

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
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

June 20, 2025

Council District: # 7

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

JOB ADDRESS: **10243 NORTH GLENOAKS BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2537-017-032**  
Re: Invoice #880980-7

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: **10243 North Glenoaks 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.


Following the Department's investigation an order or orders to comply were issued on May 28, 2021 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	268.79
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,608.79</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 **\$2,608.79** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,608.79** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan  
Chief, Resource Management Bureau

*inf.*

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

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***Property Title Report***

***Work Order No. T18195***  
***Dated as of: 09/24/2024***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 2537-017-032***

***Property Address: 10243 N GLENOAKS BLVD    City: Los Angeles    County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee: ROCK STAR PROPERTIES, LLC***

***Grantor: STEFAN R. MERLI, FRANK NIESNER, ADELE MERLI SURVIVING TRUSTEE OF THE MERLI FAMILY TRUST***

***Deed Date : 03/20/2013***

***Recorded : 05/31/2013***

***Instr No. : 13-0817658***

***MAILING ADDRESS: ROCK STAR PROPERTIES, LLC***  
***20359 DELITA DR, WOODLAND HILLS, CA 91364-2434***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 24 Block: 1 Brief Description: LOS ANGELES LAND AND WATER CO'S SUB OF APART OF MACLAY RANCHO SE 70.11 FT OF NW 210.39 FT EX OF ST OF LOT 24 BLK 1***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD



**20130817658**



Pages:  
0009

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

05/31/13 AT 08:00AM

FEES:	40.00
TAXES:	20,160.00
OTHER:	0.00
PAID:	20,200.00



LEADSHEET



20130531160016

00007801772



004906380

SEQ:  
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

r09

RECORDING REQUESTED BY:  
Old Republic Title Company  
Order No. 2607134885  
Escrow No. 13-27789-LH  
Parcel No. 2537-017-023 and  
2537-017-032  
AND WHEN RECORDED MAIL TO:  
ADY GIL, MANAGING MEMBER  
ROCK STAR PROPERTIES, LLC  
20359 DELITA DRIVE  
WOODLAND HILLS, CA 91364



SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$3,960.00 and CITY \$16,200.00

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less liens or encumbrances remaining at the time of sale.  
☐ unincorporated area: ☒ Los Angeles, and

(80) (44)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Stefan R. Merli, a married man as his sole and separate property, who acquired title as Stefan R. Merli, as his separate property, Frank Niesner, a married man as his sole and separate property, Adele Merli, Surviving Trustee of The Merli Family Trust, under Declaration dated April 18, 1979, as amended and Gunther Merli, a married man as his sole and separate property


hereby GRANT(S) to Rock Star Properties, LLC

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

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF As Exhibit A

Date March 20, 2013

Stefan R. Merli

  
Frank Niesner

The Merli Family Trust, under Declaration dated  
April 18, 1979, as amended

**SIGNED IN COUNTER PART**

By: Adele Merli, Surviving Trustee

Gunther Merli

MAIL TAX STATEMENTS TO RETURN ADDRESS ABOVE

100



STATE OF CALIFORNIA

COUNTY OF

Los Angeles

}  
} S.S.  
}

On May 16, 2013

, before me,

LINDA HALE

A Notary Public, personally appeared

FRANK NIESNER

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)



RECORDING REQUESTED BY:  
Old Republic Title Company  
Order No. 2607134885  
Escrow No. 13-27789-LH  
Parcel No. 2537-017-023 and  
2537-017-032  
AND WHEN RECORDED MAIL TO:  
ADY GIL, MANAGING MEMBER  
ROCK STAR PROPERTIES, LLC  
20359 DELITA DRIVE  
WOODLAND HILLS, CA 91364

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ~~\$2,000.00~~ and CITY ~~\$1,000.00~~

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less liens or encumbrances remaining at the time of sale.  
☐ unincorporated area: ☒ Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Stefan R. Merli, a married man as his sole and separate property, who acquired title as Stefan R. Merli, as his  
separate property, Frank Niesner, a married man as his sole and separate property, Adele Merli, Surviving  
Trustee of The Merli Family Trust, under Declaration dated April 18, 1979, as amended and Gunther Merli,  
a married man as his sole and separate property

hereby GRANT(S) to Rock Star Properties, LLC

the following described real property in the County of Los Angeles, State of California:  
COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date March 20, 2013

**SIGNED IN COUNTER PART**

Stefan R. Merli

Frank Niesner

The Merli Family Trust, under Declaration dated  
April 18, 1979, as amended

By: Adele Merli, Surviving Trustee

Gunther Merli

EXECUTED IN COUNTERPART

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } S.S.

On MAY 21, 2013, before me, MARIA RYAN  
A Notary Public, personally appeared STEFANO E. MERLI, GUNTHER MERLI,  
ADRIE MERLI 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)



**EXHIBIT A**

The land referred to is situated in the County of Los Angeles, City of Los Angeles, State of California, and is described as follows:

**PARCEL 1:**

THE SOUTHEASTERLY 140.22 FEET OF THE NORTHWESTERLY 280.50 FEET OF LOT 23 IN BLOCK 1 OF LOS ANGELES LAND AND WATER CO'S. SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PORTION WITHIN THE SOUTHEASTERLY 420.90 FEET OF SAID LOT.

**PARCEL 2:**

THE SOUTHEASTERLY 70.11 FEET OF THE NORTHWESTERLY 280.50 FEET OF LOT 24, IN BLOCK 1 OF LOS ANGELES LAND AND WATER CO'S. SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 3:**

THE SOUTHEASTERLY 70.11 FEET OF THE NORTHWESTERLY 210.39 FEET OF LOT 24, IN BLOCK 1 OF THE LOS ANGELES LAND AND WATER CO'S. SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**Government Code 27361.7**

**Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:**

**Place of Execution : LOS ANGELES**

**SPL, Inc. as agent**



**Signature**

**Date:**

5, 31, 17



RECORDING REQUESTED BY:  
Old Republic Title Company  
Order No. 2607134885  
Escrow No. 13-27789-LH  
Parcel No. 2537-017-023 and  
2537-017-032  
AND WHEN RECORDED MAIL TO:  
ADY GIL, MANAGING MEMBER  
ROCK STAR PROPERTIES, LLC  
20359 DELITA DRIVE  
WOODLAND HILLS, CA 91364

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ~~\$2,900.00~~ and CITY ~~\$10,200.00~~

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less liens or encumbrances remaining at the time of sale.  
☐ unincorporated area: ☒ Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Stefan R. Merli, a married man as his sole and separate property, who acquired title as Stefan R. Merli, as his separate property, Frank Niesner, a married man as his sole and separate property, Adele Merli, Surviving Trustee of The Merli Family Trust, under Declaration dated April 18, 1979, as amended and Gunther Merli, a married man as his sole and separate property

hereby GRANT(S) to Rock Star Properties, LLC

the following described real property in the County of Los Angeles, State of California:  
COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date March 20, 2013

Stefan R. Merli

Frank Niesner

The Merli Family Trust, under Declaration dated  
April 18, 1979, as amended

By: Adele Merli, Surviving Trustee

Gunther Merli

**SIGNED IN COUNTER PART**

4

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.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

# EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: **June 20, 2025**

JOB ADDRESS: **10243 NORTH GLENOAKS BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2537-017-032**

Last Full Title: **09/24/2024**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- |    |   |                 |
|----|---|-----------------|
| 1) | ROCK STAR PROPERTIES, LLC<br>C/O ADY GIL<br>20359 DELITA DRIVE<br>WOODLAND HILLS, CA 91364-2434 | CAPACITY: OWNER |
|----|---|-----------------|

# Property Detail Report

For Property Located At :

10243 GLENOAKS BLVD, PACOIMA, CA 91331-1605

# EXHIBIT C



RealQuest

## Owner Information

Owner Name: **ROCK STAR PROPERTIES LLC**  
 Mailing Address: **20359 DELITA DR, WOODLAND HILLS CA 91364-2434 C012 C/O ADY GIL**  
 Vesting Codes: **//**

## Location Information

Legal Description: **LOS ANGELES LAND AND WATER CO'S SUB OF A PART OF MACLAY RANCHO SE 70.11 FT OF NW 210.39 FT EX OF ST OF LOT 24**

County:	LOS ANGELES, CA	APN:	2537-017-032
Census Tract / Block:	1047.03 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	LOS ANGELES LAND & WATER COS
Legal Book/Page:	38-35	Map Reference:	9-C3 /
Legal Lot:	24	Tract #:	
Legal Block:	1	School District:	LOS ANGELES
Market Area:	PAC	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:	05/31/2013 / 03/20/2013	1st Mtg Amount/Type:	/
Sale Price:	\$3,600,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	817658	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$248.21
New Construction:		Multi/Split Sale:	MULTI
Title Company:	OLD REPUBLIC TITLE		
Lender:			
Seller Name:	MERLI STEFAN R		

## Prior Sale Information

Prior Rec/Sale Date:	04/16/1998 / 04/09/1998	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	632673	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	INTERSPOUSAL DEED TRANSFER		

## Property Characteristics

Year Built / Eff:	1987 / 1987	Total Rooms/Offices		Garage Area:	
Gross Area:	14,504	Total Restrooms:		Garage Capacity:	
Building Area:	14,504	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

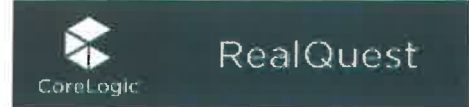
Zoning:	LAM2	Acres:	0.45	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	19,670	Lot Width/Depth:	70 x 208	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$982,386	Assessed Year:	2023	Property Tax:	\$13,933.83
Land Value:	\$378,749	Improved %:	61%	Tax Area:	8856
Improvement Value:	\$603,637	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$982,386				

**Comparable Sales Report**

For Property Located At

**10243 GLENOAKS BLVD, PACOIMA, CA 91331-1605****18 Comparable(s) Selected.**

Report Date: 10/03/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$3,600,000	\$20,000	\$37,900,000	\$5,930,722
Bldg/Living Area	14,504	12,384	16,345	14,274
Price/Sqft	\$248.21	\$1.61	\$2,493.42	\$408.84
Year Built	1987	1925	1979	1960
Lot Area	19,670	8,654	42,057	23,045
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.25
Total Value	\$982,386	\$267,532	\$5,160,384	\$1,208,500
Distance From Subject	0.00	2.83	24.12	13.52

\* = user supplied for search only

Comp #: 1

Address: 425 PARK AVE, SAN FERNANDO, CA 91340-2525

Owner Name: PARK DEISI

Seller Name: 421 PARK LLC

APN: 2519-021-030

Map Reference: 2-F6 /

Building Area: 12,384

County: LOS ANGELES, CA

Census Tract: 3202.02

Total Rooms/Offices:

Subdivision:

Zoning: SFM1\*

Total Restrooms:

Rec Date: 04/16/2024

Prior Rec Date: 02/09/2006

Yr Built/Eff: 1979 / 1979

Sale Date: 02/14/2024

Prior Sale Date: 01/13/2006

Air Cond:

Sale Price: \$3,500,000

Prior Sale Price: \$1,800,000

Pool:

Sale Type: FULL

Prior Sale Type: UNKNOWN

Roof Mat:

Document #: 247959

Acres: 0.49

1st Mtg Amt: \$2,275,000

Lot Area: 21,436

Total Value: \$1,571,039

# of Stories:

Land Use: LIGHT INDUSTRIAL

Park Area/Cap#: /

Distance From Subject: 2.83 (miles)

Comp #:	2			Distance From Subject:	3.18 (miles)
Address:	7710 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605-2892				
Owner Name:	HOLLYWOOD GRAND TOWER LLC/LANKERSHIM DEV CO LLC				
Seller Name:	IADEVAIA FAMILY TRUST				
APN:	2316-001-044	Map Reference:	/	Building Area:	14,952
County:	LOS ANGELES, CA	Census Tract:	1219.00	Total Rooms/Offices:	



Subdivision:	<b>LANKERSHIM RANCH LAND &amp; WATER CO</b>	Zoning:	<b>LAR3</b>	Total Restrooms:	
Rec Date:	<b>08/15/2024</b>	Prior Rec Date:	<b>12/22/1998</b>	Yr Built/Eff:	<b>1977 /</b>
Sale Date:	<b>05/21/2024</b>	Prior Sale Date:	<b>07/27/1998</b>	Air Cond:	
Sale Price:	<b>\$4,500,000</b>	Prior Sale Price:	<b>\$80,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>547868</b>	Acres:	<b>0.65</b>		
1st Mtg Amt:	<b>\$3,587,000</b>	Lot Area:	<b>28,188</b>		
Total Value:	<b>\$782,259</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>4.89 (miles)</b>
Address:	<b>7810 BURNET AVE, VAN NUYS, CA 91405-1009</b>		
Owner Name:	<b>EDWARDS SHEET METAL SUPPLY IN</b>		
Seller Name:	<b>WYATT ENTS LLC</b>		
APN:	<b>2209-036-023</b>	Map Reference:	<b>15-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1272.10</b>
Subdivision:	<b>1532</b>	Zoning:	<b>LAM1</b>
Rec Date:	<b>08/29/2024</b>	Prior Rec Date:	
Sale Date:	<b>05/01/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$3,250,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>582225</b>	Acres:	<b>0.57</b>
1st Mtg Amt:	<b>\$2,762,500</b>	Lot Area:	<b>24,749</b>
Total Value:	<b>\$1,256,628</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>5.03 (miles)</b>
Address:	<b>15414 CABRITO RD, VAN NUYS, CA 91406</b>		
Owner Name:	<b>VN GEORGE HOLDINGS LLC</b>		
Seller Name:	<b>CABRITO INVESTMENT GROUP</b>		
APN:	<b>2654-039-014</b>	Map Reference:	<b>15-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1275.20</b>
Subdivision:	<b>11054</b>	Zoning:	<b>LAM1</b>
Rec Date:	<b>07/31/2024</b>	Prior Rec Date:	<b>12/29/1970</b>
Sale Date:	<b>07/25/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$4,629,500</b>	Prior Sale Price:	<b>\$68,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>509497</b>	Acres:	<b>0.67</b>
1st Mtg Amt:	<b>\$2,500,000</b>	Lot Area:	<b>29,181</b>
Total Value:	<b>\$516,267</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>6.06 (miles)</b>
Address:	<b>10826 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2519</b>		
Owner Name:	<b>FAYCHUCK PROPERTIES LLC</b>		
Seller Name:	<b>GST WILLIAM P T TRUST</b>		
APN:	<b>2416-014-024</b>	Map Reference:	<b>23-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1253.10</b>
Subdivision:	<b>1768</b>	Zoning:	<b>LAMR2</b>
Rec Date:	<b>07/26/2024</b>	Prior Rec Date:	<b>02/08/1991</b>
Sale Date:	<b>07/23/2024</b>	Prior Sale Date:	<b>02/1991</b>
Sale Price:	<b>\$20,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>495247</b>	Acres:	<b>0.46</b>
1st Mtg Amt:	<b>\$4,400,000</b>	Lot Area:	<b>19,865</b>
Total Value:	<b>\$903,487</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #: **6** Distance From Subject: **6.79 (miles)**  
 Address: **6700 VALJEAN AVE, VAN NUYS, CA 91406-5818**  
 Owner Name: **6700 VALJEAN AVE LLC**  
 Seller Name: **GARMIN LLC**  
 APN: **2233-030-025** Map Reference: **15-A4 /** Building Area: **15,000**  
 County: **LOS ANGELES, CA** Census Tract: **1276.05** Total Rooms/Offices:  
 Subdivision: **7167** Zoning: **LAP** Total Restrooms:  
 Rec Date: **07/17/2024** Prior Rec Date: **02/06/1981** Yr Built/Eff: **1972 / 1972**  
 Sale Date: **07/01/2024** Prior Sale Date:  
 Sale Price: **\$4,425,500** Prior Sale Price: **\$160,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:  
 Document #: **469924** Acres: **0.69** Roof Mat:  
 1st Mtg Amt: **\$4,094,267** Lot Area: **30,009**  
 Total Value: **\$631,387** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **8.51 (miles)**  
 Address: **1632 FLOWER ST, GLENDALE, CA 91201-2357**  
 Owner Name: **EVANNA FLOWER LLC**  
 Seller Name: **TV PRO GEAR INC**  
 APN: **5627-008-904** Map Reference: **/** Building Area: **12,559**  
 County: **LOS ANGELES, CA** Census Tract: **3016.01** Total Rooms/Offices:  
 Subdivision: **9574** Zoning: **GLM1-A** Total Restrooms:  
 Rec Date: **07/22/2024** Prior Rec Date: **05/13/2021** Yr Built/Eff: **1959 / 1959**  
 Sale Date: **07/12/2024** Prior Sale Date: **01/25/2021** Air Cond:  
 Sale Price: **\$6,500,000** Prior Sale Price: **\$3,700,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **483760** Acres: **0.53**  
 1st Mtg Amt: Lot Area: **23,250**  
 Total Value: **\$704,842** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **11.58 (miles)**  
 Address: **10055 CANOGA AVE, CHATSWORTH, CA 91311-3004**  
 Owner Name: **SHERMAN 2 LLC**  
 Seller Name: **10055 CANOGA AVENUE LLC**  
 APN: **2747-010-028** Map Reference: **6-C3 /** Building Area: **14,000**  
 County: **LOS ANGELES, CA** Census Tract: **1133.23** Total Rooms/Offices:  
 Subdivision: **CHATSWORTH PARK** Zoning: **LACM** Total Restrooms:  
 Rec Date: **05/10/2024** Prior Rec Date: **02/27/1976** Yr Built/Eff: **1961 /**  
 Sale Date: **04/18/2024** Prior Sale Date:  
 Sale Price: **\$3,360,500** Prior Sale Price: **\$130,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:  
 Document #: **307974** Acres: **0.79** Roof Mat:  
 1st Mtg Amt: Lot Area: **34,449**  
 Total Value: **\$323,771** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **15.96 (miles)**  
 Address: **55 VALLEY ST, PASADENA, CA 91105-2015**  
 Owner Name: **VALLEY STREET PROPERTIES LLC**  
 Seller Name: **WESTPAS LLC**  
 APN: **5713-021-018** Map Reference: **26-F4 /** Building Area: **13,932**  
 County: **LOS ANGELES, CA** Census Tract: **4637.00** Total Rooms/Offices:  
 Subdivision: **J H BAKERS SUB** Zoning: **PSC-** Total Restrooms:  
 Rec Date: **07/25/2024** Prior Rec Date: **05/17/1985** Yr Built/Eff: **1952 / 1962**

Sale Date:	<b>07/17/2024</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$9,650,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>493041</b>	Acres:	<b>0.34</b>		
1st Mtg Amt:	<b>\$4,793,500</b>	Lot Area:	<b>14,950</b>		
Total Value:	<b>\$2,362,338</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject:	<b>16.37 (miles)</b>
Address:	<b>415 S AVENUE 17, LOS ANGELES, CA 90031-3204</b>		
Owner Name:	<b>TSAN PROPERTIES LLC</b>		
Seller Name:	<b>FAMILY GIBBS PROPERTIES LLC</b>		
APN:	<b>5410-019-011</b>	Map Reference:	<b>44-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1997.00</b>
Subdivision:	<b>DOUILLARD</b>	Zoning:	<b>LAUI(CA)</b>
Rec Date:	<b>05/08/2024</b>	Prior Rec Date:	<b>05/08/2024</b>
Sale Date:	<b>04/25/2024</b>	Prior Sale Date:	<b>04/25/2024</b>
Sale Price:	<b>\$4,347,500</b>	Prior Sale Price:	<b>\$4,347,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>302873</b>	Acres:	<b>0.32</b>
1st Mtg Amt:	<b>\$5,000,000</b>	Lot Area:	<b>14,051</b>
Total Value:	<b>\$267,532</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>17.50 (miles)</b>
Address:	<b>336 W 31ST ST, LOS ANGELES, CA 90007-3806</b>		
Owner Name:	<b>PLANNED PARENTHOOD LOS ANGELES</b>		
Seller Name:	<b>CREF3 DTLA OWNER LLC</b>		
APN:	<b>5122-019-024</b>	Map Reference:	<b>44-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2246.00</b>
Subdivision:	<b>CHALFIN</b>	Zoning:	<b>LAM1</b>
Rec Date:	<b>03/14/2024</b>	Prior Rec Date:	<b>05/04/2021</b>
Sale Date:	<b>03/07/2024</b>	Prior Sale Date:	<b>04/30/2021</b>
Sale Price:	<b>\$37,900,000</b>	Prior Sale Price:	<b>\$22,801,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>166814</b>	Acres:	<b>0.50</b>
1st Mtg Amt:		Lot Area:	<b>21,700</b>
Total Value:	<b>\$5,160,384</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>18.06 (miles)</b>
Address:	<b>3001 S SAN PEDRO ST, LOS ANGELES, CA 90011-2026</b>		
Owner Name:	<b>D &amp; J WORLD LLC</b>		
Seller Name:	<b>CHO JANG H &amp; SUNG S L/TR</b>		
APN:	<b>5128-014-014</b>	Map Reference:	<b>52-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2267.01</b>
Subdivision:	<b>FORD TR</b>	Zoning:	<b>LAM1</b>
Rec Date:	<b>09/19/2024</b>	Prior Rec Date:	<b>05/28/2015</b>
Sale Date:	<b>05/17/2024</b>	Prior Sale Date:	<b>04/14/2015</b>
Sale Price:	<b>\$4,700,000</b>	Prior Sale Price:	<b>\$3,080,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>638773</b>	Acres:	<b>0.33</b>
1st Mtg Amt:	<b>\$4,230,000</b>	Lot Area:	<b>14,349</b>
Total Value:	<b>\$2,446,665</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #: **13** Distance From Subject: **18.51 (miles)**  
 Address: **11520 JEFFERSON BLVD, CULVER CITY, CA 90230**  
 Owner Name: **OWN LOS ANGELES LLC**  
 Seller Name: **HARRIS CATHERINE S TRUS**  
 APN: **4216-026-028** Map Reference: **50-C4 /** Building Area: **13,158**  
 County: **LOS ANGELES, CA** Census Tract: **7030.03** Total Rooms/Offices:  
 Subdivision: **10678** Zoning: **CCM2\*** Total Restrooms:  
 Rec Date: **03/29/2024** Prior Rec Date: **10/28/1994** Yr Built/Eff: **1971 / 1971**  
 Sale Date: **02/26/2024** Prior Sale Date:  
 Sale Price: **\$2,960,000** Prior Sale Price: **\$25,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **TAR & GRAVEL**  
 Document #: **203595** Acres: **0.20**  
 1st Mtg Amt: **\$2,422,000** Lot Area: **8,654**  
 Total Value: **\$974,010** # of Stories: **2**  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **19.74 (miles)**  
 Address: **774 MONTEREY PASS RD, MONTEREY PARK, CA 91754-3607**  
 Owner Name: **YCX INVESTMENT LLC**  
 Seller Name: **J Y ASSOCIATES LLC**  
 APN: **5252-003-030** Map Reference: **45-F3 /** Building Area: **12,610**  
 County: **LOS ANGELES, CA** Census Tract: **4820.02** Total Rooms/Offices:  
 Subdivision: **22895** Zoning: **MPM\*** Total Restrooms:  
 Rec Date: **02/29/2024** Prior Rec Date: **03/24/1988** Yr Built/Eff: **1959 / 1959**  
 Sale Date: **02/15/2024** Prior Sale Date: **12/1987** Air Cond:  
 Sale Price: **\$2,810,000** Prior Sale Price: **\$670,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **133524** Acres: **0.97**  
 1st Mtg Amt: **\$2,388,500** Lot Area: **42,057**  
 Total Value: **\$1,232,651** # of Stories: **1**  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **20.20 (miles)**  
 Address: **736 E 60TH ST, LOS ANGELES, CA 90001-1013**  
 Owner Name: **AVALON61 LLC**  
 Seller Name: **LIVING M & L G F/TR**  
 APN: **6007-006-008** Map Reference: **52-C4 /** Building Area: **16,120**  
 County: **LOS ANGELES, CA** Census Tract: **2392.02** Total Rooms/Offices:  
 Subdivision: Zoning: **LAM2** Total Restrooms:  
 Rec Date: **07/10/2024** Prior Rec Date: **10/05/1993** Yr Built/Eff: **1925 / 1925**  
 Sale Date: **07/05/2024** Prior Sale Date:  
 Sale Price: **\$2,750,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: Pool:  
 Document #: **450747** Acres: **0.51** Roof Mat:  
 1st Mtg Amt: **\$2,062,500** Lot Area: **22,365**  
 Total Value: **\$281,455** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **20.27 (miles)**  
 Address: **724 E 61ST ST, LOS ANGELES, CA 90001-1023**  
 Owner Name: **GOODYEAR 61ST LLC**  
 Seller Name: **SHUGAR ARNOLD LIVING TRUST**  
 APN: **6007-009-009** Map Reference: **52-C4 /** Building Area: **15,000**  
 County: **LOS ANGELES, CA** Census Tract: **2392.02** Total Rooms/Offices:  
 Subdivision: Zoning: **LAM2** Total Restrooms:  
 Rec Date: **05/24/2024** Prior Rec Date: **09/29/1983** Yr Built/Eff: **1931 / 1931**  
 Sale Date: **05/20/2024** Prior Sale Date: Air Cond:

Sale Price:	<b>\$2,250,000</b>	Prior Sale Price:	<b>\$225,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>341904</b>	Acres:	<b>0.40</b>		
1st Mtg Amt:	<b>\$575,000</b>	Lot Area:	<b>17,305</b>		
Total Value:	<b>\$304,649</b>	# of Stories:	<b>1</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>	Distance From Subject: <b>23.84 (miles)</b>			
Address:	<b>9639 RUSH ST, SOUTH EL MONTE, CA 91733-1732</b>				
Owner Name:	<b>DJKK INVESTMENTS 3 LLC</b>				
Seller Name:	<b>KAY INVESTMENTS 1 LLC</b>				
APN:	<b>8102-021-012</b>	Map Reference:	<b>47-C3 /</b>	Building Area:	<b>15,900</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4335.06</b>	Total Rooms/Offices:	
Subdivision:	<b>621</b>	Zoning:	<b>SEM*</b>	Total Restrooms:	
Rec Date:	<b>07/25/2024</b>	Prior Rec Date:		Yr Built/Eff:	<b>1965 /</b>
Sale Date:	<b>07/03/2024</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$6,950,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>493468</b>	Acres:	<b>0.69</b>		
1st Mtg Amt:	<b>\$4,500,000</b>	Lot Area:	<b>29,992</b>		
Total Value:	<b>\$1,325,333</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>18</b>	Distance From Subject: <b>24.12 (miles)</b>			
Address:	<b>1617 RAYMOND AVE, MONROVIA, CA 91016-4644</b>				
Owner Name:	<b>ROCKY PEAK R/E HLDGS LLC</b>				
Seller Name:	<b>GAZA DALA TRUST OF 2005</b>				
APN:	<b>8513-008-059</b>	Map Reference:	<b>29-B5 /</b>	Building Area:	<b>16,345</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4311.00</b>	Total Rooms/Offices:	
Subdivision:	<b>BRADBURY'S ADD</b>	Zoning:	<b>MOM*</b>	Total Restrooms:	
Rec Date:	<b>06/07/2024</b>	Prior Rec Date:	<b>03/25/1988</b>	Yr Built/Eff:	<b>1960 /</b>
Sale Date:	<b>05/29/2024</b>	Prior Sale Date:	<b>02/1988</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Price:	<b>\$2,250,000</b>	Prior Sale Price:	<b>\$385,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>373451</b>	Acres:	<b>0.42</b>		
1st Mtg Amt:	<b>\$1,200,000</b>	Lot Area:	<b>18,262</b>		
Total Value:	<b>\$708,294</b>	# of Stories:	<b>1</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		



# EXHIBIT D

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: June 20, 2025

JOB ADDRESS: **10243 NORTH GLENOAKS BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2537-017-032**

CASE NO.: **915997**

ORDER NO.: **A-5508591**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 28, 2021**

COMPLIANCE EXPECTED DATE: **June 27, 2021**

DATE COMPLIANCE OBTAINED: **No compliance to date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5508591

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
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

ORDER TO COMPLY AND NOTICE OF FEE

ADY GIL-ROCK STAR PROPERTIES LLC  
20359 DELITA DR  
WOODLAND HILLS, CA 91364

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

CASE #: 915997  
ORDER #: A-5508591  
EFFECTIVE DATE: May 28, 2021  
COMPLIANCE DATE: June 27, 2021

OWNER OF  
SITE ADDRESS: 10243 N GLENOAKS BLVD

MAY 26 2021

ASSESSORS PARCEL NO.: 2537-017-032  
ZONE: M2; Light Industrial Zone

to the address as shown on the  
last equalized assessment roll  
initialed by *CH*

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 \$ 355.16 (\$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. Unapproved occupancy or use of the industrial property as Auto body and paint shop.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the industrial property as Auto Body and Paint Shop OR submit plans and obtain permits, inspections, and approvals to change the use of the unit to Auto Body Repair and Paint

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Unit 10243A.

Comments: Certificate of occupancy for the building is for Machine shop

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

**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 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 (818)374-9856.

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

Inspector :

*for* JOSEPH BRENEK  
14410 SYLVAN STREET SUITE 105  
LOS ANGELES, CA 91401  
(818)374-9856

Joe.Brenek@lacity.org

*W*

REVIEWED BY

Date: May 22, 2021

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

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