

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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MOISES ROSALES

CITY OF LOS ANGELES

CALIFORNIA



KAREN BAS  
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

October 23, 2024

Council District: # 14

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

JOB ADDRESS: **1514 SOUTH HOOPER AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5130-016-013**  
Re: Invoice #794569-6, 799010-4

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: **1514 South Hooper 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 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order September 12, 2019 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and 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
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	3.80
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,590.36</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 **\$3,590.36** 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 **\$3,590.36** 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 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. T17144**  
**Dated as of: 08/22/2022**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

***(Reported Property Information)***

**APN #: 5130-016-013**

**Property Address: 1514 S HOOPER AVE    City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED IN LIEU OF FORECLOSE**

**Grantee : BELLFLOWER J. LLC**

**Grantor : MANDARI YAMODIM AND MITRA YAMODIM**

**Deed Date : 06/27/2011**

**Recorded : 09/13/2011**

**Instr No. : 11-1239139**

**MAILING ADDRESS: BELLFLOWER J. LLC**

**8383 WILSHIRE BLVD STE 450, BEVERLY HILLS, CA 90211**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 14 Block: C Subdivision Name: ESTELLA TRACT Brief Description: ESTELLA TRACT EX  
OF R/W LOT 14 BLK C**

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20111239139**



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

09/13/11 AT 08:00AM

Pages:  
0006

FEES:	51.00
TAXES:	0.00
OTHER:	0.00
PAID:	51.00



LEADSHEET



201109130130004

00004663634



003508163

SEQ:  
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T21

RECORDING REQUESTED BY:  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

Bellflower J. LLC  
C/O Razi Law Group  
8383 Wilshire Blvd Suite 450  
Beverly Hills, CA 90211

09/13/2011



\*20111239139\*

Title Order No.: 19657578

THIS SPACE FOR RECORDER'S USE ONLY  
Escrow No : 01-010578-TWA

### GRANT DEED IN LIEU OF FORECLOSE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

\*\*SEE ATTACHED EXHIBIT 'A' AND ATTACHED EXHIBIT "B" ESTOPPEL AFFIDAVIT

[X] 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 [X] City of Los Angeles AND

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

Mandari Yamodim and Mitra Yamodim, Husband and Wife as Community Property

hereby GRANT(s) to

Bellflower J. LLC, a Georgia Limited Liability Company

the real property described in Exhibit "ONE", attached herewith  
GRANTOR DECLARES THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, GRANTOR HAVING  
SOLD SAID LAND TO GRANTEE FOR A CONSIDERATION EQUAL TO THE FAIR VALUE OF GRANTOR'S  
INTEREST IN SAID LAND; AND GRANTOR FURTHER DECARES THAT THERE ARE NO AGREEMENTS,  
ORAL OR WRITTEN, OTHER THAN THIS DEED BETWEEN GRANTOR AND GRANTEE WITH RESPECT TO  
SAID LAND.

Also Known as 1514 Hooper Ave, Los Angeles, CA

DATED June 27, 2011

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 7-22-11

before me Thomas Gallagher

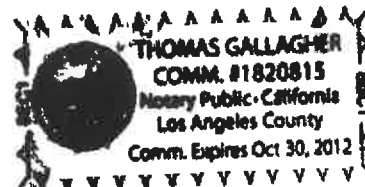
A Notary Public in and for said State personally appeared

Mandari Yamodim +  
Mitra Yamodim

Mandari Yamodim

Mitra Yamodim

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 if the foregoing paragraph is true and correct  
WITNESS my hand and official seal



Signature

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

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**EXHIBIT "A"**  
**(DEED IN LIEU OF FORECLOSURE)**

**The undersigned grantor declares:**

- 1) The grantee herein was the beneficiary.
- 2) The amount of the unpaid debt together with costs was \$550,000.<sup>00</sup>/<sub>100</sub>
- 3) The amount paid by the grantee over and above the unpaid debt was \$0.00
- 4) The documentary transfer tax is \_\_\_\_\_
- 5) Said property is in: ( ) unincorporated area; ( ) City of Los Angeles

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## **LEGAL DESCRIPTION**

### **EXHIBIT "ONE"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 14 in Block C of Estella Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 811 Page 233 of Deeds, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5130-016-013

EXHIBIT "B"

ESTOPPEL AFFIDAVIT OF INDIVIDUAL

State of California )

) ss.

County of Los Angeles )

Mandari Yamodim and  
Mitra Yamodim

being first duly sworn, each for himself and herself,  
deposes and says: that they are the identical parties who made, executed, and delivered that  
certain deed to Bellflower J. LLC dated the 27 day of  
June of 2011, conveying the following described property, to-wit:

(as per Exhibit ONE attached hereto)

That the aforesaid deed is intended to be and is an absolute conveyance of title to  
said premises to the grantee named therein, and was not and is not now intended as a  
mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as  
grantors in said deed to convey, and by said deed these affiants did convey to the grantee  
therein all their right, title, and interest absolutely in and to said premises; that possession  
of said premises has been surrendered to the grantee; and

That in the execution and delivery of said deed affiants were not acting under any  
misapprehension as to the effect thereof, and acted freely and voluntarily and were not  
acting under coercion or duress; and

That the consideration for said deed was and is payment to affiants of the sum of \$  
0.00 by grantee, and the full cancellation of all debts, obligations, costs and  
charges secured by that certain deed of trust heretofore existing on said property executed  
by Mandari Yamodim and Mitra Yamodim, as trustee for,  
Hanmi Bank, as beneficiary, dated the 21st day of June, 2007  
and recorded July 9, 2007 as Instrument No. 20071618763  
Los Angeles County, California, and the reconveyance of said property under  
said deed of trust; that at the time of making said deed affiants believed and now believe  
that the aforesaid consideration therefor represents the fair value of the property so deeded;  
and

This affidavit is made for the protection and benefit of the grantee in said deed, his  
successors and assigns, and all other parties hereafter dealing with or who may acquire an  
interest in the property herein described, and particularly for the benefit of Fidelity National  
Title Insurance Company which is about to insure the title to said property in reliance  
thereon, and any other title company which may hereafter insure the title to said property;  
and

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That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

  
Mandari Yamodim

  
Mitra Yamodim

State of California  
County of

Los Angeles

On 7-22-11

before me,

Thomas Gallagher

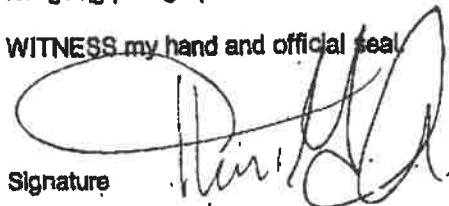
A Notary Public in and for said State personally appeared

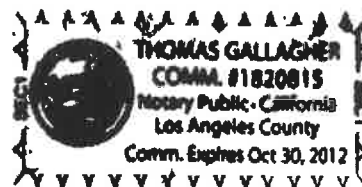
Mandari Yamodim +  
Mitra Yamodim

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.

Signature 



(Seal)

# EXHIBIT B

ASSIGNED INSPECTOR: LUIS ESCOTO

Date: October 23, 2024

JOB ADDRESS: 1514 SOUTH HOOPER AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5130-016-013

Last Full Title: 08/22/2022

Last Update to Title:

.....

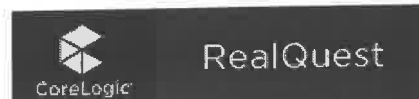
## LIST OF OWNERS AND INTERESTED PARTIES

1) BELLFLOWER J. LLC  
C/O RAZI LAW GROUP  
8383 WILSHIRE BLVD., STE. 450  
BEVERLY HILLS, CA 90211

CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
1514 HOOPER AVE, LOS ANGELES, CA 90021-2731



## Owner Information

Owner Name: BELLFLOWER J LLC  
Mailing Address: 8383 WILSHIRE BLVD #450, BEVERLY HILLS CA 90211-2436 C/O RAZI LAW GROUP  
Vesting Codes: // CO

## Location Information

Legal Description:	ESTELLA TRACT EX OF R/W LOT 14	APN:	5130-016-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2260.02 / 2	Subdivision:	ESTELLA TR
Township-Range-Sect:		Map Reference:	44-D6 /
Legal Book/Page:		Tract #:	
Legal Lot:	14	School District:	
Legal Block:	C	School District Name:	
Market Area:	C42	Munic/Township:	LANCASTER T
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	09/13/2011 / 06/27/2011	Deed Type:	DEED IN LIEU OF FORECLOSURE
Sale Price:		1st Mtg Document #:	
Document #:	1239139		

## Last Market Sale Information

Recording/Sale Date:	04/07/2003 / 04/01/2003	1st Mtg Amount/Type:	/
Sale Price:	\$345,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	968837	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$78.73
New Construction:		Multi/Split Sale:	
Title Company:	UNITED TITLE		
Lender:			
Seller Name:	LASMAN HAROLD L & YUSIN L		

## Prior Sale Information

Prior Rec/Sale Date:	01/31/1997 /	Prior Lender:	MISCELLANEOUS FIN
Prior Sale Price:	\$185,000	Prior 1st Mtg Amt/Type:	\$178,000 / CONV
Prior Doc Number:	169548	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

## Property Characteristics

Year Built / Eff:	1963 / 1963	Total Rooms/Offices		Garage Area:	
Gross Area:	4,382	Total Restrooms:		Garage Capacity:	
Building Area:	4,382	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:	Building Permit	Exterior wall:	CONCRETE BLOCK	Quality:	AVERAGE
		Basement Area:		Condition:	

## Site Information

Zoning:	LAM2	Acres:	0.10	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	4,512	Lot Width/Depth:	28 x 155	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	\$475,758	Assessed Year:	2021	Property Tax:	\$6,144.34
Land Value:	\$290,097	Improved %:	39%	Tax Area:	15117
Improvement Value:	\$185,661	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$475,758				

**Comparable Sales Report**

For Property Located At

**1514 HOOPER AVE, LOS ANGELES, CA 90021-2731**

20 Comparable(s) Selected.

Report Date: 08/23/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$345,000	\$350,000	\$11,250,000	\$2,493,375
Bldg/Living Area	4,382	3,780	5,000	4,440
Price/Sqft	\$78.73	\$83.33	\$2,452.05	\$558.72
Year Built	1963	1925	1970	1949
Lot Area	4,512	2,700	16,873	6,508
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	2.00	1.25
Total Value	\$475,758	\$154,691	\$1,383,458	\$627,859
Distance From Subject	0.00	0.17	5.92	3.15

\*= user supplied for search only

Distance From Subject: 0.17 (miles)

Comp #:	1			
Address:	1711 E 15TH ST, LOS ANGELES, CA 90021-2715			
Owner Name:	RANDALL 2007 FAMILY TRUST			
Seller Name:	RANDALL 2007 FAMILY TRUST			
APN:	5130-018-011	Map Reference:	44-D6 /	Building Area: 4,165
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:
Subdivision:	1	Zoning:	LAM3	Total Restrooms:
Rec Date:	12/03/2021	Prior Rec Date:	07/01/1994	Yr Built/Eff: 1968 / 1968
Sale Date:	11/30/2021	Prior Sale Date:		Air Cond:
Sale Price:	\$9,500,000	Prior Sale Price:	\$315,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat: ROLL COMPOSITION
Document #:	1797081	Acres:	0.39	
1st Mtg Amt:		Lot Area:	16,873	
Total Value:	\$488,795	# of Stories:	2	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/	

Comp #:

2

Address:

1017 E WASHINGTON BLVD, LOS ANGELES, CA 90021-3020

Owner Name:

OJEDA JAIME A M/KIM HYE J

Seller Name:

RUSH JOHN D & CONSTANCE L

APN:

5131-003-028

County:

LOS ANGELES, CA

Subdivision:

WALNUT GROVE

Rec Date:

03/03/2022

Sale Date:

11/22/2021

Sale Price:

\$2,000,000

Sale Type:

FULL

Document #:

249418

1st Mtg Amt:

\$722,000

Total Value:

\$561,436

Land Use:

LIGHT INDUSTRIAL

Map Reference:

44-C6 /

Census Tract:

2260.01

Zoning:

LAM2

Prior Rec Date:

01/06/1993

Prior Sale Date:

Prior Sale Price:

\$300,000

Prior Sale Type:

FULL

Acres:

0.14

Lot Area:

6,001

# of Stories:

Park Area/Cap#:

/

Building Area:

4,050

Total Rooms/Offices:

Total Restrooms:

Yr Built/Eff:

1946 / 1946

Air Cond:

Pool:

Roof Mat:

Distance From Subject:

0.51 (miles)

Comp #:	3	Distance From Subject: 1.00 (miles)
Address:	1426 MAPLE AVE, LOS ANGELES, CA 90015-3104	
Owner Name:	15TH & MAPLE LLC	
Seller Name:	3000 BROADWAY LLC	

APN:	5133-022-009	Map Reference:	44-C5 /	Building Area:	4,588
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	JOSEFA SUB	Zoning:	LAM2	Total Restrooms:	
Rec Date:	05/05/2022	Prior Rec Date:	01/29/2015	Yr Built/Eff:	1928 / 1928
Sale Date:	04/27/2022	Prior Sale Date:	01/28/2015	Air Cond:	
Sale Price:	\$11,250,000	Prior Sale Price:	\$6,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	490152	Acres:	0.21		
1st Mtg Amt:		Lot Area:	8,988		
Total Value:	\$1,383,458	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 1.45 (miles)

Address: 3408 TRINITY ST, LOS ANGELES, CA 90011-2343

Owner Name: ACE SIGN DESIGN INC

Seller Name: 3408 TRINITY STREET LLC

APN:	5120-022-001	Map Reference:	52-B1 /	Building Area:	4,710
County:	LOS ANGELES, CA	Census Tract:	2284.10	Total Rooms/Offices:	
Subdivision:	FORD TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	05/25/2022	Prior Rec Date:	06/07/2019	Yr Built/Eff:	1970 /
Sale Date:	05/13/2022	Prior Sale Date:	05/15/2019	Air Cond:	
Sale Price:	\$1,550,000	Prior Sale Price:	\$1,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	560690	Acres:	0.16		
1st Mtg Amt:	\$1,282,000	Lot Area:	6,814		
Total Value:	\$1,133,623	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 1.55 (miles)

Address: 141 W 28TH ST, LOS ANGELES, CA 90007-3310

Owner Name: STREET POETS INC

Seller Name: NORMAN JAMES LLC

APN:	5122-002-008	Map Reference:	44-B6 /	Building Area:	4,876
County:	LOS ANGELES, CA	Census Tract:	2246.00	Total Rooms/Offices:	
Subdivision:	SNYDER & WADES SUB	Zoning:	LAM1	Total Restrooms:	
Rec Date:	08/04/2022	Prior Rec Date:	06/18/1991	Yr Built/Eff:	1954 / 1954
Sale Date:	08/02/2022	Prior Sale Date:	05/1991	Air Cond:	
Sale Price:	\$1,990,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	788600	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,031		
Total Value:	\$1,202,328	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 6 Distance From Subject: 2.37 (miles)

Address: 3475 UNION PACIFIC AVE, LOS ANGELES, CA 90023-3834

Owner Name: JON STARK INC

Seller Name: 1510 E 25TH ST LLC

APN:	5190-037-017	Map Reference:	53-B1 /	Building Area:	3,947
County:	LOS ANGELES, CA	Census Tract:	2051.20	Total Rooms/Offices:	
Subdivision:	5030	Zoning:	LAM2	Total Restrooms:	
Rec Date:	12/01/2021	Prior Rec Date:	07/30/2021	Yr Built/Eff:	1942 / 1951
Sale Date:	11/18/2021	Prior Sale Date:	07/06/2021	Air Cond:	
Sale Price:	\$1,650,000	Prior Sale Price:	\$984,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1777731	Acres:	0.19		
1st Mtg Amt:	\$1,173,000	Lot Area:	8,378		
Total Value:	\$223,272	# of Stories:	1		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 7 Distance From Subject: 2.43 (miles)

Address: 5511 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2534

Owner Name: MASCARA JOHN

Seller Name: BONERZ ELI A

APN:	6309-013-004	Map Reference:	52-F3 /	Building Area:	4,550
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County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5325.00</b>	Total Rooms/Offices:	
Subdivision:	<b>HUNTINGTON PARK</b>	Zoning:	<b>HPM2*</b>	Total Restrooms:	
Rec Date:	<b>02/14/2022</b>	Prior Rec Date:	<b>11/15/2016</b>	Yr Built/Eff:	<b>/ 1954</b>
Sale Date:	<b>02/09/2022</b>	Prior Sale Date:	<b>10/26/2016</b>	Air Cond:	
Sale Price:	<b>\$900,000</b>	Prior Sale Price:	<b>\$650,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>177010</b>	Acres:	<b>0.16</b>		
1st Mtg Amt:	<b>\$800,000</b>	Lot Area:	<b>7,001</b>		
Total Value:	<b>\$911,370</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **8** Distance From Subject: **2.46 (miles)**

Address: **1632 W 11TH ST, LOS ANGELES, CA 90015-1921**

Owner Name: **SEPHIROTH KETER HOLDINGS LLC**

Seller Name: **11 MGA LLC**

APN:	<b>5137-019-011</b>	Map Reference:	<b>44-B3 /</b>	Building Area:	<b>4,900</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2098.20</b>	Total Rooms/Offices:	
Subdivision:	<b>WILLIAMSON</b>	Zoning:	<b>LAC1</b>	Total Restrooms:	
Rec Date:	<b>04/01/2022</b>	Prior Rec Date:	<b>10/15/2020</b>	Yr Built/Eff:	<b>1969 / 1969</b>
Sale Date:	<b>03/10/2022</b>	Prior Sale Date:	<b>10/07/2020</b>	Air Cond:	
Sale Price:	<b>\$1,725,000</b>	Prior Sale Price:	<b>\$1,100,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>364817</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:	<b>\$862,500</b>	Lot Area:	<b>6,125</b>		
Total Value:	<b>\$1,100,000</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **9** Distance From Subject: **2.81 (miles)**

Address: **5872 METTLER ST, LOS ANGELES, CA 90003-1316**

Owner Name: **H & A VENTURES LLC**

Seller Name: **5872 METTLER LLC**

APN:	<b>6006-032-007</b>	Map Reference:	<b>52-B4 /</b>	Building Area:	<b>4,800</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2392.02</b>	Total Rooms/Offices:	
Subdivision:	<b>THORNE KROESEN SOUTH PARK TR</b>	Zoning:	<b>LAMR1</b>	Total Restrooms:	
Rec Date:	<b>02/18/2022</b>	Prior Rec Date:	<b>11/27/2017</b>	Yr Built/Eff:	<b>1965 / 1965</b>
Sale Date:	<b>02/10/2022</b>	Prior Sale Date:	<b>09/18/2017</b>	Air Cond:	
Sale Price:	<b>\$875,000</b>	Prior Sale Price:	<b>\$718,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>198287</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:		Lot Area:	<b>5,603</b>		
Total Value:	<b>\$754,745</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **10** Distance From Subject: **3.12 (miles)**

Address: **5907 S MAIN ST, LOS ANGELES, CA 90003-1216**

Owner Name: **KWK PROPERTIES LLC**

Seller Name: **MINCHACA MARIA O**

APN:	<b>6005-012-031</b>	Map Reference:	<b>52-B4 /</b>	Building Area:	<b>4,218</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2392.01</b>	Total Rooms/Offices:	
Subdivision:	<b>1525</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	
Rec Date:	<b>07/19/2022</b>	Prior Rec Date:	<b>01/10/1973</b>	Yr Built/Eff:	<b>1925 / 1945</b>
Sale Date:	<b>05/17/2022</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$670,000</b>	Prior Sale Price:	<b>\$30,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>736520</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$435,500</b>	Lot Area:	<b>5,031</b>		
Total Value:	<b>\$274,277</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **11** Distance From Subject: **3.44 (miles)**

Address: **6611 S SAN PEDRO ST, LOS ANGELES, CA 90003-1937**

Owner Name: **CAPAZ HOLDINGS LLC/BERESBIT INVESTMENT LLC**

Seller Name: **TEMPLO PENTECOSTAL LA PUERTA**

APN:	<b>6011-002-031</b>	Map Reference:	<b>52-B5 /</b>	Building Area:	<b>3,780</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2393.20</b>	Total Rooms/Offices:	

Subdivision:	<b>MCCARTHY COS GREATER LOS ANGELES</b>	Zoning:	<b>LAR4</b>	Total Restrooms:	
Rec Date:	<b>12/14/2021</b>	Prior Rec Date:	<b>03/25/1991</b>	Yr Built/Eff:	<b>1943 / 1943</b>
Sale Date:	<b>12/07/2021</b>	Prior Sale Date:	<b>03/1991</b>	Air Cond:	
Sale Price:	<b>\$920,000</b>	Prior Sale Price:	<b>\$293,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1856357</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$400,000</b>	Lot Area:	<b>5,112</b>		
Total Value:	<b>\$188,265</b>	# of Stories:	<b>1</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **12** Distance From Subject: **3.70 (miles)**

Address: **1460 S BONNIE BEACH PL, COMMERCE, CA 90023-4019**

Owner Name: **GARCIA FERNANDO S/GARCIA ALMA**

Seller Name: **ZADEH HOUDAD M & HORMOZ M**

APN:	<b>5241-022-003</b>	Map Reference:	<b>53-D1 /</b>	Building Area:	<b>3,930</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5313.02</b>	Total Rooms/Offices:	
Subdivision:	<b>4301</b>	Zoning:	<b>LCM2*</b>	Total Restrooms:	
Rec Date:	<b>04/14/2022</b>	Prior Rec Date:	<b>05/18/2015</b>	Yr Built/Eff:	<b>1947 / 1949</b>
Sale Date:	<b>12/22/2021</b>	Prior Sale Date:	<b>04/28/2015</b>	Air Cond:	
Sale Price:	<b>\$1,100,000</b>	Prior Sale Price:	<b>\$500,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>414573</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:	<b>\$770,000</b>	Lot Area:	<b>6,405</b>		
Total Value:	<b>\$555,156</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **13** Distance From Subject: **3.89 (miles)**

Address: **270 N OCCIDENTAL BLVD, LOS ANGELES, CA 90026**

Owner Name: **OCCIDENTAL ENTERTAINM TRUST II**

Seller Name: **SMOTRICH DAVID B**

APN:	<b>5156-023-013</b>	Map Reference:	<b>35-A6 /</b>	Building Area:	<b>4,596</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2086.20</b>	Total Rooms/Offices:	
Subdivision:	<b>CABLE ROAD TR LOS ANGELES</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>03/30/2022</b>	Prior Rec Date:		Yr Built/Eff:	<b>/ 1962</b>
Sale Date:	<b>02/18/2022</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,500,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>350954</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:		Lot Area:	<b>5,476</b>		
Total Value:	<b>\$232,808</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **14** Distance From Subject: **4.08 (miles)**

Address: **1424 W SLAUSON AVE 2, LOS ANGELES, CA 90047-1228**

Owner Name: **1420 SLAUSON TRUST**

Seller Name: **NGUYEN HUNG A & ANNA**

APN:	<b>6002-004-028</b>	Map Reference:	<b>51-E4 /</b>	Building Area:	<b>4,200</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2372.01</b>	Total Rooms/Offices:	
Subdivision:	<b>4269</b>	Zoning:	<b>LACM</b>	Total Restrooms:	
Rec Date:	<b>12/01/2021</b>	Prior Rec Date:	<b>12/18/2019</b>	Yr Built/Eff:	<b>1950 / 1956</b>
Sale Date:	<b>10/01/2021</b>	Prior Sale Date:	<b>10/29/2019</b>	Air Cond:	
Sale Price:	<b>\$350,000</b>	Prior Sale Price:	<b>\$620,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1777744</b>	Acres:	<b>0.06</b>		
1st Mtg Amt:	<b>\$475,000</b>	Lot Area:	<b>2,700</b>		
Total Value:	<b>\$325,841</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **15** Distance From Subject: **4.10 (miles)**

Address: **628 E 79TH ST, LOS ANGELES, CA 90001-3206**

Owner Name: **79TH REGENCY LLC**

Seller Name: **79 AVALON LLC**

APN:	<b>6029-001-004</b>	Map Reference:	<b>58-C1 /</b>	Building Area:	<b>4,720</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2398.01</b>	Total Rooms/Offices:	
Subdivision:	<b>6</b>	Zoning:	<b>LAR4</b>	Total Restrooms:	
Rec Date:	<b>11/24/2021</b>	Prior Rec Date:	<b>02/28/2018</b>	Yr Built/Eff:	<b>1961 / 1961</b>
Sale Date:	<b>11/03/2021</b>	Prior Sale Date:	<b>02/07/2018</b>	Air Cond:	
Sale Price:	<b>\$2,550,000</b>	Prior Sale Price:	<b>\$2,000,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1746440</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$1,600,000</b>	Lot Area:	<b>5,204</b>		
Total Value:	<b>\$604,427</b>	# of Stories:	<b>1</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **16** Distance From Subject: **4.44 (miles)**  
Address: **342 N FORD BLVD, LOS ANGELES, CA 90022-1121**  
Owner Name: **ARMENTA JOAQUIN JR/ARMENTA ERIKA Y**  
Seller Name: **SIYA INVESTMENT LLC**

APN:	<b>5235-005-005</b>	Map Reference:	<b>45-E4 /</b>	Building Area:	<b>4,800</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5305.00</b>	Total Rooms/Offices:	
Subdivision:	<b>6227</b>	Zoning:	<b>LCM1*</b>	Total Restrooms:	
Rec Date:	<b>03/31/2022</b>	Prior Rec Date:	<b>07/08/2014</b>	Yr Built/Eff:	<b>1928 / 1928</b>
Sale Date:	<b>03/25/2022</b>	Prior Sale Date:	<b>03/10/2014</b>	Air Cond:	
Sale Price:	<b>\$4,100,000</b>	Prior Sale Price:	<b>\$2,670,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>361416</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:	<b>\$2,255</b>	Lot Area:	<b>4,720</b>		
Total Value:	<b>\$721,706</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **17** Distance From Subject: **4.80 (miles)**  
Address: **5313 SHEILA ST, COMMERCE, CA 90040-2101**  
Owner Name: **AGL HOLDINGS LLC**  
Seller Name: **THOMPSON FAMILY TRUST I**

APN:	<b>6335-016-020</b>	Map Reference:	<b>53-E3 /</b>	Building Area:	<b>4,158</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5323.03</b>	Total Rooms/Offices:	
Subdivision:	<b>9256</b>	Zoning:	<b>CMM1*</b>	Total Restrooms:	
Rec Date:	<b>05/09/2022</b>	Prior Rec Date:		Yr Built/Eff:	<b>1961 / 1961</b>
Sale Date:	<b>05/02/2022</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,375,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>499972</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$1,105,000</b>	Lot Area:	<b>5,442</b>		
Total Value:	<b>\$285,360</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **18** Distance From Subject: **4.97 (miles)**  
Address: **3210 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3230**  
Owner Name: **WORTH CAP HLDGS JEFFERSON LLC**  
Seller Name: **POLICAPPELLI NINI**

APN:	<b>5044-007-005</b>	Map Reference:	<b>43-C6 /</b>	Building Area:	<b>4,405</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2193.00</b>	Total Rooms/Offices:	
Subdivision:	<b>5580</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>02/02/2022</b>	Prior Rec Date:	<b>02/22/1991</b>	Yr Built/Eff:	<b>1927 /</b>
Sale Date:	<b>01/21/2022</b>	Prior Sale Date:	<b>02/1991</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$40,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>132744</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:		Lot Area:	<b>6,499</b>		
Total Value:	<b>\$561,454</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **19** Distance From Subject: **5.79 (miles)**  
Address: **10116 S MAIN ST, LOS ANGELES, CA 90003-4620**  
Owner Name: **MINKS HOLDING CO LLC**  
Seller Name: **AB CAP LLC**

APN:	<b>6063-008-014</b>	Map Reference:	<b>58-B3 /</b>	Building Area:	<b>4,400</b>
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County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2405.00</b>	Total Rooms/Offices:	
Subdivision:	<b>5756</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>12/20/2021</b>	Prior Rec Date:	<b>05/18/2020</b>	Yr Built/Eff:	<b>1957 / 1980</b>
Sale Date:	<b>12/16/2021</b>	Prior Sale Date:	<b>05/13/2020</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$812,500</b>	Prior Sale Price:	<b>\$600,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1884267</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:		Lot Area:	<b>5,500</b>		
Total Value:	<b>\$894,168</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>20</b>	Distance From Subject: <b>5.92 (miles)</b>			
Address:	<b>4707 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4008</b>				
Owner Name:	<b>4707 W JEFFERSON LA OWNER LP</b>				
Seller Name:	<b>MIONI CHARITABLE REMAIND</b>				
APN:	<b>5057-024-021</b>	Map Reference:	<b>43-A6 /</b>	Building Area:	<b>5,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2197.00</b>	Total Rooms/Offices:	
Subdivision:	<b>7030</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	
Rec Date:	<b>07/15/2022</b>	Prior Rec Date:	<b>07/11/1994</b>	Yr Built/Eff:	<b>1951 / 1951</b>
Sale Date:	<b>06/03/2022</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$3,250,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>728512</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:		Lot Area:	<b>6,250</b>		
Total Value:	<b>\$154,691</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: LUIS ESCOTO

Date: October 23, 2024

JOB ADDRESS: 1514 SOUTH HOOPER AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5130-016-013

CASE NO.: 880083

ORDER NO.: A-5134769

EFFECTIVE DATE OF ORDER TO COMPLY: September 12, 2019

COMPLIANCE EXPECTED DATE: September 27, 2019

DATE COMPLIANCE OBTAINED: No compliance to date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5134769

1050102202091867

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BELLFLOWER J, LLC C/O JOSEF HAGHAZARZADEH  
521 N. MOUNTAIN AVE, SUITE E  
UPLAND, CA 91786,

CASE #: 880083  
ORDER #: A-5134769  
EFFECTIVE DATE: September 12, 2019  
COMPLIANCE DATE: September 27, 2019

APPL OF  
SITE ADDRESS: 1514 S HOOPER AVE

ASSESSORS PARCEL NO.: 5130-016-013  
ZONE: M2; Light Industrial Zone

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

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

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

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

**VIOLATION(S):**

**1. Change of Use without permits or approvals.**

You are therefore ordered to: Obtain the required Certificate of Occupancy for the change of occupancy.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Factory and Office used as Retail and Agricultural space.

**2. Unapproved construction.**

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Including but not limited to unapproved walls and openings.

**3. Electrical not complying with code.**

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

You are therefore ordered to: No person shall install, operate or maintain electrical systems or equipment which do not comply with all of the applicable provisions of this Code.

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

Comments: A generator was installed to supply power to the building. Main power was previously disconnected by LADWP.

**4. Electrical permit required.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

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

Location: Entire unit

Comments: New electrical panels, conduit, outlets and receptacles.

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

You are therefore ordered to: 1) Obtain the required plumbing permits and approvals or remove all unpermitted plumbing.

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

**6. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.**

You are therefore ordered to: 1) Obtain the required mechanical permit(s) OR remove all unpermitted HVAC systems and ducts

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a), 95.111.0 of the L.A.M.C.

Location: Entire unit

Comments: New HVAC air system

**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.

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](http://www.ladbs.org)

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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 (213)252-3391.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Robert ChavezDate: September 13, 2019

ROBERT CHAVEZ  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3391

Robert.Chavez@lacity.org

  
REVIEWED BY

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

OCT 21 2019

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

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