

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
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OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

July 14, 2022

Council District: # 7

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

JOB ADDRESS: **10291 NORTH SUNLAND BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2547-021-023**
Re: Invoice #774498-7

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: **10291 North Sunland Boulevard, 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 January 25, 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
Grand Total	\$ 1,276.56

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

ATTEST: HOLLY L. 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. T17045
Dated as of: 06/17/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2547-021-023

Property Address: 10291 N SUNLAND BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CORNERSTONE HILLS INC

***Grantor : DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE FOR MORGAN STANLEY
CAPITAL I INC.***

Deed Date : 12/13/2010

Recorded : 12/23/2010

Instr No. : 10-1902104

***MAILING ADDRESS: CORNERSTONE HILLS INC
PO BOX 54018, LOS ANGELES, CA 90054***

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 6 Tract No: 9659 Brief Description: TRACT NO 9659 LOT COM N 0 19' E 10.89 FT FROM
SW COR OF LOT 6 TH N 0 19' E 108.24 FT TH N 21 01' E 183.85 FT TH S 28 27'07 E***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20101902104



Pages:
0006

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

12/23/10 AT 08:00AM

FEES :	31.00
TAXES :	1,176.00
OTHER :	0.00
PAID :	1,207.00



LEADSHEET



201012230270002

00003488335



003060676

SEQ:
01

8:00AM ERDS



THIS FORM IS NOT TO BE DUPLICATED

E08

Stewart Title

Recorded at the request of
and when recorded mail to

Ad Mail Tax Statements to
CORNERSTONE HILLS INC
1851 LUCILLE AVENUE
LOS ANGELES, CA 90026

APN: 2547-021-023

7743-297053

Space above this line for recorder's use

CA-10018781
10291 SUNLAND BOULEVARD
SUNLAND, CA 91040

GRANT DEED

(90) Declaration The undersigned Grantor declares Documentary Transfer Tax for County is \$ 231 00, and for the City is \$ 945 00, computed in the full value of the property conveyed

City of Los Angeles

Grantor **FOR A VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE2**

Grantee Hereby **GRANTS** to **CORNERSTONE HILLS INC, A CALIFORNIA CORPORATION**

Real Property All of the following real property, situated in the City of *Los Angeles*, County of Los Angeles, State of California, described as follows.

SEE ATTACHED EXHIBIT "A"

APN NO. 2547-021-023

CA-10018781
10291 SUNLAND BOULEVARD
SUNLAND, CA 91040

Executed this 13 day of Dec 2010.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR MORGAN STANLEY CAPITAL I INC.
TRUST 2006-HE2 By Wells Fargo Bank, N.A., successor by
merger to Wells Fargo Home Mortgage, Inc as attorney in fact

BY  Erick Wenk
VP Loan Documentation

STATE OF Maryland
COUNTY OF Frederick

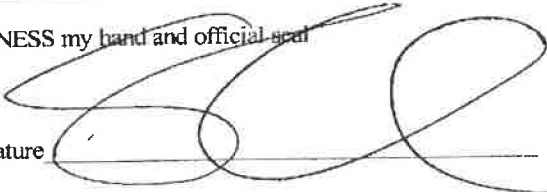
On 13 Dec 2010, before me, Shannon Michelle Christian ^{notary public}
(insert Date) (insert Notary Name)

personally appeared Erick Wenk ^{VP Loan Documentation}
(insert name and title of the officer)

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 

(This area for notary stamp)

SHANNON MICHELLE CHRISTIAN
Notary Public
Washington County
Maryland
My Commission Expires Apr 7, 2013

GOVERNMENT CODE 27361.7

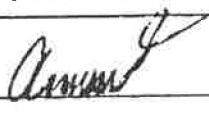

I certify under penalty of perjury that the Notary Seal on the document to which this Statement is attached reads as follows

NAME OF THE
NOTARY: Shannon Michelle Christian
DATE COMMISSION
EXPIRES: Apr. 7, 2013
COUNTY WHERE BOND IS
FILED: Frederick, MARYLAND
COMMISSION
NUMBER: N/A VENDOR#: N/A

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

PLACE OF EXECUTION: LOS ANGELES DATE: 12/23/10

SIGNATURE:  

* Personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(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 entity upon behalf of which the person(s) acted, executed the instrument.

CA-10018781
10291 SUNLAND BOULEVARD
SUNLAND, CA 91040

Mail Tax Statements To:

**CORNERSTONE HILLS INC
1851 LUCILLE AVENUE
LOS ANGELES, CA 90026**

RETURN TO:
CORNERSTONE HILLS INC
1851 LUCILLE AVENUE
LOS ANGELES, CA 90026

PREPARED BY
Barrett Daffin Frappier Turner and Engel, L L P

PLACE OF CLOSING:
Stewart Title of California (Escrow)
525 N Brand Blvd , 1ST Floor
Glendale, CA 91203

CA-10018781
10291 SUNLAND BOULEVARD
SUNLAND, CA 91040

Exhibit A

THAT PORTION OF LOT 6 OF TRACT NO. 9659, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 177, PAGE 36 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 6, DISTANT THEREOF NORTH 06 DEGREES 28' 15" EAST 10.89 FEET FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE FROM A TANGENT WHICH BEARS NORTH 87 DEGREES 18' 48" EAST, EASTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 990.00 FEET; THROUGH AN ANGLE OF 08 DEGREES 12' 03" WEST 166.30 FEET; THENCE NORTH 28 DEGREES 27' 07" WEST 111.17 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 6; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 21 DEGREES 10' 15" WEST 157.55 FEET AND SOUTH 0 DEGREES 28' 15" WEST 108.24 FEET TO THE POINT OF BEGINNING.

APN: 2547-021-023

Property Detail Report

For Property Located At :

10291 SUNLAND BLVD, SUNLAND, CA 91040-1739

**Owner Information**

Owner Name: **CORNERSTONE HILLS INC**
 Mailing Address: **PO BOX 54018, LOS ANGELES CA 90054-0018 B900**
 Vesting Codes: **// CO**

Location Information

Legal Description: **TRACT NO 9659 LOT COM N 0 19' E 10.89 FT FROM SW COR OF LOT 6 TH N 0 19' E 108.24 FT TH N 21 01' E 183.85 FT TH S 28 27'07" E 111.17 FT TH S 7 01' 30" E 166.3 FT TH W ON A CURVE CONCAVE LOT 6**

County:	LOS ANGELES, CA	APN:	2547-021-023
Census Tract / Block:	1033.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	9659
Legal Book/Page:	177-36	Map Reference:	10-C3 /
Legal Lot:	6	Tract #:	9659
Legal Block:		School District:	LOS ANGELES
Market Area:	672	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:	12/23/2010 / 12/13/2010	1st Mtg Amount/Type:	/
Sale Price:	\$210,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1902104	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$176.47
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE		
Lender:			
Seller Name:	MORGAN STANLEY CAP I 2006-HE2		

Prior Sale Information

Prior Rec/Sale Date:	02/20/2002 / 12/04/2001	Prior Lender:	UNITED FIN'L MTG CORP
Prior Sale Price:	\$315,000	Prior 1st Mtg Amt/Type:	\$238,400 / CONV
Prior Doc Number:	392001	Prior 1st Mtg Rate/Type:	8.00 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	BUILT-IN	Construction:	FRAME
Living Area:	1,190	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	4	Porch Type:	
Total Rooms:	5	Basement Area:	200	Patio Type:	PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1932 / 1945	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	TILE	Condition:	AVERAGE
Other Improvements:	FENCE Building Permit				

Site Information

Zoning:	LARA	Acres:	0.60	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	25,987	Lot Width/Depth:	126 x 200	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$564,218	Assessed Year:	2021	Property Tax:	\$6,927.36
Land Value:	\$327,500	Improved %:	42%	Tax Area:	13
Improvement Value:	\$236,718	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$564,218				

Comparable Sales Report

For Property Located At

**10291 SUNLAND BLVD, SUNLAND, CA 91040-1739**

2 Comparable(s) Selected.

Report Date: 06/28/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$210,000	\$650,000	\$700,000	\$675,000
Bldg/Living Area	1,190	1,206	1,355	1,280
Price/Sqft	\$176.47	\$479.70	\$580.43	\$530.06
Year Built	1932	1932	1951	1941
Lot Area	25,987	6,032	40,147	23,090
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	2.00	1.50
Total Value	\$564,218	\$470,972	\$653,967	\$562,470
Distance From Subject	0.00	0.15	0.26	0.21

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.15 (miles)			
Address:	10240 SUNLAND BLVD, SUNLAND, CA 91040-1740				
Owner Name:	MANCIA MILTON S/MANCIA IRMA S				
Seller Name:	BIONDI JULIANNE TRUST				
APN:	2549-018-022	Map Reference:	10-B3 /	Living Area:	1,206
County:	LOS ANGELES, CA	Census Tract:	1021.07	Total Rooms:	6
Subdivision:	9422	Zoning:	LARE40	Bedrooms:	2
Rec Date:	06/17/2022	Prior Rec Date:	04/16/2003	Bath(F/H):	1 /
Sale Date:	06/14/2022	Prior Sale Date:	03/18/2003	Yr Built/Eff:	1932 / 1947
Sale Price:	\$700,000	Prior Sale Price:	\$352,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	642379	Acres:	0.92	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	40,147	Pool:	
Total Value:	\$470,972	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:	2	Distance From Subject: 0.26 (miles)			
Address:	10652 VANORA DR, SUNLAND, CA 91040-1734				
Owner Name:	EYVAZIAN SERF				
Seller Name:	GULYAN SONA & GEVORK				
APN:	2547-025-004	Map Reference:	10-C2 /	Living Area:	1,355
County:	LOS ANGELES, CA	Census Tract:	1032.01	Total Rooms:	5
Subdivision:	5093	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/03/2021	Prior Rec Date:	08/05/2005	Bath(F/H):	2 /
Sale Date:	09/29/2021	Prior Sale Date:	06/29/2005	Yr Built/Eff:	1951 / 1952
Sale Price:	\$650,000	Prior Sale Price:	\$518,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1646708	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$617,500	Lot Area:	6,032	Pool:	POOL
Total Value:	\$653,967	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON**
JOB ADDRESS: **10291 NORTH SUNLAND BOULEVARD, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2547-021-023**

Date: **July 14, 2022**

CASE NO.: **837663**
ORDER NO.: **A-4916378**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 25, 2019**
COMPLIANCE EXPECTED DATE: **February 24, 2019**
DATE COMPLIANCE OBTAINED: **March 5, 2019**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4916378

1050725201981132

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CORNERSTONE HILLS INC, C/O LUKE VELLA
8330 1/2 MCGROARTY ST
SUNLAND, CA 91040

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

JAN 17 2019

CASE #: 837663

ORDER #: A-4916378

EFFECTIVE DATE: January 25, 2019

COMPLIANCE DATE: February 24, 2019

OWNER OF

SITE ADDRESS: 10291 N SUNLAND BLVD

ASSESSORS PARCEL NO.: 2547-021-023

ZONE: RA; Suburban Zone

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

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. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of personal items and furniture 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.

Location: Rear yard

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

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

Location: Rear yard

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

3. (V #12.) Cargo container.

You are therefore ordered to: 1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for the 48 ft x 8 ft cargo container on the site. 2) Discontinue the use of the cargo container. or 3) Remove the cargo container.

Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1.(a), and 12.26E.2. of the L.A.M.C.

Location: Rear yard

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.

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.

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

1050725201981132

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 (818)374-9861.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  Date: January 16, 2019

TIM CROWDER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9861

Tim.Crowder@lacity.org

MN11619

REVIEWED BY

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
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