

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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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

July 6, 2026

Council District: # 15

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

JOB ADDRESS: 9910 SOUTH GRAHAM AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6048-027-003
Re: Invoice #914914-6

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: **9910 South Graham 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.

Following the Department's investigation an order or orders to comply were issued on September 15, 2023 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	8.36
Title Report fee	35.00
Grand Total	\$ 2,353.36

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 **\$2,353.36** 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 **\$2,353.36** 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



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

Property Title Report

Work Order No. T18949
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6048-027-003

Property Address: 9910 S GRAHAM AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED
Grantee: MILLIE LARRY
Grantor: THE CITY OF LOS ANGELES
Deed Date : 04/29/2004 Recorded : 05/05/2004
Instr No. : 04-1131880

MAILING ADDRESS: MILLIE LARRY
9910 GRAHAM AVE, LOS ANGELES, CA 90002-2919

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 4,5 Subdivision Name: HOME ACRES TRACT #2 Tract No: 2 Brief Description: HOME ACRES TR NO 2 LOTS 4 AND LOT 5

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

04 1131880

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

3:21 PM MAY 05 2004

TITLE(S) :



L E A D S H E E T

FEE

FEE \$11	LL
DAF \$2	

3

D.T.T

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUEST BY
CITY OF LOS ANGELES

2
04 1131880

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Millie Larry
9910 Graham Avenue
Los Angeles, CA 90002

SPACE ABOVE THIS LINE IS FOR RECORDERS' USE

This conveyance confirms title in the
grantee (Rev. & Tax. 11911).

R/W 47000-952

QUITCLAIM DEED

APN# 6048-027-003
AKA : 9910 Graham Avenue

The **CITY OF LOS ANGELES**, a municipal corporation, pursuant to the provisions of Section 7.35.9 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, does hereby remise, release and forever quitclaim to:

Millie Larry

all right, title and interest, acquired by deed recorded on September 30, 2003, as Document No. 03-2900615 of Official Records, in the Office of the County Recorder of Los Angeles County, in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Lots 4 & 5, Home Acres Tract No. 2, Book 6, Page 40 of Maps

SUBJECT to a lien in favor of the City of Los Angeles revived, pursuant to Section 7.35.9 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, and previously established by a Certificate of Assessment, recorded on August 12, 1998, as Document No. 98-1410868 of Official Records, in the Office of the County Recorder of Los Angeles County.

SUBJECT to all other existing liens for assessments or bonds for public improvements or maintenance charges.

SUBJECT to covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record and easements and rights-of-way for public purposes.

SUBJECT to all County Taxes now due or delinquent, including penalties and interest.

IT IS INTENDED BY THIS DEED TO CONVEY ONLY SUCH RIGHT, TITLE AND INTEREST ACQUIRED BY THE GRANTOR HEREIN BY VIRTUE OF THE DEED HEREINABOVE SET FORTH AFFECTING THE ABOVE DESCRIBED PROPERTY.

3

IN WITNESS WHEREOF the City of Los Angeles, through its Board of Public Works, as directed by its City Council pursuant to Ordinance No. 175596, enacted on December 7, 2003, has caused this Quitclaim Deed to be executed on its behalf this 29th day of April, 2004.

BOARD OF PUBLIC WORKS OF
THE CITY OF LOS ANGELES

By: 
RICHARD W. BROWN
CHIEF REAL ESTATE OFFICER II

04 1131880

4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

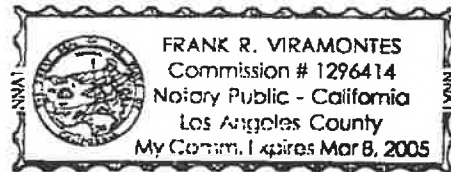
STATE OF CALIFORNIA }
) SS
COUNTY OF LOS ANGELES}

On 4/29/2004 before me, Frank R. Viramontes, personally appeared, Richard W. Brown
☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his authorized capacity, and that
by his signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS my hand and official seal.

Signature

Frank R. Viramontes



My Commission expires: March 8, 2005

THIS AREA FOR OFFICIAL NOTARIAL SEAL

04 1131880

EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 9910 SOUTH GRAHAM AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6048-027-003

Date: July 6, 2026

Last Full Title: 04/22/2026

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) MILLIE LARRY
9910 GRAHAM AVENUE
LOS ANGELES, CA 90002-2919

CAPACITY: OWNER

Property Detail Report

For Property Located At :

9910 GRAHAM AVE, LOS ANGELES, CA 90002-2919**Bldg Card: 000 of 002****Owner Information**

Owner Name: **LARRY MILLIE**
 Mailing Address: **9910 GRAHAM AVE, LOS ANGELES CA 90002-2919 C013**
 Vesting Codes: **//**

Location Information

Legal Description:	HOME ACRES TR NO 2 LOTS 4 AND LOT 5		
County:	LOS ANGELES, CA	APN:	6048-027-003
Census Tract / Block:	2422.02 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	2
Legal Book/Page:	13-18	Map Reference:	/
Legal Lot:	5	Tract #:	2
Legal Block:		School District:	LOS ANGELES
Market Area:	C37	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	05/05/2004 / 04/29/2004	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1131880		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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

Gross Area:		Parking Type:		Construction:	
Living Area:	1,836	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1946 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.15	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	6,653	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	3 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$129,952	Assessed Year:	2025	Property Tax:	\$2,329.22
Land Value:	\$36,538	Improved %:	72%	Tax Area:	460
Improvement Value:	\$93,414	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$129,952				

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 9910 SOUTH GRAHAM AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6048-027-003

Date: July 6, 2026

CASE NO.: 992766
ORDER NO.: A-6052058

EFFECTIVE DATE OF ORDER TO COMPLY: September 15, 2023
COMPLIANCE EXPECTED DATE: October 15, 2023
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6052058

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LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.

GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT

EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

LARRY, MILLIE
9910 GRAHAM AVE
LOS ANGELES, CA 90002

CASE #: 992766
ORDER #: A-6052058
EFFECTIVE DATE: September 15, 2023
COMPLIANCE DATE: October 15, 2023

OWNER OF

SITE ADDRESS: **9910 S GRAHAM AVE**

ASSESSORS PARCEL NO.: 6048-027-003

ZONE: R2; Two 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. A permit is required to repair the fire damage to the single family dwelling.

You are therefore ordered to: Obtain all required building permits, inspections and approvals.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

2. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

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

SEP 14 2023

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

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



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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4512.

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

Inspector: _____

Date: August 30, 2023

JAMES VORHIS
8475 S VERMONT
LOS ANGELES, CA 90044
(213)978-4512

JAMES.H.VORHIS@lacity.org



REVIEWED BY

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



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