

JAVIER NUNEZ  
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JACOB STEVENS  
VICE PRESIDENT

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MAYOR

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

JOHN WEIGHT  
EXECUTIVE OFFICER

March 29, 2024

Council District: # 14

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

JOB ADDRESS: **205 SOUTH STATE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5174-018-057**  
Re: Invoice #779870-8

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: **205 South State Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on February 28, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

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

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

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

**DEPARTMENT OF BUILDING AND SAFETY**

  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



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

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***Property Title Report***

**Work Order No. T17071**

**Dated as of: 06/29/2022**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

*(Reported Property Information)*

**APN #: 5174-018-057**

**Property Address: 205 S STATE ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : GRK PROPERTIES, LLC**

**Grantor : TDC PACIFIC PROPERTIES, INC.**

**Deed Date : 05/11/2016**

**Recorded : 05/19/2016**

**Instr No. : 16-0572810**

**MAILING ADDRESS: GRK PROPERTIES, LLC**

**4223 GLENCOE AVE STE B121, MARINA DEL REY, CA 90292**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot Number: 36 Brief Description: WORKMAN AND HOLLENBECK TRACT LOT 36**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



20160572810



Pages:  
0003

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

05/19/16 AT 08:00AM

FEES:	25.00
TAXES:	3,298.40
OTHER:	0.00
PAID:	<u>3,323.40</u>



LEADSHEET



201605190160046

00012109347



007562880

SEQ:  
16

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T24

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

G/R/K Properties, LLC  
4223 Glencoe Ave., Ste. B121  
Marina Del Rey, CA 90292



SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE

GRANT DEED

PROVIDENT TITLE COMPANY

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RECORDING REQUESTED BY

- WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO

GRK Properties, LLC  
 4223 Glencoe Avenue, Suite B121  
 Marina Del Rey, CA 90292

*Att*  
 ACCOMMODATION ONLY GRANT DEED

TITLE ORDER NO. *A-16* ESCROW NO. APN NO. 5174-018-057

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ *647.90* CITY TAX \$ *2,650.50*  
 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 \_\_\_\_\_, and

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

TDC Pacific Properties, Inc.

hereby GRANT(s) to

GRK Properties, LLC

All that real property situated in the City of LOS ANGELES, County of LOS ANGELES, State of California, described as:

LOT 36 OF WORKMAN AND HOLLENBECK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
 STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE(S) 426 OF MISCELLANEOUS RECORDS, IN THE  
 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly Known As: 205 S. STATE STREET, LOS ANGELES, CA 90033

ASSESSOR'S PARCEL NUMBER: 5174-018-057

Dated *5-11-2016*

*[Signature]*  
 Darryl White, TDC Pacific Properties, Inc.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
 IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
 ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

State of California  
 County of Los Angeles

On *May 11th 2016* before me, *Lisa Michelle Cole, Notary Public*, A Notary Public, personally appeared

*Darryl White*, 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]*  
 Signature \_\_\_\_\_ (Seal) *Lisa Michelle Cole*



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# EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ESCOTO**  
JOB ADDRESS: **205 SOUTH STATE STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **5174-018-057**

Date: **March 29, 2024**

Last Full Title: **06/29/2022**

Last Update to Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) GRK PROPERTIES, LLC  
4223 GLENCOE AVE., STE. B121  
MARINA DEL REY, CA 90292

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :  
205 S STATE ST, LOS ANGELES, CA 90033-3822

**Owner Information**

Owner Name: **GRK PROPERTIES LLC**  
Mailing Address: **4223 GLENCOE AVE #B121, MARINA DEL REY CA 90292-5672 C030**  
Vesting Codes: **//**

**Location Information**

Legal Description: **WORKMAN AND HOLLENBECK TRACT LOT 36**  
County: **LOS ANGELES, CA** APN: **5174-018-057**  
Census Tract / Block: **2060.53 / 2** Alternate APN:  
Township-Range-Sect: Subdivision: **WORKMAN & HOLLENBECK TR**  
Legal Book/Page: Map Reference: **45-A3 /**  
Legal Lot: **36** Tract #:  
Legal Block: School District: **LOS ANGELES**  
Market Area: **BOYH** School District Name: **LOS ANGELES**  
Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date: **05/19/2016 / 05/11/2016** 1st Mtg Amount/Type: **/**  
Sale Price: **\$589,000** 1st Mtg Int. Rate/Type: **/**  
Sale Type: **FULL** 1st Mtg Document #: **/**  
Document #: **572810** 2nd Mtg Amount/Type: **/**  
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
Transfer Document #: Price Per SqFt:  
New Construction: Multi/Split Sale:  
Title Company: **PROVIDENT TITLE**  
Lender:  
Seller Name: **TDC PACIFIC PROPERTIES INC**

**Prior Sale Information**

Prior Rec/Sale Date: **02/29/2016 / 02/22/2016** Prior Lender:  
Prior Sale Price: **\$589,000** Prior 1st Mtg Amt/Type: **/**  
Prior Doc Number: **219211** Prior 1st Mtg Rate/Type: **/**  
Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area:	Parking Type:	Construction:
Living Area:	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): <b>/</b>	Basement Type:	Air Cond:
Year Built / Eff: <b>/</b>	Roof Type:	Style:
Fireplace: <b>/</b>	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements: <b>Building Permit</b>		

**Site Information**

Zoning: <b>LARD1.5</b>	Acres: <b>0.18</b>	County Use: <b>MULTI-FAMILY 4-UNIT (0400)</b>
Lot Area: <b>7,895</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>QUADRUPLEX</b>	Res/Comm Units: <b>/</b>	Water Type:
Site Influence:		Sewer Type:

**Tax Information**

Total Value: <b>\$644,156</b>	Assessed Year: <b>2021</b>	Property Tax: <b>\$7,923.57</b>
Land Value: <b>\$644,156</b>	Improved %:	Tax Area: <b>4</b>
Improvement Value:	Tax Year: <b>2021</b>	Tax Exemption:
Total Taxable Value: <b>\$644,156</b>		

**Comparable Sales Report**

For Property Located At

**205 S STATE ST, LOS ANGELES, CA 90033-3822**

5 Comparable(s) Selected.

Report Date: 07/14/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$589,000	\$475,000	\$1,700,000	\$1,019,000
Bldg/Living Area	0	2,064	3,972	3,056
Price/Sqft	\$0.00	\$176.45	\$823.64	\$368.10
Year Built	0	1900	1922	1911
Lot Area	7,895	3,726	8,907	6,610
Bedrooms	0	4	8	5
Bathrooms/Restrooms	0	2	5	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$644,156	\$405,981	\$878,131	\$657,987
Distance From Subject	0.00	0.06	0.44	0.29

\* = user supplied for search only

Comp #:1				Distance From Subject:0.06 (miles)
Address:	<b>1917 E 2ND ST, LOS ANGELES, CA 90033-3454</b>			
Owner Name:	<b>BRACHA INVESTMENTS LLC</b>			
Seller Name:	<b>LOVING HOME LA LLC</b>			
APN:	<b>5174-016-019</b>	Map Reference:	<b>45-A3 /</b>	Living Area: <b>2,646</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2044.10</b>	Total Rooms:
Subdivision:	<b>WORKMAN &amp; HOLLENBECK</b>	Zoning:	<b>LARD1.5</b>	Bedrooms: <b>4</b>
Rec Date:	<b>04/12/2022</b>	Prior Rec Date:	<b>12/20/2016</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>03/18/2022</b>	Prior Sale Date:	<b>12/06/2016</b>	Yr Built/Eff: <b>1900 /</b>
Sale Price:	<b>\$800,000</b>	Prior Sale Price:	<b>\$819,000</b>	Air Cond: <b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:
Document #:	<b>401641</b>	Acres:	<b>0.15</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$520,000</b>	Lot Area:	<b>6,719</b>	Pool:
Total Value:	<b>\$878,131</b>	# of Stories:		Roof Mat:
Land Use:	<b>QUADRUPLEX</b>	Park Area/Cap#:	<b>/</b>	Parking:

Comp #:2				Distance From Subject:0.20 (miles)
Address:	<b>2012 E 2ND ST, LOS ANGELES, CA 90033-3920</b>			
Owner Name:	<b>RODRIGUEZ JONATHAN</b>			
Seller Name:	<b>LAUREL INVS</b>			
APN:	<b>5183-011-026</b>	Map Reference:	<b>45-A4 /</b>	Living Area: <b>3,908</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2044.10</b>	Total Rooms:
Subdivision:	<b>MOORE &amp; KELLEHERS S</b>	Zoning:	<b>LARD2</b>	Bedrooms: <b>4</b>
Rec Date:	<b>03/01/2022</b>	Prior Rec Date:	<b>08/22/2019</b>	Bath(F/H): <b>4 /</b>
Sale Date:	<b>02/24/2022</b>	Prior Sale Date:	<b>07/23/2019</b>	Yr Built/Eff: <b>1916 / 1916</b>
Sale Price:	<b>\$1,050,000</b>	Prior Sale Price:	<b>\$800,000</b>	Air Cond: <b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:
Document #:	<b>237090</b>	Acres:	<b>0.20</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$735,000</b>	Lot Area:	<b>8,907</b>	Pool:
Total Value:	<b>\$808,288</b>	# of Stories:		Roof Mat:
Land Use:	<b>QUADRUPLEX</b>	Park Area/Cap#:	<b>/</b>	Parking:

Comp #:3				Distance From Subject:0.32 (miles)
Address:	<b>2118 E 4TH ST, LOS ANGELES, CA 90033-4303</b>			
Owner Name:	<b>TANG FRANCIS K/GUAN YANFANG</b>			
Seller Name:	<b>CABRERA ROY</b>			

APN:	5183-018-033	Map Reference:	45-A4 /	Living Area:	3,972
County:	LOS ANGELES, CA	Census Tract:	2046.00	Total Rooms:	
Subdivision:	WORKMAN PARK	Zoning:	LARD1.5	Bedrooms:	8
Rec Date:	04/01/2022	Prior Rec Date:	09/29/2015	Bath(F/H):	4 /
Sale Date:	03/25/2022	Prior Sale Date:	08/27/2015	Yr Built/Eff:	1912 / 1925
Sale Price:	\$1,070,000	Prior Sale Price:	\$480,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	365989	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$580,000	Lot Area:	5,848	Pool:	
Total Value:	\$650,715	# of Stories:		Roof Mat:	
Land Use:	QUADRUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:	0.41 (miles)
Address:	1404 WARREN ST, LOS ANGELES, CA 90033-2339		
Owner Name:	ZHANG XI/LI HAO		
Seller Name:	JAVAS BH LLC		
APN:	5174-020-020	Map Reference:	44-F3 /
County:	LOS ANGELES, CA	Census Tract:	2035.00
Subdivision:	MOUNT PLEASANT TR	Zoning:	LARD1.5
Rec Date:	10/15/2021	Prior Rec Date:	11/20/2015
Sale Date:	10/05/2021	Prior Sale Date:	06/26/2015
Sale Price:	\$1,700,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1559387	Acres:	0.09
1st Mtg Amt:		Lot Area:	3,726
Total Value:	\$546,820	# of Stories:	
Land Use:	QUADRUPLEX	Park Area/Cap#:	/
		Living Area:	2,064
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1905 / 1905
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	5	Distance From Subject:	0.44 (miles)
Address:	508 S CHICAGO ST, LOS ANGELES, CA 90033-4314		
Owner Name:	CHAVEZ NATALIA/CHAVEZ KARINA		
Seller Name:	BERNAL RAUL A		
APN:	5183-016-027	Map Reference:	45-A4 /
County:	LOS ANGELES, CA	Census Tract:	2046.00
Subdivision:	HANCOCK'S SURV	Zoning:	LARD1.5
Rec Date:	01/18/2022	Prior Rec Date:	
Sale Date:	11/10/2021	Prior Sale Date:	
Sale Price:	\$475,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	63857	Acres:	0.18
1st Mtg Amt:	\$444,647	Lot Area:	7,849
Total Value:	\$405,981	# of Stories:	
Land Use:	QUADRUPLEX	Park Area/Cap#:	/
		Living Area:	2,692
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	5 /
		Yr Built/Eff:	1922 /
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: LUIS ESCOTO  
JOB ADDRESS: 205 SOUTH STATE STREET, LOS ANGELES, CA  
ASSESSOR PARCEL NO. (APN): 5174-018-057

Date: March 29, 2024

CASE NO.: 847247  
ORDER NO.: A-4943102

EFFECTIVE DATE OF ORDER TO COMPLY: February 28, 2019  
COMPLIANCE EXPECTED DATE: March 30, 2019  
DATE COMPLIANCE OBTAINED: March 29, 2019

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4943102

1050520201976775

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

GRK PROPERTIES LLC  
4223 GLENCOE AVE STE B121  
MARINA DEL REY, CA 90292

CASE #: 847247  
ORDER #: A-4943102  
EFFECTIVE DATE: February 28, 2019  
COMPLIANCE DATE: March 30, 2019

OWNER OF  
SITE ADDRESS: 205 S STATE ST

ASSESSORS PARCEL NO.: 5174-018-057  
ZONE: RD1.5; Min. Per Unit 1,500

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. Existing walls on the property lean and are in danger of falling.

You are therefore ordered to: Remove the walls, trash and floors from the site.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. Excessive or overgrown vegetation on the premises.

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

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1(a) of the L.A.M.C.

3. Trash, lumber and decayed walls and floors on site.

You are therefore ordered to: Discontinue the open storage of trash and lumber in the required yard(s).

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

Comments: Call inspector Mark Van Slooten at 323-526-9348 and arrange for inspection.

4. Permit number 18019-10000-20805 will soon expire.

You are therefore ordered to: Diligently pursue the demoliton work to completion. OR 2)  
Demolish and remove the work described on the permit(s) and restore it to the condition  
which existed prior to the issuance of the permit.

Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and  
Safety Commissioners have the authority to hear and determine 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.

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: February 14, 2019

EVA MONTIJO RAMOS  
~~221 N. FIGUEROA ST. SUITE 1100~~  
LOS ANGELES, CA 90012  
~~(213) 792-8006~~

Eva.Montijo-Ramos@lacity.org

*MVS*

REVIEWED BY

*Call Inspector Mark Van Slooten  
323-526-9348  
2130 E. 1st St.*

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

FEB 19 2019

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

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