

# CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS  
MAYOR

BOARD OF  
**BUILDING AND SAFETY**  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

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

December 3, 2025

Council District: # 1

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

JOB ADDRESS: **2428 WEST JAMES M. WOOD BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5136-002-034**

Re: Invoice #809611-9, 919654-6

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: **2428 West James M. Wood 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 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

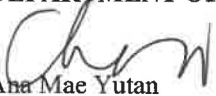
In addition, pursuant to Section 98.0421, the property owner was issued an order on February 12, 2020 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	199.88
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,896.04</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 **\$2,896.04** 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 **\$2,896.04** 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: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by  
City Council on:

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

# EXHIBIT A



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. T18428**  
Dated as of: 06/23/2025

**Prepared for: City of Los Angeles**

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### SCHEDULE A

(Reported Property Information)

**APN #: 5136-002-034**

**Property Address:** 2428 W JAMES M. WOOD BLVD    **City:** Los Angeles    **County:** Los Angeles

### VESTING INFORMATION

**Type of Document:** GRANT DEED

**Grantee :** SALVADOR VELASCO, FLAVIO YANI, RODOLFO ARELLANO, LUIS A. LOPEZ, JUAN M. BELTRAN AND JOSE L. SANCHEZ

**Grantor :** ROY A. COHEN SPECIAL TRUSTEE OF THE HARVEY M. DAVIS AND ROCHELLE J. DAVIS

**Deed Date :** 05/29/2001

**Recorded :** 06/28/2001

**Instr No. :** 01-1116390

**MAILING ADDRESS:** SALVADOR VELASCO, FLAVIO YANI, RODOLFO ARELLANO, LUIS A. LOPEZ, JUAN M. BELTRAN AND JOSE L. SANCHEZ  
2420 JAMES M WOOD BLVD, LOS ANGELES, CA 90006-2005

### SCHEDULE B

### LEGAL DESCRIPTION

**Lot Number:** 117 **Subdivision Name:** WEST END TERRACE TRACT **Brief Description:** WEST END TERRACE\*(EX OF STS) LOT 117

### MORTGAGES/LIENS

**Type of Document:** SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

**Recording Date:** 06/28/2001    **Document #:** 01-1116391

**Loan Amount:** \$550,000

**Lender Name:** RAY A. COHEN, SPECIAL TRUSTEE

**Borrowers Name:** SALVADOR VELASCO, FLAVIO YANI, RODOLFO ARELLANO, LUIS A. LOPEZ, JUAN M. BELTRAN AND JOSE L. SANCHEZ

**MAILING ADDRESS:** RAY A. COHEN, SPECIAL TRUSTEE  
504 OAKSHIRE PLACE ALAMO, CA 94507



01 1116390

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1:21 PM JUN 28 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Deed*

FEE

FEE \$10 F  
2

D.T.T.

*\$100-*

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT-\$100

Assessor's Identification Number (AIN)  
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

*5136 002 039*

*001*

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Escrow No. 1951-LH  
Title Order No. 19087627JM

01 1116390

When Recorded Mail Document  
and Tax Statement To:  
Mr. Salvador Velasco  
2420 James Wood Boulevard  
Los Angeles, CA 90006

APN: 5136-002-034

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) 30  
Documentary transfer tax is \$ 660.00 City tax \$ 2,700.00 460

- [ X ] computed on full value of property conveyed, or
- [ ] computed on full value less value of liens or encumbrances remaining at time of sale,
- [ ] Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Roy A. Cohen, Special Trustee of The Harvey M. Davis and Rochelle J. Davis Charitable Remainder Annuity Trust

hereby GRANT(S) to Salvador Velasco, A Single Man and Flavio Yani, A Single Man and Rodolfo Arellano, A Single Man and Luis A. Lopez, A Single Man and Juan M. Beltran, A Single Man and Jose L. Sanchez, A Single Man

the following described real property in the City of Los Angeles  
County of Los Angeles, State of California:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: May 29, 2001

STATE OF CALIFORNIA  
COUNTY OF Sonoma  
ON June 11, 2001 before me,  
Karen J Armstrong personally appeared  
Roy A Cohen

The Harvey M. Davis and Rochelle J. Davis Charitable  
Remainder Annuity Trust  
By: [Signature]  
Roy A. Cohen, Special Trustee

~~personally known to me~~ (or 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.



Witness my hand and official seal.  
Signature [Signature]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

01 1116890

Order No. 19087627

3

EXHIBIT "ONE"

Lots 116 and 117 of the West End Terrace Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 22 Page(s) 33 of Miscellaneous Records, in the office of the County Recorder of said county.

EXCEPT for the Northerly 5 feet of said land conveyed to the City of Los Angeles for widening of Ninth Street.

Assessor's Parcel No: 5136-002-034 & 014



LEAD SHEET

01 1116391

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1:21 PM JUN 28 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$ 76 F

D.T.T.

CODE  
20

D.A. FEE Code 20

\$ 4.00

CODE  
19

CODE  
9

NOTIFICATION SENT 6/28/01

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:  
Century 21 My Real Estate Co. Escrow  
Division  
Escrow No. 1951-LH  
Title Order No. 19087627 DM

01 1116391

When Recorded Mail Document To:  
Ray A. Cohen, Special Trustee  
504 Oakshire Place  
Alamo, CA 94507

APN: 5136-002-034 1014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made March 20, 2001, between  
Salvador Velasco, a single man  
and Flavio Yani, a single man  
and Rodolfo Arellano, a single man  
and Luis A. Lopez, a single man  
and Juan M. Beltran, a single man  
and Jose L. Sanchez, a single man, all as joint tenants

, herein called TRUSTOR, whose address is  
2420 9th Street  
Los Angeles, CA 90006

FIDELITY NATIONAL TITLE COMPANY, a corporation, herein called TRUSTEE, and  
Roy A. Cohen, Special Trustee for the Harvey M. Davis and Rochelle J. Davis Charitable Remainder Annuity Trust dated  
8/2/00  
, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH  
POWER OF SALE, that property in Los Angeles County, California, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DUE ON SALE: Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or  
conveyance of all or any portion of the property described herein, any indebtedness or obligation hereunder, shall at  
the option of the holder hereof immediately become due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given  
to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and  
apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained  
herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension  
or renewal thereof, in the principal sum of \$550,000.00 executed by Trustor in favor of Beneficiary or order. 3.  
Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when  
evidenced by another note (or notes) reciting it is so secured.

SU  
INITIALS J.M.B.Fy.R.A.

APN: 5136-002-034

To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	388
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON MARCH 23 2001 before me,

ERASMO N. RODRIGUEZ, personally appeared  
Rodolfo Arellano, Luis A. Lopez, Juan M. Beltran  
and Jose L. Sanchez, Salvador Velasco & Flavio Yan

personally known to me (or 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.

Witness my hand and official seal.

Signature

*Erasmus N. Rodriguez*

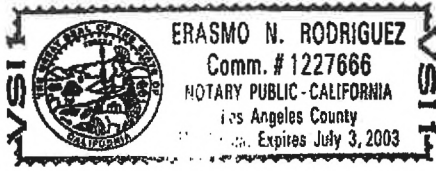
*Salvador Velasco*  
Salvador Velasco

*Flavio Yan*  
Flavio Yan

*Rodolfo Arellano/Luis A. Lopez*  
Rodolfo Arellano/Luis A. Lopez

*Juan M. Beltran/Jose L. Sanchez*  
Juan M. Beltran/Jose L. Sanchez

*Juan Manuel Beltran*



## DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

**TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:**

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may; make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).
- (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such, rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

*J. J. Fy. L. A. L*  
INITIALS *J.M.B. R.A. SV*

APN: 5136-002-034

DO NOT RECORD

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash of lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and pages where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

*[Handwritten initials]*  
INITIALS *[Handwritten initials]*  
*L.A.L.*

REQUEST FOR FULL RECONVEYANCE

FIDELITY NATIONAL TITLE COMPANY, a corporation, TRUSTEE:

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Please mail Reconveyance to:

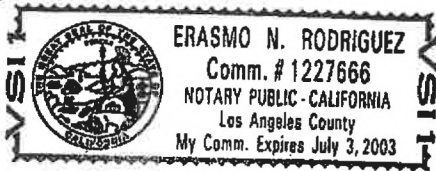
Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON MARCH 23/2001 before me, ERASMO N. RODRIGUEZ personally appeared  
LUYDOR VELASCO, Flavio Llani, RODOLFO ADELLANO, LUIS A. LOPEZ, JUAN M. BELTRAN AND JOSE L. SANCHEZ  
personally known to me (or 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.

WITNESS my hand and official seal

Signature *[Handwritten signature: Erasmo N. Rodriguez]*



01 1116891

6

Escrow No. 1951-LH  
Title Order No.

**EXHIBIT "A"**

Lot 116 and 117 of West End Terrace in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 22, Page 33 of Miscellaneous Records in the office of the County Recorder of said County.

EXCEPT the Northerly 5 feet of said land conveyed to the City of Los Angeles for widening of 9th Street.

# EXHIBIT B

ASSIGNED INSPECTOR: **FERMIN RUBIO**

Date: **December 3, 2025**

JOB ADDRESS: **2428 WEST JAMES M. WOOD BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5136-002-034**

Last Full Title: **06/23/2025**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) SALVADOR VELASCO, FLAVIO YANI, RODOLFO ARELLANO,  
LUIS A. LOPEZ, JUAN M. BELTRAN, AND JOSE L. SANCHEZ  
2420 JAMES M. WOOD BOULEVARD  
LOS ANGELES, CA 90006-2005

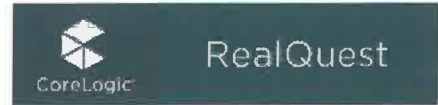
CAPACITY: OWNERS

2) RAY A. COHEN, SPECIAL TRUSTEE  
504 OAKSHIRE PLACE  
ALAMO, CA 94507

CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

**2428 JAMES M WOOD BLVD, LOS ANGELES, CA  
90006-2005****Owner Information**

Owner Name: **VELASCO SALVADOR/YANI FLAVIO**  
 Mailing Address: **2428 JAMES M WOOD BLVD, LOS ANGELES CA 90006-2005 C021**  
 Vesting Codes: **/ A /**

**Location Information**

Legal Description: **WEST END TERRACE (EX OF STS) LOT 117**  
 County: **LOS ANGELES, CA** APN: **5136-002-034**  
 Census Tract / Block: **2095.10 / 2** Alternate APN:  
 Township-Range-Sect: **WEST END TERRACE**  
 Legal Book/Page: **44-A2 /**  
 Legal Lot: **117** Tract #:  
 Legal Block: **School District: LOS ANGELES**  
 Market Area: **C42 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: **06/28/2001 / 05/29/2001** 1st Mtg Amount/Type: **\$550,000 / PRIVATE PARTY**  
 Sale Price: **\$600,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **1st Mtg Document #: 1116391**  
 Document #: **1116390** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **Price Per SqFt: \$103.32**  
 New Construction: **Multi/Split Sale: MULTI**  
 Title Company: **FIDELITY NATIONAL TITLE INSURA**  
 Lender: **PRIVATE INDIVIDUAL**  
 Seller Name: **DAVIS HARVEY M & R J TRUST**

**Prior Sale Information**

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: **Prior 1st Mtg Amt/Type: /**  
 Prior Doc Number: **Prior 1st Mtg Rate/Type: /**  
 Prior Deed Type:

**Property Characteristics**

Year Built / Eff:	1983 / 1983	Total Rooms/Offices	Garage Area:
Gross Area:	5,807	Total Restrooms:	Garage Capacity:
Building Area:	5,807	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:	LAC2	Acres:	0.17	County Use:	WHSE-UNDER 10000 SF (3300)
Lot Area:	7,203	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$477,143	Assessed Year:	2024	Property Tax:	\$653.50
Land Value:	\$220,105	Improved %:	54%	Tax Area:	12706
Improvement Value:	\$257,038	Tax Year:	2024	Tax Exemption:	MISC
Total Taxable Value:					

**Comparable Sales Report**

For Property Located At



**2428 JAMES M WOOD BLVD, LOS ANGELES, CA 90006-2005**

9 Comparable(s) Selected.

Report Date: 06/30/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$600,000	\$950,000	\$3,400,000	\$2,144,389
Bldg/Living Area	5,807	5,040	6,589	5,616
Price/Sqft	\$103.32	\$188.49	\$565.91	\$381.08
Year Built	1983	1930	2019	1970
Lot Area	7,203	7,927	100,567	21,032
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$477,143	\$141,030	\$1,543,573	\$785,134
Distance From Subject	0.00	2.40	18.47	9.12

\*= user supplied for search only

Comp #:	1	Distance From Subject: 2.40 (miles)			
Address:	233 W 33RD ST, LOS ANGELES, CA 90007-4108				
Owner Name:	233 W 3RD ST LLC				
Seller Name:	BARGER RICHARDS D				
APN:	5122-008-020	Map Reference:	44-B6 /	Building Area:	5,056
County:	LOS ANGELES, CA	Census Tract:	2246.00	Total Rooms/Offices:	
Subdivision:	HODGE TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	02/28/2025	Prior Rec Date:	07/25/1994	Yr Built/Eff:	1959 / 1959
Sale Date:	11/01/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,470,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	128237	Acres:	0.18		
1st Mtg Amt:	\$955,500	Lot Area:	7,927		
Total Value:	\$141,030	# of Stories:			
Land Use:	WAREHOUSE	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.45 (miles)			
Address:	717 STANFORD AVE, LOS ANGELES, CA 90021-1415				
Owner Name:	ROTHNER FAMILY TRUST				
Seller Name:	ROTHNER MATTHEW & ANDREW				
APN:	5146-031-044	Map Reference:	44-D4 /	Building Area:	6,380
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	

Subdivision:	<b>JOHNSON &amp; KEENEY</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
	<b>RE</b>				
Rec Date:	<b>04/09/2025</b>	Prior Rec Date:	<b>04/15/1988</b>	Yr Built/Eff:	<b>1930 / 1932</b>
Sale Date:	<b>04/04/2025</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$2,250,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>229704</b>	Acres:	<b>0.22</b>		
1st Mtg Amt:		Lot Area:	<b>9,452</b>		
Total Value:	<b>\$564,633</b>	# of Stories:			
Land Use:	<b>WAREHOUSE</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>2.63 (miles)</b>
Address:	<b>1100 E PICO BLVD, LOS ANGELES, CA 90021-2224</b>		
Owner Name:	<b>PICO PROPERTY INVESTMENT LLC</b>		
Seller Name:	<b>PIVO MARITAL TRUST</b>		
APN:	<b>5132-017-002</b>	Map Reference:	<b>44-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2260.02</b>
Subdivision:	<b>BROOKS J MARION</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>01/07/2025</b>	Prior Rec Date:	
Sale Date:	<b>12/27/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$1,789,500</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>10687</b>	Acres:	<b>0.27</b>
1st Mtg Amt:	<b>\$1,200,000</b>	Lot Area:	<b>11,663</b>
Total Value:	<b>\$208,577</b>	# of Stories:	
Land Use:	<b>WAREHOUSE</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>5,040</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>/ 1960</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>4</b>	Distance From Subject:	<b>3.06 (miles)</b>
Address:	<b>2030 HYPERION AVE, LOS ANGELES, CA 90027-4706</b>		
Owner Name:	<b>BESTMAN ENTS LLC</b>		
Seller Name:	<b>2030 HYPERION LLC</b>		
APN:	<b>5431-003-003</b>	Map Reference:	<b>35-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1951.00</b>
Subdivision:	<b>PE DANIELS</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>01/30/2025</b>	Prior Rec Date:	
Sale Date:	<b>12/03/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$3,400,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>61011</b>	Acres:	<b>0.23</b>
1st Mtg Amt:	<b>\$1,700,000</b>	Lot Area:	<b>9,999</b>
Total Value:	<b>\$153,051</b>	# of Stories:	
Land Use:	<b>WAREHOUSE</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>6,008</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1947 / 1947</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>5</b>	Distance From Subject:	<b>8.66 (miles)</b>
Address:	<b>8721 AVIATION BLVD, INGLEWOOD, CA 90301-2003</b>		
Owner Name:	<b>8721 AVIATION BLVD LLC</b>		
Seller Name:	<b>8721 AVIATION LLC</b>		
APN:	<b>4126-002-022</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6014.01</b>
Subdivision:	<b>61464</b>	Zoning:	<b>INM1*</b>
Rec Date:	<b>04/08/2025</b>	Prior Rec Date:	<b>12/31/2015</b>
Sale Date:	<b>04/02/2025</b>	Prior Sale Date:	<b>12/22/2015</b>
Sale Price:	<b>\$1,700,000</b>	Prior Sale Price:	<b>\$1,330,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>226116</b>	Acres:	<b>2.31</b>
1st Mtg Amt:		Lot Area:	<b>100,567</b>
Total Value:	<b>\$1,543,573</b>	# of Stories:	
Land Use:	<b>WAREHOUSE</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>5,910</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>2005 / 2005</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: **6** Distance From Subject: **10.13 (miles)**  
 Address: **12924 YUKON AVE, HAWTHORNE, CA 90250-5422**  
 Owner Name: **LOS ANGELES SOCIETY FOR THE PR**  
 Seller Name: **SAVIDGE SAMUEL L**  
 APN: **4053-001-007** Map Reference: **57-B6 /** Building Area: **5,468**  
 County: **LOS ANGELES, CA** Census Tract: **6025.13** Total Rooms/Offices:  
 Subdivision: **13523** Zoning: **HAM2\*** Total Restrooms:  
 Rec Date: **05/01/2025** Prior Rec Date: **01/06/2022** Yr Built/Eff: **1947 /**  
 Sale Date: **04/27/2025** Prior Sale Date: **10/18/2021** Air Cond:  
 Sale Price: **\$2,820,000** Prior Sale Price: **\$1,450,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **283413** Acres: **0.26**  
 1st Mtg Amt: Lot Area: **11,253**  
 Total Value: **\$1,508,580** # of Stories:  
 Land Use: **WAREHOUSE** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **16.84 (miles)**  
 Address: **13075 GARVEY AVE F, BALDWIN PARK, CA 91706-4664**  
 Owner Name: **ELITEA HOLDINGS LLC**  
 Seller Name: **ADMATI NETZER 2024 TRUST**  
 APN: **8556-022-043** Map Reference: **/** Building Area: **5,054**  
 County: **LOS ANGELES, CA** Census Tract: **4047.02** Total Rooms/Offices:  
 Subdivision: Zoning: **BPCM\*** Total Restrooms:  
 Rec Date: **04/02/2025** Prior Rec Date: **06/27/2017** Yr Built/Eff: **2019 / 2019**  
 Sale Date: **03/13/2025** Prior Sale Date: **06/09/2017** Air Cond:  
 Sale Price: **\$2,750,000** Prior Sale Price: **\$400,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **206389** Acres: **0.36**  
 1st Mtg Amt: **\$1,925,000** Lot Area: **15,608**  
 Total Value: **\$1,158,232** # of Stories:  
 Land Use: **WAREHOUSE** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **17.43 (miles)**  
 Address: **11263 ILEX AVE, PACOIMA, CA 91331-2725**  
 Owner Name: **ALCANTARA IVAN J/ALCANTARA JESUS D**  
 Seller Name: **HADJIAGHAI MANOUCHEHR TRUST**  
 APN: **2616-020-011** Map Reference: **8-F1 /** Building Area: **5,040**  
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms/Offices:  
 Subdivision: **24779** Zoning: **LAM1** Total Restrooms:  
 Rec Date: **10/18/2024** Prior Rec Date: **05/25/1994** Yr Built/Eff: **1965 / 1965**  
 Sale Date: **10/11/2024** Prior Sale Date:  
 Sale Price: **\$950,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **713030** Acres: **0.22**  
 1st Mtg Amt: Lot Area: **9,693**  
 Total Value: **\$919,446** # of Stories:  
 Land Use: **WAREHOUSE** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **18.47 (miles)**  
 Address: **2453 LEWIS AVE, SIGNAL HILL, CA 90755-3427**  
 Owner Name: **GOOD STEWARDS 2024 LLC**  
 Seller Name: **B & G ASSET MANAGEMENT LLC**  
 APN: **7211-022-066** Map Reference: **75-D2 /** Building Area: **6,589**  
 County: **LOS ANGELES, CA** Census Tract: **5734.02** Total Rooms/Offices:  
 Subdivision: **BURNETT VILLA TR** Zoning: **SHM2\*** Total Restrooms:  
 Rec Date: **01/15/2025** Prior Rec Date: **03/15/1995** Yr Built/Eff: **1992 / 1992**

Sale Date:	<b>01/03/2025</b>	Prior Sale Date:		Air Cond:	<b>OFFICE</b>
Sale Price:	<b>\$2,170,000</b>	Prior Sale Price:	<b>\$318,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>30256</b>	Acres:	<b>0.30</b>		
1st Mtg Amt:	<b>\$1,632,000</b>	Lot Area:	<b>13,125</b>		
Total Value:	<b>\$869,086</b>	# of Stories:	<b>1</b>		
Land Use:	<b>WAREHOUSE</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **FERMIN RUBIO**  
JOB ADDRESS: **2428 WEST JAMES M. WOOD BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5136-002-034**

Date: **December 3, 2025**

CASE NO.: **891099**  
ORDER NO.: **A-5252498**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 12, 2020**  
COMPLIANCE EXPECTED DATE: **March 13, 2020**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5252498

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

VELASCO,SALVADOR ET AL  
2420 JAMES M WOOD BLVD  
LOS ANGELES, CA 90006

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

FEB 5 2020

CASE #: 891099

ORDER #: A-5252498

EFFECTIVE DATE: February 12, 2020  
COMPLIANCE DATE: March 13, 2020

OWNER OF

SITE ADDRESS: 2428 W JAMES M. WOOD BLVD

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

ASSESSORS PARCEL NO.:5136-002-034

ZONE: C2; Commercial Zone

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

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

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. Change of occupancy without obtaining the required permits and approvals.**

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition.

Or

Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Assembly Use within a building approved for Printing Establishment.

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

Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

**2. A permit is required for the work performed.**

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Permits required for any and all plumbing, electrical, and mechanical work performed.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://heidla.lacity.org>

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.



**2264 CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3938.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :  Date: February 05, 2020

PATRICK LIEBRECHT  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3938  
patrick.liebrecht@lacity.org

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.



**2284 CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org