2636 E FLORENCE AVE	\$1,048,500	1924			05/17/2017	3,450	5,730	2.72
<input checked="" type="checkbox"/>	2		353 W COMPTON BLVD	\$2,245,455	1941		1	10/07/2016	3,000	3,336	3.61
<input checked="" type="checkbox"/>	3		4137 SANTA ANA ST	\$445,000	1927			03/02/2017	3,600	4,492	3.62
<input checked="" type="checkbox"/>	4		2072 W MANCHESTER AVE	\$365,000	1940			05/11/2017	2,904	3,498	3.69
<input checked="" type="checkbox"/>	5		1644 E COMPTON BLVD	\$540,000	1948			05/04/2017	2,940	8,676	4.37
<input checked="" type="checkbox"/>	6		2710 W SLAUSON AVE	\$600,000	1924			09/01/2016	3,600	6,331	5.02
<input checked="" type="checkbox"/>	7		7011 SOMERSET BLVD	\$940,000	1984			01/20/2017	3,032	12,140	5.49
<input checked="" type="checkbox"/>	8		4355 ARLINGTON AVE	\$1,540,000	1995			02/24/2017	3,830	5,027	5.55
<input checked="" type="checkbox"/>	9		517 E OLYMPIC BLVD	\$985,000	1924			04/19/2017	3,072	3,446	6.47
<input checked="" type="checkbox"/>	10		2471 WHITTIER BLVD	\$415,000	1925			04/06/2017	2,934	3,776	6.65
<input checked="" type="checkbox"/>	11		271 E SOUTH ST	\$655,000	1949			05/02/2017	3,475	4,820	6.84
<input checked="" type="checkbox"/>	12		3132 W 182ND ST	\$2,625,000	1960			03/24/2017	2,928	6,229	6.85
<input checked="" type="checkbox"/>	13		6824 LA TIJERA BLVD	\$9,405,000	1950			02/22/2017	3,844	5,221	7.11
<input checked="" type="checkbox"/>	14		1030 E SOUTH ST	\$2,000,000	1947			12/09/2016	3,600	7,987	7.18
<input checked="" type="checkbox"/>	15		4765 WHITTIER BLVD	\$630,000	1930			01/18/2017	3,400	3,283	7.47
<input checked="" type="checkbox"/>	16		4126 W JEFFERSON BLVD	\$1,347,000	1934			09/15/2016	3,582	7,503	7.53
<input checked="" type="checkbox"/>	17		2500 ARTESIA BLVD A	\$350,000	1948			04/17/2017	3,218	9,758	8.08
<input checked="" type="checkbox"/>	18		5109 W ADAMS BLVD	\$3,700,000	1929			04/27/2017	3,640	4,148	8.32
<input checked="" type="checkbox"/>	19		1194 S LA BREA AVE	\$5,160,000	1955			04/21/2017	3,316	7,060	9.14
<input checked="" type="checkbox"/>	20		5700 W PICO BLVD	\$2,125,000	1935			09/01/2016	3,186	5,007	9.64

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320****20 Comparable(s) Selected.**

Report Date: 05/24/2017

***Summary Statistics:***

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$95,000	\$350,000	\$9,405,000	\$1,856,048
Bldg/Living Area	3,400	2,904	3,844	3,328
Price/Sqft	\$27.94	\$108.76	\$2,446.67	\$541.16
Year Built	1949	1924	1995	1943
Lot Area	6,000	3,283	12,140	5,873
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$395,005	\$38,472	\$1,369,437	\$435,148
Distance From Subject	0.00	2.72	9.64	6.27

\*= user supplied for search only

Comp #: **1** Distance From Subject: **2.72 (miles)**  
 Address: **2636 E FLORENCE AVE, HUNTINGTON PARK, CA 90255**  
 Owner Name: **FLORENCE PROPERTY LLC**  
 Seller Name: **STALK FAMILY TRUST**  
 APN: **6201-003-031** Map Reference: **52-F5 /** Building Area: **3,450**  
 County: **LOS ANGELES, CA** Census Tract: **5348.02** Total Rooms/Offices:  
 Subdivision: **2080** Zoning: **LCC3\*** Total Restrooms:  
 Rec Date: **05/17/2017** Prior Rec Date: **07/02/1991** Yr Built/Eff: **1924 / 1926**  
 Sale Date: **05/05/2017** Prior Sale Date:  
 Sale Price: **\$1,048,500** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **548581** Acres: **0.13** Pool: **NONE**  
 1st Mtg Amt: **\$823,700** Lot Area: **5,730** Roof Mat:  
 Total Value: **\$56,072** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **3.61 (miles)**  
 Address: **353 W COMPTON BLVD, COMPTON, CA 90220-3110**  
 Owner Name: **K 10 INVESTMENTS LLC**  
 Seller Name: **ESFANDI MAC R TRUST**  
 APN: **6157-017-095** Map Reference: **64-F3 /** Building Area: **3,000**  
 County: **LOS ANGELES, CA** Census Tract: **5426.02** Total Rooms/Offices:  
 Subdivision: **5922** Zoning: **COCL\*** Total Restrooms: **1.00**  
 Rec Date: **10/07/2016** Prior Rec Date: **12/10/2003** Yr Built/Eff: **1941 / 1941**  
 Sale Date: **09/08/2016** Prior Sale Date: **12/03/2003** Air Cond: **NONE**  
 Sale Price: **\$2,245,455** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Pool:  
 Document #: **1230117** Acres: **0.08** Roof Mat:  
 1st Mtg Amt: Lot Area: **3,336**  
 Total Value: **\$300,138** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **3.62 (miles)**  
 Address: **4137 SANTA ANA ST, HUNTINGTON PARK, CA 90255-6849**  
 Owner Name: **BEN ROOHI ENTS LLC**  
 Seller Name: **BRACK RALPH G**  
 APN: **6214-029-004** Map Reference: **59-C1 /** Building Area: **3,600**  
 County: **LOS ANGELES, CA** Census Tract: **5345.02** Total Rooms/Offices:  
 Subdivision: **2599** Zoning: **HPCN\*** Total Restrooms:  
 Rec Date: **03/02/2017** Prior Rec Date: **04/26/1991** Yr Built/Eff: **1927 / 1927**  
 Sale Date: **02/27/2017** Prior Sale Date: **02/1991** Air Cond: **NONE**  
 Sale Price: **\$445,000** Prior Sale Price: **\$135,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **245224** Acres: **0.10**  
 1st Mtg Amt: **\$712,000** Lot Area: **4,492**  
 Total Value: **\$134,557** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **3.69 (miles)**  
 Address: **2072 W MANCHESTER AVE, LOS ANGELES, CA 90047-2925**  
 Owner Name: **MCM PROPERTY HOLDINGS LLC**  
 Seller Name: **LIN SHIN C & HSIUCHU K**  
 APN: **6036-004-002** Map Reference: **57-D2 /** Building Area: **2,904**  
 County: **LOS ANGELES, CA** Census Tract: **2384.00** Total Rooms/Offices:  
 Subdivision: **6079** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **05/11/2017** Prior Rec Date: **10/30/2012** Yr Built/Eff: **1940 / 1943**  
 Sale Date: **05/01/2017** Prior Sale Date: **10/10/2012** Air Cond: **NONE**  
 Sale Price: **\$365,000** Prior Sale Price: **\$173,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **525583** Acres: **0.08**  
 1st Mtg Amt: **\$310,000** Lot Area: **3,498**  
 Total Value: **\$180,219** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **4.37 (miles)**  
 Address: **1644 E COMPTON BLVD, COMPTON, CA 90221**  
 Owner Name: **GOLDSTEIN MARK S**  
 Seller Name: **GUTIERREZ MARGARITA R**  
 APN: **6183-024-014** Map Reference: **65-B3 /** Building Area: **2,940**  
 County: **LOS ANGELES, CA** Census Tract: **5424.01** Total Rooms/Offices:  
 Subdivision: **6785** Zoning: **COCL\*** Total Restrooms:  
 Rec Date: **05/04/2017** Prior Rec Date: **03/05/1990** Yr Built/Eff: **1948 / 1948**  
 Sale Date: **04/18/2017** Prior Sale Date: **03/1990** Air Cond: **NONE**  
 Sale Price: **\$540,000** Prior Sale Price: **\$152,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **497691** Acres: **0.20**  
 1st Mtg Amt: Lot Area: **8,676**  
 Total Value: **\$208,307** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **5.02 (miles)**  
 Address: **2710 W SLAUSON AVE, LOS ANGELES, CA 90043-3252**  
 Owner Name: **CLIFFORD JOE**  
 Seller Name: **SILVA MARIO & ELIA**  
 APN: **4005-017-030** Map Reference: **51-C4 /** Building Area: **3,600**  
 County: **LOS ANGELES, CA** Census Tract: **2347.00** Total Rooms/Offices:  
 Subdivision: **4515** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **09/01/2016** Prior Rec Date: **03/19/1991** Yr Built/Eff: **1924 / 1924**  
 Sale Date: **08/31/2016** Prior Sale Date: **03/1991** Air Cond: **NONE**  
 Sale Price: **\$600,000** Prior Sale Price: **\$225,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **1054796** Acres: **0.15**  
 1st Mtg Amt: **\$400,000** Lot Area: **6,331**  
 Total Value: **\$142,291** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **5.49 (miles)**  
 Address: **7011 SOMERSET BLVD, PARAMOUNT, CA 90723-3903**  
 Owner Name: **PRG 26 LLC**  
 Seller Name: **SNB CENTRAL LLC**  
 APN: **6237-001-055** Map Reference: **/** Building Area: **3,032**  
 County: **LOS ANGELES, CA** Census Tract: **5537.01** Total Rooms/Offices:  
 Subdivision: **6251** Zoning: **PAC3\*** Total Restrooms:  
 Rec Date: **01/20/2017** Prior Rec Date: **08/18/2015** Yr Built/Eff: **1984 / 1984**  
 Sale Date: **12/16/2016** Prior Sale Date: **08/14/2015** Air Cond: **NONE**  
 Sale Price: **\$940,000** Prior Sale Price: **\$815,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **81989** Acres: **0.28**  
 1st Mtg Amt: Lot Area: **12,140**  
 Total Value: **\$815,000** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **5.55 (miles)**  
 Address: **4355 ARLINGTON AVE, LOS ANGELES, CA 90008-4031**  
 Owner Name: **CHOI SIMON J**  
 Seller Name: **OH EUNICE H**  
 APN: **5022-021-028** Map Reference: **/** Building Area: **3,830**  
 County: **LOS ANGELES, CA** Census Tract: **2340.00** Total Rooms/Offices:  
 Subdivision: Zoning: **LAC2** Total Restrooms:  
 Rec Date: **02/24/2017** Prior Rec Date: **12/16/2013** Yr Built/Eff: **1995 / 1995**  
 Sale Date: **02/07/2017** Prior Sale Date: **11/22/2013** Air Cond: **YES**  
 Sale Price: **\$1,540,000** Prior Sale Price: **\$1,050,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **223616** Acres: **0.12**  
 1st Mtg Amt: **\$1,850,000** Lot Area: **5,027**  
 Total Value: **\$704,162** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**



Comp #: 9 Distance From Subject: 6.47 (miles)  
 Address: 517 E OLYMPIC BLVD, LOS ANGELES, CA 90015-1807  
 Owner Name: LOS ANGELES HOLDINGS LLC  
 Seller Name: CHEW ALBERT  
 APN: 5145-017-031 Map Reference: 44-C4 / Building Area: 3,072  
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:  
 Subdivision: MORAN Zoning: LAM2 Total Restrooms:  
 Rec Date: 04/19/2017 Prior Rec Date: 08/01/1995 Yr Built/Eff: 1924 / 1924  
 Sale Date: 03/09/2017 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$985,000 Prior Sale Price: \$20,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 430683 Acres: 0.08  
 1st Mtg Amt: \$350,000 Lot Area: 3,446  
 Total Value: \$816,430 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 6.65 (miles)  
 Address: 2471 WHITTIER BLVD, LOS ANGELES, CA 90023-1301  
 Owner Name: 2471 WHITTIER LLC  
 Seller Name: TREVINO FERNANDO  
 APN: 5185-029-017 Map Reference: 45-A5 / Building Area: 2,934  
 County: LOS ANGELES, CA Census Tract: 2047.00 Total Rooms/Offices:  
 Subdivision: 4887 Zoning: LAC1.5 Total Restrooms:  
 Rec Date: 04/06/2017 Prior Rec Date: 07/02/1996 Yr Built/Eff: 1925 / 1925  
 Sale Date: 07/01/2016 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$415,000 Prior Sale Price: \$15,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 Document #: 381345 Acres: 0.09 COMPOSITION  
 1st Mtg Amt: \$450,602 Lot Area: 3,776  
 Total Value: \$261,393 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 6.84 (miles)  
 Address: 271 E SOUTH ST, LONG BEACH, CA 90805-4631  
 Owner Name: KENSINGTON INTL HOLDINGS LLC  
 Seller Name: HERNANDEZ SAYONARA  
 APN: 7125-030-032 Map Reference: 70-C1 / Building Area: 3,475  
 County: LOS ANGELES, CA Census Tract: 5703.03 Total Rooms/Offices:  
 Subdivision: 5992 Zoning: LBCMR Total Restrooms:  
 Rec Date: 05/02/2017 Prior Rec Date: 07/12/2005 Yr Built/Eff: 1949 / 1949  
 Sale Date: 02/01/2017 Prior Sale Date: 04/29/2005 Air Cond: NONE  
 Sale Price: \$655,000 Prior Sale Price: \$250,000 Pool:  
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat: ROLL  
 Document #: 486283 Acres: 0.11 COMPOSITION  
 1st Mtg Amt: Lot Area: 4,820  
 Total Value: \$363,742 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 12 Distance From Subject: 6.85 (miles)  
 Address: 3132 W 182ND ST, TORRANCE, CA 90504-4036  
 Owner Name: F & S STORAGE LLC/S & R GROUP I LLC  
 Seller Name: CC PROPERTY INVESTMENTS LLC  
 APN: 4091-026-006 Map Reference: 63-C6 / Building Area: 2,928  
 County: LOS ANGELES, CA Census Tract: 6501.02 Total Rooms/Offices:  
 Subdivision: MCDONALD TR Zoning: TOCC-GEN Total Restrooms:  
 Rec Date: 03/24/2017 Prior Rec Date: Yr Built/Eff: 1960 / 1960  
 Sale Date: 02/28/2017 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$2,625,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 332780 Acres: 0.14  
 1st Mtg Amt: \$1,100,000 Lot Area: 6,229  
 Total Value: \$435,202 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #:	13	Distance From Subject: 7.11 (miles)	
Address:	6824 LA TIJERA BLVD, LOS ANGELES, CA 90045-1924		
Owner Name:	LA CIENEGA TRIANGLE LLC/BGG LLC		
Seller Name:	ROCLAR CO		
APN:	4103-002-006	Map Reference:	50-E5 /
County:	LOS ANGELES, CA	Census Tract:	2761.00
Subdivision:	14055	Zoning:	LAC2
Rec Date:	02/22/2017	Prior Rec Date:	06/30/2000
Sale Date:	02/17/2017	Prior Sale Date:	06/15/2000
Sale Price:	\$9,405,000	Prior Sale Price:	\$1,000,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	209783	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,221
Total Value:	\$224,601	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 7.18 (miles)	
Address:	1030 E SOUTH ST, LONG BEACH, CA 90805		
Owner Name:	YNITLB INC		
Seller Name:	SAMOSET LAUNDROMAT INC		
APN:	7127-002-001	Map Reference:	70-D1 /
County:	LOS ANGELES, CA	Census Tract:	5706.01
Subdivision:	6230	Zoning:	LBCNR
Rec Date:	12/09/2016	Prior Rec Date:	03/30/2016
Sale Date:	09/27/2016	Prior Sale Date:	01/20/2016
Sale Price:	\$2,000,000	Prior Sale Price:	\$1,800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1562010	Acres:	0.18
1st Mtg Amt:	\$3,370,000	Lot Area:	7,987
Total Value:	\$781,742	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 7.47 (miles)	
Address:	4765 WHITTIER BLVD, LOS ANGELES, CA 90022-3027		
Owner Name:	RAYSACK HOLDING LLC		
Seller Name:	CB BROTHERS LLC		
APN:	5240-003-014	Map Reference:	45-E6 /
County:	LOS ANGELES, CA	Census Tract:	5316.04
Subdivision:	4074	Zoning:	LCM1*
Rec Date:	01/18/2017	Prior Rec Date:	05/28/2010
Sale Date:	01/03/2017	Prior Sale Date:	05/25/2010
Sale Price:	\$630,000	Prior Sale Price:	\$580,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	72072	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,283
Total Value:	\$632,434	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 7.53 (miles)	
Address:	4126 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4125		
Owner Name:	JEFFERSON WEST LLC		
Seller Name:	GIDDENS HARVEY		
APN:	5046-006-001	Map Reference:	43-B6 /
County:	LOS ANGELES, CA	Census Tract:	2200.00
Subdivision:	5780	Zoning:	LAM1
Rec Date:	09/15/2016	Prior Rec Date:	02/19/1993
Sale Date:	04/18/2016	Prior Sale Date:	
Sale Price:	\$1,347,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1114066	Acres:	0.17
1st Mtg Amt:	\$808,000	Lot Area:	7,503
Total Value:	\$262,507	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: **17** Distance From Subject: **8.08 (miles)**  
 Address: **2500 ARTESIA BLVD A, REDONDO BEACH, CA 90278-3210**  
 Owner Name: **NEXT LEVEL HOLDINGS LLC**  
 Seller Name: **MCGREW JAMES**  
 APN: **4157-001-023** Map Reference: **62-E5 /** Building Area: **3,218**  
 County: **LOS ANGELES, CA** Census Tract: **6206.01** Total Rooms/Offices:  
 Subdivision: **REDONDO VILLA** Zoning: **RBC-2-PD** Total Restrooms:  
 Rec Date: **04/17/2017** Prior Rec Date: **05/18/2007** Yr Built/Eff: **1948 / 1950**  
 Sale Date: **04/13/2017** Prior Sale Date: **03/01/2007** Air Cond: **NONE**  
 Sale Price: **\$350,000** Prior Sale Price: **\$1,500,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **420742** Acres: **0.22**  
 1st Mtg Amt: Lot Area: **9,758**  
 Total Value: **\$1,369,437** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **8.32 (miles)**  
 Address: **5109 W ADAMS BLVD, LOS ANGELES, CA 90016**  
 Owner Name: **5103 W ADAMS LA LLC**  
 Seller Name: **SAYER FLORENCE M TRUST**  
 APN: **5049-009-038** Map Reference: **43-A5 /** Building Area: **3,640**  
 County: **LOS ANGELES, CA** Census Tract: **2198.00** Total Rooms/Offices:  
 Subdivision: **1566** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **04/27/2017** Prior Rec Date: Yr Built/Eff: **1929 / 1935**  
 Sale Date: **04/17/2017** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$3,700,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **467628** Acres: **0.10**  
 1st Mtg Amt: Lot Area: **4,148**  
 Total Value: **\$38,472** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **19** Distance From Subject: **9.14 (miles)**  
 Address: **1194 S LA BREA AVE, LOS ANGELES, CA 90019**  
 Owner Name: **1180 LABREA LLC**  
 Seller Name: **KUSHYNSKI FAMILY TRUST**  
 APN: **5084-021-018** Map Reference: **43-B2 /** Building Area: **3,316**  
 County: **LOS ANGELES, CA** Census Tract: **2161.00** Total Rooms/Offices:  
 Subdivision: **5070** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **04/21/2017** Prior Rec Date: **09/01/1976** Yr Built/Eff: **1955 / 1955**  
 Sale Date: **12/23/2016** Prior Sale Date: Air Cond: **YES**  
 Sale Price: **\$5,160,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **444771** Acres: **0.16**  
 1st Mtg Amt: Lot Area: **7,060**  
 Total Value: **\$185,778** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **20** Distance From Subject: **9.64 (miles)**  
 Address: **5700 W PICO BLVD, LOS ANGELES, CA 90019-3708**  
 Owner Name: **MUNKY KING LLC**  
 Seller Name: **EMK LLC**  
 APN: **5069-010-001** Map Reference: **42-F3 /** Building Area: **3,186**  
 County: **LOS ANGELES, CA** Census Tract: **2169.00** Total Rooms/Offices:  
 Subdivision: **4448** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **09/01/2016** Prior Rec Date: **01/11/1994** Yr Built/Eff: **1935 / 1935**  
 Sale Date: **08/18/2016** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$2,125,000** Prior Sale Price: **\$285,000** Pool:  
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **1055524** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **5,007**  
 Total Value: **\$790,472** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN STEPHENS**

Date: **June 7, 2017**

JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6049-026-005**

CASE#: **680897**

ORDER NO: **A-3768024**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 16, 2015**

COMPLIANCE EXPECTED DATE: **May 26, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3768024

1060602201610106

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

**NOTICE OF ORDER TO ABATE VACANT STRUCTURE,  
NOTICE OF FEE, AND FILE STATEMENT OF INTENT**

EVELIN M. CORTEZ LEAL  
10215 S. CENTRAL AV.  
LOS ANGELES, CA 90002

CASE #: 680897  
ORDER #: A-3768024  
EFFECTIVE DATE: May 16, 2015  
COMPLIANCE DATE: May 26, 2015  
COUNCIL DISTRICT: 8

OWNER OF

SITE ADDRESS: 10215 S CENTRAL AVE

ASSESSORS PARCEL NO.: 6049-026-005

BUILDING DESCRIPTION: COMMERCIAL/RETAIL BUILDING

An inspection has revealed that the property (Site Address) listed above and/or structures thereon were found to be vacant. A "Vacant Structure" is defined as any structure that 1) is unoccupied or occupied by unauthorized persons; and 2) is unsecured or barricaded. This condition violates provisions of Sections 91.8904 and 98.0700 et seq of the Los Angeles Municipal Code (L.A.M.C.).

**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.

Vacant, unsecured or barricaded structures or vacant lots cause deterioration and instability in the neighborhoods where they are located. These types of structures/vacant lots are considered nuisances that often attract criminal activity, which threatens the safety and welfare of the residents and surrounding properties. A "Notice of Nuisance - Abatement Proceedings" will be recorded with the County Recorder.

**ACTIONS REQUIRED OF YOU**

- I. Within ten (10) consecutive calendar days of the effective date of this Notice, you are required to perform the following

Remove all waste, rubbish, debris, flammable, combustible or hazardous materials from the interior of the structure(s), and all waste, rubbish, debris, excessive vegetation, inoperable vehicles, trailers, appliances and other similar materials from the property. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(a) and 98.0706.(b)

Barricade all doorways, windows, damaged walls, roof, foundations or exterior openings in accordance with the enclosed Board-Up Specifications. All exterior barricade material shall be uniformly covered with paint of similar color of the exterior of the building. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(c)

0 Fence the entire lot in accordance with the enclosed Fencing Specifications L.A.M.C. Section(s) 98.0706.(d)

0 Remove all graffiti by washing, sandblasting or chemical treatment, or completely and uniformly cover it with paint of similar  
0 color of the exterior of the building or other approved materials. Maintain free from graffiti. L.A.M.C. Section(s) 91.8904.1 and  
0 91.8104.15

0 Post the property, in a conspicuous manner, with signs visible from each walkway and driveway entering the property stating  
0 "THIS PROPERTY CLOSED TO THE PUBLIC No Entry Without Permission" L.A.M.C. SEC. 41.24. The lettering shall be at  
0 least 2 inches high. LAMC Sections 98.0706.(e) and 41.24

0 If you fail to comply with the above requirements within ten(10) calendar days of the effective date of this Notice and an appeal has not  
0 been filed, the City may abate the nuisance conditions without further notice by executing, as needed, work orders to have the  
0 structure/parcel of land cleaned, fenced, barricaded or graffiti removed by the Department of Building and Safety's Contractors. The cost  
0 for such work, plus administrative fees, will be recovered pursuant to the procedures set forth in LAMC Section 91.8904. **YOU MAY  
0 ALSO BE SUBJECT TO CRIMINAL PROSECUTION.**

0 The assessment for this work will be approximately \$20,000.00 plus \$8,000.00 (40%) administrative costs.

0 The Department may determine that the unsecured structure(s) or vacant lot is an imminent hazard and without notice to the  
0 owner or responsible party may take action to abate the hazard by City forces pursuant to LAMC Section 91.8905.1.

- II. Within thirty (30) consecutive calendar days of the effective date of this Notice, you are required to perform the following  
Secure the required permits to address the violations listed below that were observed at the time of inspection and to bring the  
property back into productive use or secure the required permits to demolish the building(s) and cap the sewer lines.

NOTE: A permit is required before repair or demolition is started and work must physically commence within 45 days from the  
effective date of this notice. The structure identified in this order may not be re-occupied, until all required permits, inspections and  
approvals have been obtained. Your Inspector must confirm all violations have been correctly resolved before the structure is  
occupied.

Permanently affix, in a conspicuous place on the structure/parcel of land, a notice stating the name, address and telephone number  
of both the owner and the owner's agent in charge or control of the Vacant Structure. Such notice shall be readable from each  
walkway or driveway entering the property and the lettering shall be at least two(2) inches high. L.A.M.C. Section(s) 98.0714

Sign and return the enclosed Trespass Arrest Authorization Form to: Department of Building and Safety, Citywide Nuisance  
Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010 L.A.M.C. Section(s) 98.0706(f)

File Statement of Intent:

A. You are required by law to properly fill out and file the enclosed Statement of Intent within thirty(30) consecutive calendar  
days from the effective date of this notice;

B. You are required to identify and implement a detailed plan to bring the property back into productive use in a timely manner  
including, but not limited to, the following:

1. Expected period of vacancy; and
2. A plan for regular maintenance during the period of vacancy; and
3. A plan and time line for the lawful occupancy, rehabilitation or demolition of the barricaded structure; and
4. Any additional information required by the Superintendent

C. Send the completed Statement to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshi  
Boulevard, Suite 1800, Los Angeles, CA, 90010. LAMC Sections 98.0713

If you fail to obtain the required permits to repair or demolish the building within thirty(30) consecutive calendar days, the Department  
may institute proceedings to cause the building to be demolished. The cost of demolition and removal plus administration fees will be  
assessed and recorded as a lien against the property pursuant to LAMC Section 91.8904.

The assessment for this work will be approximately \$20,000.00 plus \$8,000.00 (40%) administrative costs.

If you fail to file an approved Statement of Intent within thirty(30) consecutive calendar days of the effective date of this Notice and/or  
do not make a diligent and good faith effort to implement the actions identified in the Statement in a timely manner, you may be subject  
to both civil and criminal penalties pursuant to LAMC Section 98.0704 and 98.0713.



**THE FOLLOWING IS A LIST OF VIOLATIONS OBSERVED AT TIME OF INSPECTION**

1. **The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.**  
 You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.  
 Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
2. **The building or premises is Substandard due to deteriorated or ineffective waterproofing of walls, roof, foundations or floors.**  
 You are therefore ordered to: Repair or replace deteriorated weatherproofing of exterior walls, roof, foundations or floors, including broken windows or doors  
 Code Section(s) in Violation: 91.8902.7#2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
3. **The building or premises is Substandard due to broken, rotted, split or buckled exterior wall coverings or roof coverings.**  
 You are therefore ordered to: Repair or replace broken, rotted, split or buckled exterior wall coverings or roof coverings.  
 Code Section(s) in Violation: 91.8902.7# 4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
4. **The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.**  
 You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.  
 Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

In addition, if the nuisance, once abated, again becomes in violation, unsecured or the premises again contains debris, rubbish, waste or excessive vegetation, the City may again abate the nuisance and proceed to recover costs. If the property becomes in violation on two subsequent occasions, the City may start proceedings to demolish and remove the continuous nuisance pursuant to LAMC Section 91.8904.

**VACANT STRUCTURE PENALTY WARNING :**

Pursuant to LAMC Section 98.0716 et seq, any Responsible Person in charge of a structure which meets the definition of a Vacant Structure for thirty (30) consecutive calendar days may be liable for an administrative penalty in the amount of \$ 1,000 per structure per day, not to exceed \$ 100,000 per property per calendar year unless:

- (1) A statement of Intent has been filed and approved by LADBS and
  - (2) The building has been posted as required by by Section 98.0714 of the LAMC; and
  - (3) One of the following applies:
    - a. That the structure is the subject of an active building permit for repair or rehabilitation and that the owner is proceeding diligently in good faith to complete the repair or rehabilitation; or
    - b. That the structure is properly barricaded and secured and is actively being offered for sale, lease or rent; or
    - c. That you can demonstrate that a diligent good faith effort is being made to implement the actions identified in the approved Statement of Intent within the time line contained in the Statement
- LAMC Sections 98.0716(a)(3)(A), 98.0716(a)(3)(B) and 98.0716(a)(3)(C)

**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.



PROD\_CNAP\_ORDER\_CVIF\_20110623

**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

CASE NO.: 680897

**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.**

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.

Your cooperation in eliminating the nuisance conditions will contribute to a better neighborhood and a healthier and safer Los Angeles. If you have any questions or require any additional information please feel free to contact me at (213)252-3383. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

G.S. FOR J. STEPHENS

Date: May 09, 2015

JOHN STEPHENS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3383

John.Stephens@lacity.org

  
REVIEWED BY