

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

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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

May 12, 2025

Council District: # 9

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

JOB ADDRESS: **825 EAST 62<sup>ND</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6007-008-017**  
Re: Invoice #880298-1, #887049-0

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: **825 East 62<sup>nd</sup> Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 November 23, 2022 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
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,936.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,936.56** 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 **\$1,936.56** 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 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. T18131***  
***Dated as of: 08/01/2024***

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

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

***APN #: 6007-008-017***

***Property Address: 825 E 62ND ST    City: Los Angeles    County: Los Angeles***

**VESTING INFORMATION**

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

***Grantee : 825 E. 62<sup>ND</sup> STREET LLC***

***Grantor : 825 PROPERTY LLC, GEORGE DUGARIAN, DOUGLAS DULGARIAN, DEAN J. DULGARIAN TRUSTEE AND LAURA D. DULGARIAN TRUSTEE OF THE DULGARIAN FAMILY TRUST***

***Deed Date : 07/31/2016    Recorded : 08/05/2016***

***Instr No. : 16-0925827***

***MAILING ADDRESS: 825 E. 62<sup>ND</sup> STREET LLC***  
***3423 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3030***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Sec/Twn/Rng/Mer: SEC 20 TWN 02S RNG 13W Brief Description: LOT EX OF R/W COM N 89 25' E 1360 FT FROM NE COR OF 62 ST AND AVALON BLVD TH N 89 25' E 100 FT WITH A UNIFORM DEPTH OF 198 FT***

**MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 08/05/2016    Document #: 16-0925832***

***Loan Amount: \$537,000***

***Lender Name: CALIFORNIA STATEWIDE CERTIFIED DEVELOPMENT CORPORATION***

***Borrowers Name: 825 E. 62<sup>ND</sup> STREET LLC***

***MAILING ADDRESS: CALIFORNIA STATEWIDE CERTIFIED DEVELOPMENT CORPORATION***  
***426 D STREET DAVIS, CA 95616***

This page is part of your document - DO NOT DISCARD



**20160925827**



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

08/05/16 AT 08:00AM

Pages:  
0007

FEES:	47.00
TAXES:	7,280.00
OTHER:	0.00
PAID:	7,327.00



LEADSHEET



201608050300023

00012451173



007719489

SEQ:

11

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T03

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 2624001150

APN: 6007-008-017

When Recorded Mail Document and Tax Statements to:

825 E. 62nd Street, LLC

3423 E. Olympic Blvd.

Los Angeles, CA 90023



2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

2676005589-52

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$1,430.00

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (X) City of Los Angeles \$5,850.00

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

825 Property LLC, a California limited liability company,

and George Dulgarian, a single man, and

Douglas Dulgarian, a single man and

Dean J. Dulgarian, Trustee and Laura D. Dulgarian, Trustee of the Dulgarian Family Trust created UTD January 15, 2001

hereby GRANT(S) to

825 E. 62nd Street LLC, a California limited liability company

that property in City of Los Angeles, Los Angeles County, State of California, described as:

\*\*\* See "Exhibit A" attached hereto and made a part hereof. \*\*\*

Property commonly known as 825 East 62nd Street, Los Angeles, CA

Date: July 31, 2016



3

825 Property LLC,, a California limited liability company

The Dulgarian Family Trust created UTD January 15, 2001

By: *George Dulgarian*  
Name: George Dulgarian  
Title: Managing Member

*George Dulgarian*  
George Dulgarian

By: *Dean J. Dulgarian*  
Dean J. Dulgarian, Trustee

By: *Laura D. Dulgarian*  
Laura D. Dulgarian, Trustee

*Douglas Dulgarian*  
Douglas Dulgarian

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of ORANGE

On APR 2, 2016 before me, DAVID S. JONES a Notary Public, personally appeared GEORGE DULGARIAN, 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:

Name:

(Typed or Printed)



(Seal)

4

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of ORANGE

On AUG 2 2016 before me, DAVID S. JONES a Notary Public, personally appeared GEORGE DULGARIAN 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: \_\_\_\_\_

Name: \_\_\_\_\_

(Typed or Printed)



(Seal)

# ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

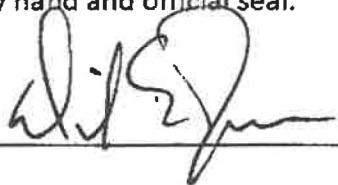
COUNTY OF ORANGE }

On AUG 2 2016 before me, **David S. Jones, Notary Public**  
personally appeared DEAN J. DULBARIAN & LAURA D. DULBARIAN

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.





# ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

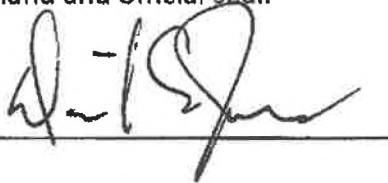
COUNTY OF ORANGE }

On Aug 2 2016 before me, **David S. Jones, Notary Public**  
personally appeared DOUGLAS DULBARIAN

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.





**ORDER NO. : 2676005589**

**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:

That portion of Section 20, Township 2 South, Range 13 West, S.B.B. & M., in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point in the East line of South Park Avenue distant South along said East line 1981 feet from a point which is distant North 89 degrees 25 minutes East 45 feet from the Northwest corner of the Northeast quarter of said Section 20; thence North 89 degrees 25 minutes East 1360 feet to the true point of beginning; thence from said true point of beginning North 89 degrees 25 minutes East 100 feet; thence South 228 feet; thence South 89 degrees 25 minutes West 100 feet; thence North 228 feet to the true point of beginning.

EXCEPT therefrom all oil, gas, minerals and hydrocarbon substances in or under said land, excluding however, the right to enter upon the surface of said land for the purposes of drilling, exploring or producing same, as reserved in the deed recorded June 27, 1966, as Instrument No. 965.

APN: 6007-008-017



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**20160925832**



Pages:  
0004

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

08/05/16 AT 08:00AM

FEES:	24.00
TAXES:	0.00
OTHER:	0.00
PAID:	24.00



LEADSHEET



201608050300023

00012451178



007719489

SEQ:  
16

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T03

**Old Republic Title Company**  
**Major Accounts - Commercial Division**

**RECORDING REQUESTED BY:**

**AND WHEN RECORDED, MAIL TO:**

California Statewide Certified  
Development Corporation

426 D Street

Davis CA 95616

Attn: Closing Department

Loan #: 7919885005 Veronica M. Wholesale,  
Inc.

08/05/2016



\*20160925832\*

2

2676 005589-52

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Assignment of Deed of Trust**

3

**FOR VALUE RECEIVED**, the undersigned hereby grants, assigns and transfers to United States Small Business Administration all beneficial interest under that certain Deed of Trust dated 07/21/2016 executed by 825 E. 62nd Street LLC, a California limited liability company, Trustor, to Old Republic Title Company, Trustee, and recorded concurrently herewith of Official Records in the County Recorder's office of Los Angeles County, CA, describing land therein as:

825 East 62nd Street Los Angeles CA 90001, more formally described in Exhibit "A" attached hereto.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Date: 07/21/2016

California Statewide Certified Development Corporation

Natalya Brus, Assistant Secretary

160D

Title of Document: Assignment of Deed of Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )

) ss.

COUNTY OF Yolo )

On JULY 26, 2016, before me, STEPHANIE R. ROBERT, a Notary Public, personally appeared Natalya Brus, 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



(Seal)



**EXHIBIT "A"**  
**Legal Description**

That portion of Section 20, Township 2 South, Range 13 West, S.B.B. & M., in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point in the East line of South Park Avenue distant South along said East line 1981 feet from a point which is distant North 89 degrees 25 minutes East 45 feet from the Northwest corner of the Northeast quarter of said Section 20; thence North 89 degrees 25 minutes East 1360 feet to the true point of beginning; thence from said true point of beginning North 89 degrees 25 minutes East 100 feet; thence South 228 feet; thence South 89 degrees 25 minutes West 100 feet; thence North 228 feet to the true point of beginning.

EXCEPT therefrom all oil, gas, minerals and hydrocarbon substances in or under said land, excluding however, the right to enter upon the surface of said land for the purposes of drilling, exploring or producing same, as reserved in the deed recorded June 27, 1966, as Instrument No. 965.

APN: 6007-008-017

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS  
JOB ADDRESS: 825 EAST 62<sup>ND</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6007-008-017

Date: May 12, 2025

Last Full Title: 08/01/2024  
Last Update to Title:  
.....

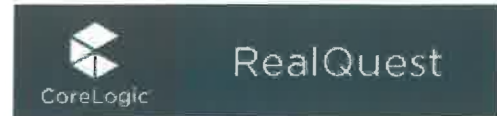
LIST OF OWNERS AND INTERESTED PARTIES

- |   |                            |
|---|----------------------------|
| 1) 825 E. 62 <sup>ND</sup> STREET, LLC<br>3423 E. OLYMPIC BOULEVARD<br>LOS ANGELES, CA 90023-3030 | CAPACITY: OWNER            |
| 2) CALIFORNIA STATEWIDE CERTIFIED<br>DEVELOPMENT CORPORATION<br>426 D STREET<br>DAVIS, CA 95616   | CAPACITY: INTERESTED PARTY |



**Property Detail Report**

For Property Located At :

**825 E 62ND ST, LOS ANGELES, CA 90001-1505****Owner Information**

Owner Name: **825 E 62ND STREET LLC**  
 Mailing Address: **3423 E OLYMPIC BLVD, LOS ANGELES CA 90023-3030 C006**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **LOT EX OF R/W COM N 89 25' E 1360 FT FROM NE COR OF 62 ST AND AVALON BLVD TH N 89 25' E 100 FT WITH A UNIFORM DEPTH OF 198 FT N PART OF NE 1/4 OF LOT 20**

County:	LOS ANGELES, CA	APN:	6007-008-017
Census Tract / Block:	2392.02 / 1	Alternate APN:	
Township-Range-Sect:	2S-13-20	Subdivision:	
Legal Book/Page:		Map Reference:	52-C5 /
Legal Lot:	20	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C42	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	L.A. SANTA

**Owner Transfer Information**

Recording/Sale Date:	08/05/2016 / 07/31/2016	Deed Type:	GRANT DEED
Sale Price:	\$1,300,000	1st Mtg Document #:	925828
Document #:	925827		

**Last Market Sale Information**

Recording/Sale Date:	01/08/1993 /	1st Mtg Amount/Type:	/
Sale Price:	\$318,182	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	46928	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$22.73
New Construction:		Multi/Split Sale:	
Title Company:	MISCELLANEOUS		
Lender:			
Seller Name:			

**Prior Sale Information**

Prior Rec/Sale Date:	01/08/1993 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	46927	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

**Property Characteristics**

Year Built / Eff:	1926 / 1926	Total Rooms/Offices		Garage Area:	
Gross Area:	14,000	Total Restrooms:		Garage Capacity:	
Building Area:	14,000	Roof Type:		Parking Spaces:	500
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	PARTIAL
Above Grade:		Construction:	BRICK	Air Cond:	OFFICE
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	BLOCK/STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	AVERAGE

**Site Information**

Zoning:	LAM2	Acres:	0.45	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	19,810	Lot Width/Depth:	100 x 198	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

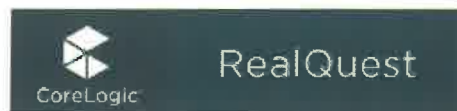
Total Value: \$1,450,173  
 Land Value: \$892,414  
 Improvement Value: \$557,759  
 Total Taxable Value: \$1,450,173

Assessed Year: 2023  
 Improved %: 38%  
 Tax Year: 2023

Property Tax: \$21,054.15  
 Tax Area: 6659  
 Tax Exemption:

**Comparable Sales Report**

For Property Located At

**825 E 62ND ST, LOS ANGELES, CA 90001-1505****20 Comparable(s) Selected.**

Report Date: 08/13/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$318,182	\$20,000	\$37,900,000	\$6,460,575
Bldg/Living Area	14,000	11,940	15,940	13,633
Price/Sqft	\$22.73	\$1.61	\$2,493.42	\$455.53
Year Built	1926	1931	1987	1963
Lot Area	19,810	8,654	51,172	27,871
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	9	9	9
Stories	1.00	1.00	2.00	1.25
Total Value	\$1,450,173	\$250,810	\$5,897,109	\$1,683,363
Distance From Subject	0.00	0.11	22.82	11.35

\* = user supplied for search only

Comp #:	1		Distance From Subject: 0.11 (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:	\$2,250,000	Prior Sale Price:	\$225,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	341904	Acres:	0.40		
1st Mtg Amt:	\$575,000	Lot Area:	17,305		
Total Value:	\$304,649	# of Stories:	1		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	2.85 (miles)
Address:	336 W 31ST ST, LOS ANGELES, CA 90007-3806				
Owner Name:	PLANNED PARENTHOOD LOS ANGELES				
Seller Name:	CREF3 DTLA OWNER LLC				
APN:	5122-019-024	Map Reference:	44-B6 /	Building Area:	15,200
County:	LOS ANGELES, CA	Census Tract:	2246.00	Total Rooms/Offices:	

Subdivision:	<b>CHALFIN</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	
Rec Date:	<b>03/14/2024</b>	Prior Rec Date:	<b>05/04/2021</b>	Yr Built/Eff:	<b>1979 / 1979</b>
Sale Date:	<b>03/07/2024</b>	Prior Sale Date:	<b>04/30/2021</b>	Air Cond:	
Sale Price:	<b>\$37,900,000</b>	Prior Sale Price:	<b>\$22,801,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
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>3</b>	Distance From Subject:	<b>6.20 (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>LAU1(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>
Building Area:	<b>12,753</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1941 / 1944</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>4</b>	Distance From Subject:	<b>6.52 (miles)</b>
Address:	<b>5630 BORWICK AVE, SOUTH GATE, CA 90280-7489</b>		
Owner Name:	<b>ZMH INC</b>		
Seller Name:	<b>FRICK DAVID B</b>		
APN:	<b>6234-008-076</b>	Map Reference:	<b>59-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5362.01</b>
Subdivision:		Zoning:	<b>SGM2-R3*</b>
Rec Date:	<b>07/18/2024</b>	Prior Rec Date:	
Sale Date:	<b>06/24/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$3,800,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>473307</b>	Acres:	<b>0.59</b>
1st Mtg Amt:	<b>\$3,000,000</b>	Lot Area:	<b>25,883</b>
Total Value:	<b>\$250,810</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>12,720</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1965 / 1965</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>5</b>	Distance From Subject:	<b>7.64 (miles)</b>
Address:	<b>798 MONTEREY PASS RD, MONTEREY PARK, CA 91754-3607</b>		
Owner Name:	<b>MOTES &amp; CO LLC</b>		
Seller Name:	<b>JRL LLC</b>		
APN:	<b>5252-003-028</b>	Map Reference:	<b>45-F3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4820.02</b>
Subdivision:	<b>22895</b>	Zoning:	<b>MPM*</b>
Rec Date:	<b>06/14/2024</b>	Prior Rec Date:	<b>06/03/2009</b>
Sale Date:	<b>06/07/2024</b>	Prior Sale Date:	<b>05/20/2009</b>
Sale Price:	<b>\$3,150,000</b>	Prior Sale Price:	<b>\$1,750,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>389761</b>	Acres:	<b>0.90</b>
1st Mtg Amt:		Lot Area:	<b>39,206</b>
Total Value:	<b>\$2,166,067</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>11,970</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1959 / 1959</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #: **6** Distance From Subject: **7.67 (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 #: **7** Distance From Subject: **7.72 (miles)**  
 Address: **6407 ALONDRA BLVD, PARAMOUNT, CA 90723-3759**  
 Owner Name: **KDG INVESTMENTS INC**  
 Seller Name: **RIF V-PARAMOUNT BUSN CTR LLC**  
 APN: **6239-015-010** Map Reference: **65-D3 /** Building Area: **13,295**  
 County: **LOS ANGELES, CA** Census Tract: **5538.02** Total Rooms/Offices:  
 Subdivision: Zoning: **PAM2\*** Total Restrooms:  
 Rec Date: **05/03/2024** Prior Rec Date: **12/15/2011** Yr Built/Eff: **1985 / 1985**  
 Sale Date: **05/03/2024** Prior Sale Date: **12/08/2011** Air Cond:  
 Sale Price: **\$7,600,000** Prior Sale Price: **\$2,550,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **292195** Acres: **1.07**  
 1st Mtg Amt: Lot Area: **46,480**  
 Total Value: **\$1,581,530** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **7.74 (miles)**  
 Address: **6423 ALONDRA BLVD, PARAMOUNT, CA 90723-3759**  
 Owner Name: **FANG CATHERINE C**  
 Seller Name: **KDG INVESTMENTS INC**  
 APN: **6239-015-009** Map Reference: **65-D3 /** Building Area: **15,639**  
 County: **LOS ANGELES, CA** Census Tract: **5538.02** Total Rooms/Offices:  
 Subdivision: Zoning: **PAM2\*** Total Restrooms:  
 Rec Date: **06/20/2024** Prior Rec Date: **05/03/2024** Yr Built/Eff: **1985 / 1985**  
 Sale Date: **06/07/2024** Prior Sale Date: **05/03/2024** Air Cond:  
 Sale Price: **\$4,268,500** Prior Sale Price: **\$7,600,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **401640** Acres: **0.91**  
 1st Mtg Amt: Lot Area: **39,680**  
 Total Value: **\$1,934,696** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **7.88 (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:		Air Cond:	CENTRAL
Sale Price:	\$2,960,000	Prior Sale Price:	\$25,000	Pool:	
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 #: 10 Distance From Subject: 8.13 (miles)

Address: 7312 JEFFERSON ST, PARAMOUNT, CA 90723-4094

Owner Name: REDFIELD T R & M L FAM TRUST

Seller Name: PATTON LIVING TRUST

APN:	6240-009-074	Map Reference:	65-E3 /	Building Area:	13,290
County:	LOS ANGELES, CA	Census Tract:	5538.01	Total Rooms/Offices:	
Subdivision:	CALIFORNIA CO-OPERATIVE COLONY	Zoning:	PAM2*	Total Restrooms:	

Rec Date:	06/12/2024	Prior Rec Date:	02/24/2003	Yr Built/Eff:	1966 /
Sale Date:	05/05/2024	Prior Sale Date:	02/03/2003	Air Cond:	
Sale Price:	\$150,000	Prior Sale Price:	\$82,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	383385	Acres:	0.57		
1st Mtg Amt:		Lot Area:	24,654		
Total Value:	\$741,237	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 11 Distance From Subject: 12.49 (miles)

Address: 9639 RUSH ST, SOUTH EL MONTE, CA 91733-1732

Owner Name: DJKK INVESTMENTS 3 LLC

Seller Name: KAY INVESTMENTS 1 LLC

APN:	8102-021-012	Map Reference:	47-C3 /	Building Area:	15,900
County:	LOS ANGELES, CA	Census Tract:	4335.06	Total Rooms/Offices:	
Subdivision:	621	Zoning:	SEM*	Total Restrooms:	

Rec Date:	07/25/2024	Prior Rec Date:		Yr Built/Eff:	1965 /
Sale Date:	07/03/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$6,950,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	493468	Acres:	0.69		
1st Mtg Amt:	\$4,500,000	Lot Area:	29,992		
Total Value:	\$1,325,333	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 12 Distance From Subject: 12.63 (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:	07/17/2024	Prior Sale Date:		Air Cond:	
Sale Price:	\$9,650,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	493041	Acres:	0.34		
1st Mtg Amt:	\$4,793,500	Lot Area:	14,950		
Total Value:	\$2,362,338	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		



Comp #:	13	Distance From Subject: 12.69 (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:	/
County:	LOS ANGELES, CA	Census Tract:	3016.01
Subdivision:	9574	Zoning:	GLM1-A
Rec Date:	07/22/2024	Prior Rec Date:	05/13/2021
Sale Date:	07/12/2024	Prior Sale Date:	01/25/2021
Sale Price:	\$6,500,000	Prior Sale Price:	\$3,700,000
Sale Type:	FULL	Prior Sale Type:	FULL
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#:	/
Building Area:	12,559	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1959 / 1959
Air Cond:		Pool:	
Roof Mat:			

Comp #:	14	Distance From Subject: 13.62 (miles)	
Address:	1500 E BURNETT ST, SIGNAL HILL, CA 90755-3516		
Owner Name:	BLACK WATCH PROPERTIES LLC		
Seller Name:	1500 BURNETT ST LLC		
APN:	7211-030-058	Map Reference:	75-E2 /
County:	LOS ANGELES, CA	Census Tract:	5734.02
Subdivision:	STOVELLS ADD	Zoning:	SHM1
Rec Date:	06/14/2024	Prior Rec Date:	04/30/2020
Sale Date:	06/13/2024	Prior Sale Date:	01/09/2020
Sale Price:	\$2,300,000	Prior Sale Price:	\$2,250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	389283	Acres:	0.71
1st Mtg Amt:	\$1,840,000	Lot Area:	30,738
Total Value:	\$2,365,150	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	12,970	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1952 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	15	Distance From Subject: 14.35 (miles)	
Address:	10826 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2519		
Owner Name:	FAYCHUCK PROPERTIES LLC		
Seller Name:	GST WILLIAM P T TRUST		
APN:	2416-014-024	Map Reference:	23-E1 /
County:	LOS ANGELES, CA	Census Tract:	1253.10
Subdivision:	1768	Zoning:	LAMR2
Rec Date:	07/26/2024	Prior Rec Date:	02/08/1991
Sale Date:	07/23/2024	Prior Sale Date:	02/1991
Sale Price:	\$20,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	495247	Acres:	0.46
1st Mtg Amt:	\$4,400,000	Lot Area:	19,865
Total Value:	\$903,487	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	12,441	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1972 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	16	Distance From Subject: 15.43 (miles)	
Address:	1210 E 4TH ST, LONG BEACH, CA 90802-1831		
Owner Name:	DOMINGUEZ CHANNEL LLC		
Seller Name:	TH LONG BEACH 4TH STREET LP		
APN:	7275-006-075	Map Reference:	75-D5 /
County:	LOS ANGELES, CA	Census Tract:	5765.02
Subdivision:	V H SWARTINGS SUB	Zoning:	LBCNR
Rec Date:	12/01/2023	Prior Rec Date:	11/26/2018
Building Area:	15,940	Total Rooms/Offices:	
Total Restrooms:	9	Yr Built/Eff:	1942 / 1943

Sale Date:	<b>12/01/2023</b>	Prior Sale Date:	<b>11/20/2018</b>	Air Cond:	
Sale Price:	<b>\$11,000,000</b>	Prior Sale Price:	<b>\$4,500,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>833891</b>	Acres:	<b>0.62</b>		
1st Mtg Amt:	<b>\$4,950,000</b>	Lot Area:	<b>27,121</b>		
Total Value:	<b>\$5,897,109</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **17** Distance From Subject: **19.31 (miles)**

Address: **6700 VALJEAN AVE, VAN NUYS, CA 91406-5818**

Owner Name: **6700 VALJEAN AVE LLC**

Seller Name: **GARMIN LLC**

APN:	<b>2233-030-025</b>	Map Reference:	<b>15-A4 /</b>	Building Area:	<b>15,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1276.05</b>	Total Rooms/Offices:	
Subdivision:	<b>7167</b>	Zoning:	<b>LAP</b>	Total Restrooms:	
Rec Date:	<b>07/17/2024</b>	Prior Rec Date:	<b>02/06/1981</b>	Yr Built/Eff:	<b>1972 / 1972</b>
Sale Date:	<b>07/01/2024</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$4,425,500</b>	Prior Sale Price:	<b>\$160,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>469924</b>	Acres:	<b>0.69</b>		
1st Mtg Amt:	<b>\$4,094,267</b>	Lot Area:	<b>30,009</b>		
Total Value:	<b>\$631,387</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **18** Distance From Subject: **19.62 (miles)**

Address: **6955 VALJEAN AVE, VAN NUYS, CA 91406-4772**

Owner Name: **6955 VALJEAN LLC**

Seller Name: **LOUROE ELECTRONICS INC**

APN:	<b>2224-022-005</b>	Map Reference:	<b>15-A4 /</b>	Building Area:	<b>11,940</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9800.08</b>	Total Rooms/Offices:	
Subdivision:	<b>6148</b>	Zoning:	<b>LAP</b>	Total Restrooms:	
Rec Date:	<b>02/06/2024</b>	Prior Rec Date:	<b>07/21/2006</b>	Yr Built/Eff:	<b>1972 / 1972</b>
Sale Date:	<b>01/18/2024</b>	Prior Sale Date:	<b>07/12/2006</b>	Air Cond:	
Sale Price:	<b>\$6,400,000</b>	Prior Sale Price:	<b>\$3,000,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>81585</b>	Acres:	<b>0.55</b>		
1st Mtg Amt:		Lot Area:	<b>24,009</b>		
Total Value:	<b>\$2,607,710</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **19** Distance From Subject: **21.58 (miles)**

Address: **851 W FRONT ST, COVINA, CA 91722-3613**

Owner Name: **851 WEST FRONT ENT LLC**

Seller Name: **TEV TRUST**

APN:	<b>8432-015-029</b>	Map Reference:	<b>88-D4 /</b>	Building Area:	<b>11,950</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4060.00</b>	Total Rooms/Offices:	
Subdivision:	<b>19070</b>	Zoning:	<b>CVM1*</b>	Total Restrooms:	
Rec Date:	<b>06/06/2024</b>	Prior Rec Date:	<b>05/02/1991</b>	Yr Built/Eff:	<b>1950 / 1950</b>
Sale Date:	<b>05/29/2024</b>	Prior Sale Date:	<b>04/1991</b>	Air Cond:	
Sale Price:	<b>\$2,050,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>368599</b>	Acres:	<b>0.61</b>		
1st Mtg Amt:	<b>\$1,027,000</b>	Lot Area:	<b>26,652</b>		
Total Value:	<b>\$632,909</b>	# of Stories:	<b>1</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	20	Distance From Subject: 22.82 (miles)	
Address:	319 LEMON CREEK DR, WALNUT, CA 91789		
Owner Name:	ARCADIA TOWN CENTER LLC		
Seller Name:	T & N WALNUT INVESTMENTS LLC		
APN:	8722-009-039	Map Reference:	97-B1 /
County:	LOS ANGELES, CA	Census Tract:	4034.01
Subdivision:	RHODES & ROWLAND	Zoning:	WAM1*
Rec Date:	12/11/2023	Prior Rec Date:	03/26/1999
Sale Date:	12/04/2023	Prior Sale Date:	07/24/1999
Sale Price:	\$10,680,000	Prior Sale Price:	\$2,600,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	861288	Acres:	1.17
1st Mtg Amt:	\$6,408,000	Lot Area:	51,172
Total Value:	\$1,623,434	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	14,397
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1987 / 1987
		Air Cond:	
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES VORHIS**  
JOB ADDRESS: **825 EAST 62<sup>ND</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6007-008-017**

Date: May 12, 2025

CASE NO.: 966961  
ORDER NO.: A-5856056

EFFECTIVE DATE OF ORDER TO COMPLY: **November 23, 2022**  
COMPLIANCE EXPECTED DATE: **December 23, 2022**  
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5856056

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

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

825 E 62ND STREET LLC C/O DIMITRY KURLAND  
16133 VENTURA BLVD, SUITE 880  
ENCINO, CA 91436

CASE #: 966961

ORDER #: A-5856056

EFFECTIVE DATE: November 23, 2022

COMPLIANCE DATE: December 23, 2022

AGENT FOR SERVICE OF

SITE ADDRESS: 825 E 62ND ST

ASSESSORS PARCEL NO.: 6007-008-017

ZONE: M2; Light Industrial 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:

VIOLATION(S):

1. Unapproved occupancy and use of the building as a Hydroponic Agricultural Enterprise / Indoor Nursery.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the building as a hydroponic agricultural enterprise / indoor nursery OR Obtain the required Certificate of Occupancy for the new use.

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.

2. The tenant improvement was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s) AND Restore the existing structure(s) to its originally approved condition, OR 2) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.3.2, 91.103.1, 93.0201, 93.0104, 94.103.1.1, 95.111.1, 95.111.2, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single-story building, including non-permitted mezzanine levels.

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, provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



Comments: Non-permitted work on the building includes partition walls that have been built, removed, or altered as well as non-permitted, plumbing, HVAC, electrical and fire sprinkler work within the building.

**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.

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, 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](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)978-4512.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

 *for*

Date: November 16, 2022

JAMES VORHIS  
8475 S VERMONT  
LOS ANGELES, CA 90044  
(213)978-4512  
JAMES.H.VORHIS@lacity.org

  
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