

BOARD OF
BUILDING AND SAFETY
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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

March 7, 2024

Council District: # 14

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

JOB ADDRESS: **537 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5186-003-038**
Re: Invoice # 781889-1

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: **537 South Grande Vista 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.

Following the Department's investigation an order or orders to comply were issued on October 10, 2018 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	196.07
Title Report fee	30.00
Grand Total	\$ 2,536.07

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,536.07** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,536.07** 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, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17640
Dated as of: 07/17/2023

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 5186-003-038

Property Address: 537 S GRANDE VISTA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : OFELIA LUGO ESTRADA

Grantor : ALICIA LUGO RAMIREZ AND GLORIA LUGO SUCCESSOR TRUSTEES OF THE LUGO FAMILY TRUST

Deed Date : 07/14/2011 Recorded : 08/08/2011

Instr No. : 11-1060692

MAILING ADDRESS: OFELIA LUGO ESTRADA
537 S GRANDE VISTA AVE, LOS ANGELES, CA 90063

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 7-9 Block: F Subdivision Name: MOUNTAIN VIEW TRACT Brief Description: MOUNTAIN VIEW TRACT AS PER BK 24 PG 95 OF MISC SE 85 FT EX OF ST OF LOT 7 AND SE 85 FT OF LOT 8 AND NE 7.25 FT OF SE 85 FT OF

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20111060692



Pages:
0004

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

08/08/11 AT 09:58AM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
PAID:	35.00



LEADSHEET



201108080010046

00004498290



003435429

SEQ:
06

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT REQUEST OF

Eduardo G Sanchez, Esq

State Bar # 144871



WHEN RECORDED MAIL TO

NAME Sanchez Law Firm, APC
MAILING 13181 Crossroads Parkway N.
ADDRESS Suite 460
CITY, STATE City of Industry, California
ZIP CODE 91746

(FOR RECORDERS USE ONLY)

TITLE(S)

Trust Transfer Deed

Recording Requested By:
Eduardo G. Sanchez, Esq.
State Bar #144871

WHEN RECORDED MAIL TO:

Sanchez Law Firm
Eduardo G. Sanchez, Esq.
13181 Crossroads Pkwy N., Suite 460
City of Industry, CA 91746

MAIL TAX STATEMENTS TO:

Ofelia L. Estrada
537 South Grande Vista Avenue
Los Angeles, California 90063

Space Above Line For Recorder's Use

APN #: 5186-003-038

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E.,
CALIF. CONST. ART 13A §1 ET SEQ.)

THE UNDERSIGNED GRANTORS' DECLARE: This conveyance transfers an interest into or out of a Living Trust, R & T 11930. Documentary transfer tax is \$0.

FOR NO CONSIDERATION, ALICIA LUGO RAMIREZ and GLORIA LUGO, Successor Trustees of the LUGO FAMILY TRUST ESTABLISHED MARCH 4, 2005

DO HEREBY GRANT TO: OFELIA LUGO ESTRADA, a married woman as her sole and separate property, all right, title and interest to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lots 7, 8, and 9 in Block "F" of Mountain View Tract, as per map recorded in Book 25, Page 95 of Miscellaneous Records, in the office of the County Recorder of said County.

Commonly known as: 537 S. Grande Vista Avenue, Los Angeles, California 90063

NOTE RE: NOT A CHANGE IN OWNERSHIP SUBJECT TO REASSESSMENT. Pursuant to R&TC 62(2), this conveyance does not constitute a change in ownership and does not subject the property to reassessment. This is a Trust Transfer under §62 of the Revenue and Taxation Code and grantor(s) apply for Transfer from a Revocable Trust exclusion.

DATED: 7/14/11


ALICIA LUGO RAMIREZ

DATED: 7-14-11


GLORIA LUGO

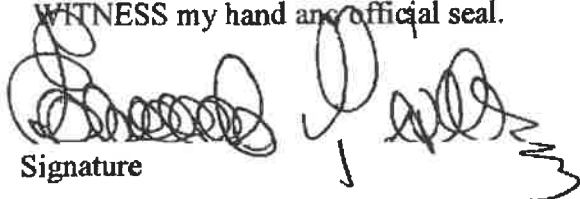
State of California

County of Los Angeles

On 7/14/11, before me, Eduardo G. Sanchez, Notary Public, personally appeared ALICIA LUGO RAMIREZ and GLORIA LUGO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 (Seal)
Signature

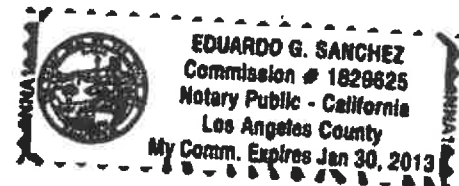


EXHIBIT B

ASSIGNED INSPECTOR: RAUL VASQUEZ

Date: March 7, 2024

JOB ADDRESS: 537 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5186-003-038

Last Full Title: 07/17/2023

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1) OFELIA LUGO ESTRADA
4819 S. ORANGE ST.
PICO RIVERA, CA 90660

CAPACITY: OWNER

Property Detail Report

For Property Located At :

537 S GRANDE VISTA AVE, LOS ANGELES, CA 90063-3162

RealQuest

Bldg Card: 000 of 002

Owner Information

Owner Name: **ESTRADA OFELIA L**
 Mailing Address: **537 S GRANDE VISTA AVE, LOS ANGELES CA 90063-3162 C001**
 Vesting Codes: **MW // SE**

Location Information

Legal Description: **MOUNTAIN VIEW TRACT AS PER BK 24 PG 95 OF MISC SE 85 FT EX OF ST OF LOT 7 AND SE 85 FT OF LOT 8 AND NE 7.25 FT OF SE 85 FT OF LOT 9**
 County: **LOS ANGELES, CA** APN: **5186-003-038**
 Census Tract / Block: **2041.20 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **MOUNTAIN VIEW**
 Legal Book/Page: Map Reference: **45-B5 /**
 Legal Lot: **9** Tract #: **LOS ANGELES**
 Legal Block: **F** School District: **LOS ANGELES**
 Market Area: **BOYH** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **08/08/2011 / 07/14/2011** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price: 1st Mtg Document #:
 Document #: **1060692**

Last Market Sale Information

Recording/Sale Date: **06/19/1991 / 06/1991** 1st Mtg Amount/Type: **\$138,700 / CONV**
 Sale Price: **\$185,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **920539** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$111.45**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender: **GREAT WSTRN BK**
 Seller Name: **MCBRIDE AMELIA LUGO**

Prior Sale Information

Prior Rec/Sale Date: **06/19/1991 /** Prior Lender:
 Prior Sale Price: **\$185,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **920439** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:	Parking Type:	Construction:
Living Area: 1,660	Garage Area:	Heat Type: HEATED
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 4	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1896 /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LAR2	Acres: 0.15	County Use: DUPLEX (0200)
Lot Area: 6,329	Lot Width/Depth: x	State Use:
Land Use: DUPLEX	Res/Comm Units: 2 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$317,248	Assessed Year: 2022	Property Tax: \$4,047.86
Land Value: \$125,002	Improved %: 61%	Tax Area: 4
Improvement Value: \$192,246	Tax Year: 2022	Tax Exemption:
Total Taxable Value: \$317,248		

Comparable Sales Report

For Property Located At



RealQuest

537 S GRANDE VISTA AVE, LOS ANGELES, CA 90063-3162**2 Comparable(s) Selected.**

Report Date: 07/24/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$185,000	\$680,000	\$720,000	\$700,000
Bldg/Living Area	1,660	1,516	1,832	1,674
Price/Sqft	\$111.45	\$393.01	\$448.55	\$420.78
Year Built	1896	1913	1925	1919
Lot Area	6,329	4,800	6,251	5,526
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$317,248	\$355,028	\$520,226	\$437,627
Distance From Subject	0.00	0.35	0.46	0.41

* = user supplied for search only

Distance From Subject:0.35 (miles)

Comp #:	1		
Address:	3255 E 2ND ST, LOS ANGELES, CA 90063-3009		
Owner Name:	RODRIGUEZ SALVADOR		
Seller Name:	LAMPROS PATRICIA		
APN:	5179-009-015	Map Reference:	45-B4 /
County:	LOS ANGELES, CA	Census Tract:	2041.10
Subdivision:	LA PALOMA HEIGHTS TR	Zoning:	LAR2
Rec Date:	01/12/2023	Prior Rec Date:	06/08/2004
Sale Date:	11/28/2022	Prior Sale Date:	02/04/2004
Sale Price:	\$680,000	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	24948	Acres:	0.11
1st Mtg Amt:	\$476,000	Lot Area:	4,800
Total Value:	\$355,028	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/

Comp #:

2

Address:

2714 LANFRANCO ST, LOS ANGELES, CA 90033-4427

Owner Name:

RODRIGUEZ MAYRA

Seller Name:

ENRAMADA PROPERTIES LLC

APN:

5185-017-009

Map Reference:

45-B4 /

County:

LOS ANGELES, CA

Census Tract:

2043.00

Subdivision:

BLAKES SUB

Zoning:

LAR2

Rec Date:

11/21/2022

Prior Rec Date:

06/06/2018

Sale Date:

11/02/2022

Prior Sale Date:

05/29/2018

Sale Price:

\$720,000

Prior Sale Price:

\$490,000

Sale Type:

FULL

Prior Sale Type:

FULL

Document #:

1094571

Acres:

0.14

1st Mtg Amt:

\$540,000

Lot Area:

6,251

Total Value:

\$520,226

of Stories:

Land Use:

DUPLEX

Park Area/Cap#:

/

Distance From Subject:

0.46 (miles)

Living Area:

1,832

Total Rooms:

Bedrooms:

2

Bath(F/H):

2 /

Yr Built/Eff:

1925 /

Air Cond:

YES

Style:

Fireplace:

/

Pool:

Roof Mat:

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: RAUL VASQUEZ

Date: March 7, 2024

JOB ADDRESS: 537 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5186-003-038

CASE NO.: 818323

ORDER NO.: A-4822093

EFFECTIVE DATE OF ORDER TO COMPLY: October 10, 2018

COMPLIANCE EXPECTED DATE: November 09, 2018

DATE COMPLIANCE OBTAINED: September 21, 2022

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4822093

1051214201868308

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

SUBSTANDARD ORDER AND NOTICE OF FEE

ESTRADA, OFELIA L
4819 ORANGE ST
PICO RIVERA, CA 90660

CASE #: 818323
ORDER #: A-4822093
EFFECTIVE DATE: October 10, 2018
COMPLIANCE DATE: November 09, 2018

OWNER OF
SITE ADDRESS: 537 S GRANDE VISTA AVE

ASSESSORS PARCEL NO.: 5186-003-038

ZONE: R2; Two Family Zone

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

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

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

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

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

VIOLATION(S):

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

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

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

Comments: An approximate 17'x29' storage/garage being used as habitable space without permits

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

and/or inspections.

2. The approximate 17'x29' remodel of the storage/garage to a single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Storage/garage converted to habitable space, kitchen, bathroom and livable space.

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all electrical from unapproved converted storage/garage to habitable space.

4. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all unapproved plumbing from unapproved converted area to habitable space.

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING:

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

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

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1051214201866308

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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 (213)792-8006.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Eva Montijo Ramos

Date: September 20, 2018

EVA MONTIJO RAMOS
~~221 N. FIGUEROA ST. SUITE 1100~~
LOS ANGELES, CA 90012
(213) ~~792-8006~~ 948-7058
Eva.Montijo-Ramos@lacity.org

ROGER BRUCE
(323) 526-9346
2136 E. 1ST ST

MVS

REVIEWED BY

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

SEP 27 2018

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

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



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