

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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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

September 08, 2015

Council District: # 5

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

JOB ADDRESS: **2622 SOUTH BENTLEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4256-018-009**

On September 25, 2012, 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: **2622 South Bentley 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.

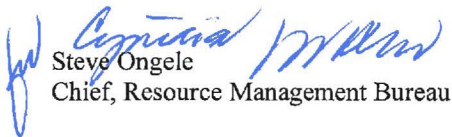
Pursuant to Section 98.0421, the property owner was issued an order on September 25, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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%)	483.84
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>932.40</u>

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 **\$932.40** 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 **\$932.40** 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11922
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4256-018-009

Property Address: 2622 S BENTLEY AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Corporation Grant Deed:

Grantee : Anthony Pappas, a single man

Grantor : Coast Federal Bank, Federal Savings Bank, a Federally Chartered Capital Stock Savings Bank

Deed Date : 2/3/1998

Recorded : 3/11/1998

Instr No. : 98 399588

MAILING ADDRESS: Anthony Pappas,
P.O. Box 2581, Culver City, CA 90231

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 221 of Tract 7417, as per map recorded in Book 81, Page 95 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 4256-018-009

MORTGAGES/LIENS

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

98 393588

RECORDING REQUESTED BY

Order No. 2650374-11 Escrow No. 8487-22
AND WHEN RECORDED MAIL TO

Name: Mr. Anthony Pappas
Address: P. O. Box 2581
Culver City, CA 90230
City & State:

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MAR 11 1998 AT 8 A.M.

REC
\$/
Y

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REO #29205/Diane

CORPORATION GRANT DEED

A.P.N. 4256-018-009

The undersigned grantor(s) declare(s): LA LA
Documentary transfer tax is \$ City: \$1,026.00 county: \$250.80
(XX) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (XX) City of Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
COAST FEDERAL BANK, Federal Savings Bank, a Federally Chartered Capital Stock
Savings Bank
a corporation organized under the laws of the State of United States of America hereby GRANT(S) to
ANTHONY PAPPAS, a single man V1

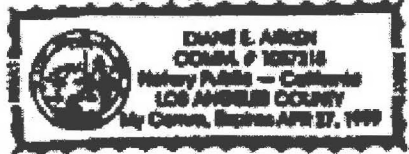
the following described real property in the City of Los Angeles
County of Los Angeles State of California

Lot 221 of Tract 7417, as per map recorded in Book 81, Page 95 of Maps, in the
office of the county recorder of said county L1

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary
thereunto duly authorized. Coast Federal Bank, Federal Savings Bank, a Federally Chartered Capital Stock Savings Bank
Dated: February 3, 1998

STATE OF CALIFORNIA } ss
COUNTY OF Los Angeles }
On February 3, 1998 Before me,
Diane E. Aiken personally appeared
Alicia Sireta
Adam Lawrence

By [Signature] VICE President
By [Signature] Secretary



personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons 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), in the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature Diane E. Aiken

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: MAIL TAX STATEMENT TO RETURN ADDRESS ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: JOHN MATTILLO

Date: September 08, 2015

JOB ADDRESS: 2622 SOUTH BENTLEY AVENUE LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4256-018-009

Last Full Title: 07/02/2015

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1). ANTHONY PAPPAS
P.O. BOX 2581
CULVER CITY, CA 90231

CAPACITY: OWNER

Property Detail Report

For Property Located At :
2622 S BENTLEY AVE, LOS ANGELES, CA 90064-3104



Owner Information

Owner Name: **PAPPAS ANTHONY**
 Mailing Address: **PO BOX 2581, CULVER CITY CA 90231-2581 B005**
 Vesting Codes: **SM //**

Location Information

Legal Description:	TRACT # 7417 LOT 221	APN:	4256-018-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2711.00 / 3	Subdivision:	7417
Township-Range-Sect:		Map Reference:	41-F5 /
Legal Book/Page:	79-28	Tract #:	7417
Legal Lot:	221	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WLA	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	03/11/1998 / 02/03/1998	1st Mtg Amount/Type:	/
Sale Price:	\$228,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	399588	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$158.22
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	COAST FEDL BK		

Prior Sale Information

Prior Rec/Sale Date:	03/01/1988 / 01/1988	Prior Lender:	COAST S&L
Prior Sale Price:	\$260,000	Prior 1st Mtg Amt/Type:	\$234,000 / CONV
Prior Doc Number:	276021	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,441	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1946 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: **FENCE;ADDITION**

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,400	Lot Width/Depth:	45 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$302,898	Assessed Year:	2015	Property Tax:	\$3,769.96
Land Value:	\$242,324	Improved %:	20%	Tax Area:	67
Improvement Value:	\$60,574	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$302,898				

Comparable Sales Report

For Property Located At

2622 S BENTLEY AVE, LOS ANGELES, CA 90064-3104



7 Comparable(s) Selected.

Report Date: 09/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$228,000	\$815,000	\$1,130,000	\$957,143
Bldg/Living Area	1,441	1,332	1,601	1,479
Price/Sqft	\$158.22	\$518.45	\$820.62	\$651.74
Year Built	1946	1927	1949	1939
Lot Area	5,400	5,537	7,345	6,357
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$302,898	\$102,951	\$779,727	\$339,212
Distance From Subject	0.00	0.15	0.48	0.30

*= user supplied for search only

Comp #:1		Distance From Subject:0.15 (miles)	
Address: 2711 MILITARY AVE, LOS ANGELES, CA 90064-4033			
Owner Name: SINHA VIBHU			
Seller Name: BILLICK CHRISTOPHER			
APN: 4256-020-059	Map Reference: 41-F5 /	Living Area: 1,576	
County: LOS ANGELES, CA	Census Tract: 2711.00	Total Rooms: 6	
Subdivision: 7417	Zoning: LAR1	Bedrooms: 3	
Rec Date: 01/09/2015	Prior Rec Date: 06/11/1999	Bath(F/H): 2 /	
Sale Date: 12/16/2014	Prior Sale Date: 06/09/1999	Yr Built/Eff: 1940 / 1950	
Sale Price: \$885,000	Prior Sale Price: \$270,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 25680	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$708,000	Lot Area: 6,459	Pool:	
Total Value: \$447,465	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:2		Distance From Subject:0.16 (miles)	
Address: 2641 GREENFIELD AVE, LOS ANGELES, CA 90064-3127			
Owner Name: MILLER ALLEN & KIYOKO			
Seller Name: AHN CHARLES & NINA			
APN: 4256-023-013	Map Reference: 41-F5 /	Living Area: 1,601	
County: LOS ANGELES, CA	Census Tract: 2711.00	Total Rooms: 6	
Subdivision: 6939	Zoning: LAR1	Bedrooms: 3	
Rec Date: 06/16/2015	Prior Rec Date: 11/16/2012	Bath(F/H): 2 /	
Sale Date: 05/04/2015	Prior Sale Date: 08/24/2012	Yr Built/Eff: 1938 / 1942	
Sale Price: \$1,125,000	Prior Sale Price: \$761,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 708751	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt: \$900,000	Lot Area: 6,317	Pool:	
Total Value: \$779,727	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:0.22 (miles)	
Address: 11237 PEARL ST, LOS ANGELES, CA 90064-3118			
Owner Name: LIM WHAI & MING H			
Seller Name: FARAJ I H LIVING TRUST			
APN: 4256-011-004	Map Reference: 41-F5 /	Living Area: 1,352	
County: LOS ANGELES, CA	Census Tract: 2711.00	Total Rooms: 6	
Subdivision: 11488	Zoning: LAR1	Bedrooms: 3	
Rec Date: 06/11/2015	Prior Rec Date: 05/18/1988	Bath(F/H): 2 /	
Sale Date: 06/02/2015	Prior Sale Date: 03/1988	Yr Built/Eff: 1938 / 1945	
Sale Price: \$925,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 688724	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 5,978	Pool: POOL	
Total Value: \$102,951	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:4 Distance From Subject:0.3 (miles)

Address: 11010 AYRES AVE, LOS ANGELES, CA 90064-1913

Owner Name: KO YOUNG & HANNAH

Seller Name: CHERRY MARIS LIVING TRUST

APN: 4256-006-003 Map Reference: 41-F4 / Living Area: 1,377

County: LOS ANGELES, CA Census Tract: 2678.00 Total Rooms: 5

Subdivision: 6939 Zoning: LAR1 Bedrooms: 2

Rec Date: 05/27/2015 Prior Rec Date: 05/30/1984 Bath(F/H): 2 /

Sale Date: 05/01/2015 Prior Sale Date: Yr Built/Eff: 1927 / 1937

Sale Price: \$1,130,000 Prior Sale Price: \$152,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: SPANISH

Document #: 610611 Acres: 0.16 Fireplace: Y / 1

1st Mtg Amt: \$880,000 Lot Area: 6,966 Pool:

Total Value: \$505,761 # of Stories: 1.00 Roof Mat: ROLL COMPOSITION

Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:5 Distance From Subject:0.36 (miles)

Address: 2931 TILDEN AVE, LOS ANGELES, CA 90064-4013

Owner Name: USHINO ANTHONY T

Seller Name: DAVIDOVICH A FAMILY TRUST

APN: 4251-004-027 Map Reference: 41-F5 / Living Area: 1,572

County: LOS ANGELES, CA Census Tract: 2717.02 Total Rooms: 6

Subdivision: 14252 Zoning: LAR1 Bedrooms: 4

Rec Date: 05/21/2015 Prior Rec Date: 12/23/1986 Bath(F/H): 2 /

Sale Date: 04/02/2015 Prior Sale Date: 12/1986 Yr Built/Eff: 1949 / 1950

Sale Price: \$815,000 Prior Sale Price: \$225,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 594967 Acres: 0.14 Fireplace: Y / 1

1st Mtg Amt: \$625,500 Lot Area: 5,896 Pool:

Total Value: \$134,586 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.42 (miles)

Address: 2617 PURDUE AVE, LOS ANGELES, CA 90064-3747

Owner Name: ELHADARI 2010 FAMILY TRUST

Seller Name: GINN GEORGE W TRUST

APN: 4258-003-021 Map Reference: 41-E5 / Living Area: 1,541

County: LOS ANGELES, CA Census Tract: 2713.00 Total Rooms: 5

Subdivision: 5842 Zoning: LAR1 Bedrooms: 2

Rec Date: 01/26/2015 Prior Rec Date: Bath(F/H): 2 /

Sale Date: 12/11/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1953

Sale Price: \$900,000 Prior Sale Price: Air Cond:

Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL

Document #: 87196 Acres: 0.17 Fireplace: Y / 1

1st Mtg Amt: \$625,500 Lot Area: 7,345 Pool: POOL

Total Value: \$131,649 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.48 (miles)

Address: 2617 BUTLER AVE, LOS ANGELES, CA 90064-3711

Owner Name: JONES RICHARD T & ROBERTA S

Seller Name: FUKUCHI FAMILY TRUST

APN: 4258-004-009 Map Reference: 41-E5 / Living Area: 1,332

County: LOS ANGELES, CA Census Tract: 2713.00 Total Rooms: 7

Subdivision: 7888 Zoning: LAR1 Bedrooms: 4

Rec Date: 03/25/2015 Prior Rec Date: 09/07/1983 Bath(F/H): 2 /

Sale Date: 02/26/2015 Prior Sale Date: Yr Built/Eff: 1942 / 1946

Sale Price: \$920,000 Prior Sale Price: \$158,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 319205 Acres: 0.13 Fireplace: Y / 1

1st Mtg Amt: Total Value: \$272,347 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **September 08, 2015**

JOB ADDRESS: **2622 SOUTH BENTLEY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4256-018-009**

CASE#: **478996**

ORDER NO: **A-3109914**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 25, 2012**

COMPLIANCE EXPECTED DATE: **October 25, 2012**

DATE COMPLIANCE OBTAINED: **November 13, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3109914

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHAL L. BROWN
VICE-PRESIDENT
VAN AMBATELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SEP 20 2012

EG

PAPPAS, ANTHONY
0 P O BOX 2581
CULVER CITY, CA 90230

CASE #: 478996
ORDER #: A-3109914
EFFECTIVE DATE: September 25, 2012
COMPLIANCE DATE: October 25, 2012

OWNER OF
SITE ADDRESS: 2622 S BENTLEY AVE
ASSESSORS PARCEL NO.: 4256-018-009
ZONE: R1; One-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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY . 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. 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.

Location: Front yard

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 98.0421 L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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 **\$1,925.00**.

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3035.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: September 18, 2012


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035


REVIEWED BY