

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE 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

June 18, 2026

Council District: # 10

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

JOB ADDRESS: **3976 SOUTH 3RD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5034-018-051**
Re: Invoice #899253-4

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: **3976 South 3rd Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

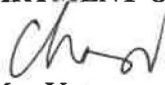
Pursuant to Section 98.0421, the property owner was issued an order on September 7, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


for Ana Mae Yutan
Chief, LADBS Resource Management Bureau

 ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18796
Dated as of: 02/27/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5034-018-051

Property Address: 3976 S 3RD AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANDREA BROWN

Grantor : ANDREA BROWN ACQUIRED AS ANDREA BOYETTE BROWN

Deed Date : 11/25/2019 Recorded : 12/02/2019

Instr No. : 19-1320645

MAILING ADDRESS: ANDREA BROWN
3976 3RD AVE, LOS ANGELES, CA 90008-2706

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 265 Tract No: 809 Brief Description: TRACT # 809 LOT 265

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/11/2025 Document #: 25-0902088

Loan Amount: \$640,000

Lender Name: REQUIRE REAL ESTATE SOLUTIONS, LLC

Borrowers Name: ANDREA BROWN

MAILING ADDRESS: REQUIRE REAL ESTATE SOLUTIONS, LLC
P.O. BOX 860 PALM HARBOR, FL 34682

This page is part of your document - DO NOT DISCARD



20191320645



Pages:
0003

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

12/02/19 AT 08:00AM

FEES :	25.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	100.00



LEADSHEET



201912023240085

00017536364



010328568

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

80003780

PROVIDENT TITLE COMPANY

RECORDING REQUESTED BY:
Green Apple Escrow, Inc.
Order No. 80003780
Escrow No. 4691-SS
Parcel No. 5034-018-051

AND WHEN RECORDED MAIL TO:

ANDREA BROWN
3976 3RD AVE.
LOS ANGELES, CA 90008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS 5-0-

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

This conveyance confirms a change of name, and the Grantor and Grantee are the same party, R & T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Andrea Brown, a single woman (who acquired title as Andrea Boyette Brown, an unmarried woman)

hereby GRANT(S) to Andrea Brown, a single woman

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

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

More commonly known as: 3976 3rd Ave., Los Angeles, CA 90008

Date November 25, 2019

Andrea Brown

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.

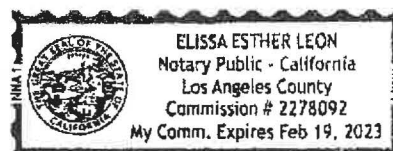
STATE OF CALIFORNIA
COUNTY OF Los Angeles } s.s.

On 11/25/19, before me, ELISSA ESTHER LEON, Notary Public, personally appeared Andrea Brown who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature] (Seal)



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

EXHIBIT "A"

LOT 265 OF TRACT NO. 809, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 74 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSOR'S PARCEL NUMBER: 5034-018-051

This page is part of your document - DO NOT DISCARD



20250902088



Pages:
0005

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

12/11/25 AT 01:43PM

FEES :	31.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	106.00



LEADSHEET



202512110150024

00026107721



015677283

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202512087120007

Recording Requested By:

Require Real Estate Solutions, LLC, P.O. Box 860, Palm Harbor, FL 34682

When Recorded Mail To:

Verus Residential Loanco, LLC, 2001 M Street NW, Suite 300, Washington, DC 20036

Verus Loan No. 737978

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-2, whose mailing address is 2001 M Street NW, Suite 300, Washington, DC 20036, ("Assignor"), does hereby grant, bargain, sell, assign, deliver, convey, transfer and set over unto U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, whose mailing address is c/o Selene Finance LP, 3501 Olympus Blvd Suite 500, Dallas, TX 75019, ("Assignee"), all of the Assignor's right, title and interest in and to the Deed of Trust described below, as such instrument may from time to time have been amended, assumed, consolidated, modified and/or assigned, and all other loan documents executed in connection therewith, as each such document may have been amended, assumed, consolidated, modified and/or assigned (the "Other Loan Documents"):

That certain Deed of Trust dated as of November 25, 2019 ("Deed of Trust") executed by ANDREA BROWN for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CALCULATED RISK ANALYTICS, LLC, D.B.A. EXCELERATE CAPITAL, ITS SUCCESSORS AND ASSIGNS ("Original Lender"), recorded in the Official Records of the Los Angeles, California Recorder's Office (the "Official Records") on December 2, 2019 in Document No. 20191320646.

See attached Schedule of Mortgages and Assignments incorporated herein by reference and made a part hereof.

APN: 5034-018-051

Property Address: 3976 3rd Ave., Los Angeles, CA 90008

TOGETHER WITH all rights accrued or to accrue under said Deed of Trust, Other Loan Documents and any and all promissory note(s) referred to or described herein, the debt and claims secured thereby, and all sums of money due and to become due thereon, with interest as provided herein,

TO HAVE AND TO HOLD the same unto the Assignee and to the successors and assigns of the Assignee forever.

The Deed of Trust assigned hereby pertains to and encumbers the real property legally described on Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, this Assignment has been duly executed on behalf of Assignor this _____ day of NOV 03 2025, _____.

Dated:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-2, by NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, its attorney in fact

By: 
Name: Angie Fay Chapman
Title: Vice President

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

On this NOV 03 2025 day of Angie Fay Chapman, 20____, before me personally appeared _____ as Vice President of NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, its attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-2, who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument, and he/she acknowledged that he/she executed the foregoing instrument.


Notary Public
Print Name: Jennifer Korn
Greenville County, State of South Carolina
My Commission expires: JUN 13 2029



Schedule of Mortgages and Assignments

Mortgage

Original Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CALCULATED RISK ANALYTICS, LLC, D.B.A. EXCELERATE CAPITAL, ITS SUCCESSORS AND ASSIGNS

Borrower: ANDREA BROWN

Dated: 11/25/2019

Date Recorded: 12/02/2019

Document No.: 20191320646

Loan Amount: \$640,000.00

Assignment #1

Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CALCULATED RISK ANALYTICS, LLC, D.B.A. EXCELERATE CAPITAL, ITS SUCCESSORS AND ASSIGNS

Assignee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-2

Dated: 03/18/2021

Date Recorded: 04/19/2021

Document No.: 20210616333

EXHIBIT "A"

LOT 265 OF TRACT NO. 809, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 74 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSOR'S PARCEL NUMBER: 5034-018-051

EXHIBIT B

ASSIGNED INSPECTOR: DONALD WONG
JOB ADDRESS: 3976 SOUTH 3RD AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5034-018-051

Date: June 18, 2026

Last Full Title: 02/27/2026

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ANDREA BROWN
3976 3RD AVENUE
LOS ANGELES, CA 90008-2706
CAPACITY: OWNER

- 2) REQUIRE REAL ESTATE SOLUTIONS, LLC
P.O. BOX 860
PALM HARBOR, FL 34682
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
3976 3RD AVE, LOS ANGELES, CA 90008-2706



RealQuest

Owner Information

Owner Name: BROWN ANDREA
Mailing Address: 3976 3RD AVE, LOS ANGELES CA 90008-2706 C021
Vesting Codes: //

Bldg Card: 000 of 002

Location Information

Legal Description: TRACT # 809 LOT 265
County: LOS ANGELES, CA
Census Tract / Block: 2340.02 / 1
Township-Range-Sect: 16-74
Legal Book/Page: 265
Legal Lot: PHHT
Legal Block: 5034-018-051
Market Area: 809
Neighbor Code: /
School District: LOS ANGELES
School District Name: LOS ANGELES
Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 12/02/2019 / 11/25/2019
Sale Price: 1320645
Document #: GRANT DEED
1st Mtg Document #: 1320646

Last Market Sale Information

Recording/Sale Date: 04/25/2017 / 12/27/2016
Sale Price: \$475,000
Sale Type: FULL
Document #: 455097
Deed Type: GRANT DEED
Transfer Document #: 1st Mtg Amount/Type: \$323,565 / FHA
New Construction: 1st Mtg Int. Rate/Type: /
Title Company: LAWYERS TITLE 1st Mtg Document #: 455098
Lender: RESIDENTIAL BANCORP 2nd Mtg Amount/Type: /
Seller Name: BROWN ERMA V TRUST 2nd Mtg Int. Rate/Type: /
Price Per SqFt: \$228.81
Multi/Split Sale:

Prior Sale Information

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

Property Characteristics

Gross Area: 2,076
Living Area: 2,076
Tot Adj Area: 2,076
Above Grade: 2,076
Total Rooms: 4
Bedrooms: 4
Bath(F/H): 2 /
Year Built / Eff: 1916 /
Fireplace: /
of Stories: /
Other Improvements: /
Parking Type: HEATED
Garage Area: HEATED
Garage Capacity: HEATED
Parking Spaces: HEATED
Basement Area: HEATED
Finish Bsmnt Area: HEATED
Basement Type: HEATED
Roof Type: HEATED
Foundation: HEATED
Roof Material: HEATED
Construction: HEATED
Heat Type: HEATED
Exterior wall: HEATED
Porch Type: HEATED
Patio Type: HEATED
Pool: HEATED
Air Cond: HEATED
Style: HEATED
Quality: HEATED
Condition: HEATED

Site Information

Zoning: LAR1
Lot Area: 5,341
Land Use: DUPLEX
Site Influence: /
Acres: 0.12
Lot Width/Depth: x
Res/Comm Units: 2 /
County Use: DUPLEX (0200)
State Use: /
Water Type: /
Sewer Type: /

Tax Information

Total Value: \$551,272
Land Value: \$406,201
Improvement Value: \$145,071
Total Taxable Value: \$551,272
Assessed Year: 2025
Improved %: 26%
Tax Year: 2025
Property Tax: \$6,941.73
Tax Area: 67
Tax Exemption: /

Comparable Sales Report

For Property Located At



RealQuest

3976 3RD AVE, LOS ANGELES, CA 90008-2706

1 Comparable(s) Selected.

Report Date: 03/04/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$475,000	\$950,000	\$950,000	\$950,000
Bldg/Living Area	2,076	2,073	2,073	2,073
Price/Sqft	\$228.81	\$458.27	\$458.27	\$458.27
Year Built	1916	1932	1932	1932
Lot Area	5,341	6,902	6,902	6,902

Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$551,272	\$65,081	\$65,081	\$65,081
Distance From Subject	0.00	0.33	0.33	0.33

*= user supplied for search only

Comp #:				Distance From Subject:0.33 (miles)	
Address:	4200 2ND AVE, LOS ANGELES, CA 90008-4004				
Owner Name:	JACKSON MONYIA				
Seller Name:	SMITH FAMILY TRUST				
APN:	5022-022-013	Map Reference:	/	Living Area:	2,073
County:	LOS ANGELES, CA	Census Tract:	2340.02	Total Rooms:	
Subdivision:	2195	Zoning:	LAR1	Bedrooms:	4
Rec Date:	09/19/2025	Prior Rec Date:	07/29/1999	Bath(F/H):	2 /
Sale Date:	08/05/2025	Prior Sale Date:	06/10/1999	Yr Built/Eff:	1932 /
Sale Price:	\$950,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	646389	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$902,500	Lot Area:	6,902	Pool:	
Total Value:	\$65,081	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **DONALD WONG**
JOB ADDRESS: **3976 SOUTH 3RD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5034-018-051**

Date: June 18, 2026

CASE NO.: 992949
ORDER NO.: A-6053643

EFFECTIVE DATE OF ORDER TO COMPLY: **September 7, 2023**
COMPLIANCE EXPECTED DATE: **October 7, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6053643

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOSES ROSALES
NANCY YAP

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

ORDER TO COMPLY AND NOTICE OF FEE

BROWN, ANDREA
3976 3RD AVE
LOS ANGELES, CA 90008

CASE #: 992949
ORDER #: A-6053643
EFFECTIVE DATE: September 07, 2023
COMPLIANCE DATE: October 07, 2023

OWNER OF
SITE ADDRESS: 3976 S 3RD AVE
ASSESSORS PARCEL NO.: 5034-018-051
ZONE: R1; One-Family Zone

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

FURTHER, 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. Maintenance and repair of existing building. Replace all broken or cracked window glass and maintain in working condition.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 12.21A.1(a), 91.8104.5.1 of the L.A.M.C.

Location: 3976 S 3rd Ave

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

Comments: Clean all trash and debris in front yard of the property

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.

APPEAL PROCEDURES:

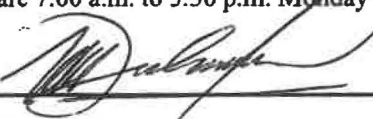
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

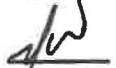
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3969.

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

Inspector:


MIKE DICKSON
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3969

Mike.Dickson@lacity.org


REVIEWED BY

Date: August 31, 2023

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