

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES



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

July 14, 2026

Council District: # 9

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

JOB ADDRESS: **1837 EAST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-024-016**
Re: Invoice #918498-5

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: **1837 East Slauson 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 19, 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)	423.19
Title Report fee	35.00
Grand Total	\$ 2,768.19

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 **\$2,768.19** 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 **\$2,768.19** 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. T18937
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5105-024-016

Property Address: 1837 E SLAUSON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ROBERT MALANGA

Grantor : JULIO BAUTISTA

Deed Date : 11/10/2016 Recorded : 12/15/2016

Instr No. : 16-1594064

MAILING ADDRESS: ROBERT MALANGA

1835 NEWPORT BLVD STE A109, COSTA MESA, CA 92627-5007

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 33 Subdivision Name: BOWENS SLAUSON JUNCTION TRACT Brief Description:
BOWEN'S SLAUSON JUNCTION TRACT LOT 33***

MORTGAGES/LIENS

Type of Document: DEED OF TRUST & ASSIGNMENT OF RENTS

Recording Date: 10/22/2024 Document #: 24-0720605

Loan Amount: \$254,500

Lender Name: JAJAJA, LLC

Borrowers Name: ROBERT MALANGA

MAILING ADDRESS: JAJAJA, LLC

147 FIRST ST. STE 120 ASHLAND, OR 97520

This page is part of your document - DO NOT DISCARD



20161594064



Pages:
0004

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

12/15/16 AT 08:00AM

FEES:	28.00
TAXES:	840.00
OTHER:	0.00
PAID:	868.00



LEADSHEET



201612150290014

00013111985



008016721

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by
Stewart Title of California, Inc.

RECORDING REQUESTED BY:
Stewart Title Company

AND WHEN RECORDED MAIL TO:
Robert Malanga
1835 Newport Blvd. A109-281
Costa Mesa, CA. 92627

Order No. 01180-247970
Escrow No. 1-3349-WL
Parcel No. 5105-024-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA: Elde59-44

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$165.00 and CITY \$675.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Julio Bautista, A Single Man**

hereby Grant (s) to Robert Malanga **An Unmarried Man**

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

Lot 33 of Tract Bowen's Slauson Junction Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 10 Page 151 of Maps in the Office of the County Recorder of said County.

More commonly known as: 1837 East Slauson Avenue, Los Angeles, CA 90058

Date November 10, 2016

Julio Bautista
Julio Bautista

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 December 3, 2016, before me, Yvonne D Saachs, Notary Public
Notary Public, personally appeared Julio Bautista 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~~ executed the same in his/~~her~~ authorized capacity(ies), and that by
his/~~her~~ 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)



RECORDING REQUESTED BY:
Stewart Title Company

AND WHEN RECORDED MAIL TO:
Robert Malanga
1835 Newport Blvd., A 109-281
Costa Mesa, CA 92627

Order No. 01180-247970
Escrow No. 1-3349-WL
Parcel No. 5105-024-016

I CERTIFY UNDER PENALTY OF PERJURY
THAT THE ATTACHED COPY IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
ATTACHED HERETO. PURSUANT TO
GOVERNMENT CODE 27361.7

STEWART TITLE OF CA, INC. - RIVERSIDE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS _____ and CITY

- ☒ 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 of Los Angeles, and

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More commonly known as: **1837 East Slauson Avenue, Los Angeles, CA 90058**

Date November 10, 2016

Julio Bautista

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 } S.S.
COUNTY OF _____

On _____, before me, _____,
Notary Public, personally appeared _____ 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)

ORDER NO: 01180-247970

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PERJURY THAT THE NOTARY SEAL ON THE
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED, READS AS
FOLLOWS:

NAME OF NOTARY: YVONNE DSAACHS

DATE COMMISSION EXPIRES: OCT. 31, 2020

NOTARY IDENTIFICATION NUMBER: 2170186
(FOR NOTARIES COMMISSIONED AFTER 01/01/1992)

MANUFACTURER / VENDOR IDENTIFICATION NUMBER: HPR1
(FOR NOTARIES COMMISSIONED AFTER 01/01/1992)

COUNTY OF COMMISSION: LOS ANGELES

PLACE OF EXECUTION OF THIS DECLARATION: RIVERSIDE

TODAYS DATE: 12/14/16



SIGNATURE

STEWART TITLE OF CALIFORNIA

This page is part of your document - DO NOT DISCARD



20240720605



Pages:
0007

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

10/22/24 AT 11:33AM

FEES:	66.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	216.00



LEADSHEET



202410222880056

00024890701



014951837

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By And
When Recorded Mail To:

JaJaJa, LLC
c/o Ticor Title, Melissa Barney
147 First St., Ste 120
Ashland, OR 97520

24890701



Batch Number: 14951837



APN: 5105-024-016

SPACE ABOVE THIS LINE IS FOR RECORDERS USE

DEED OF TRUST & ASSIGNMENT OF RENTS

This Deed of Trust, made October 15th 2024, by and among Robert Malanga, LLC, with address at 3604 S. Old Stage Road, Mt. Shasta, CA 96067 ("Trustor"), and Ticor Title, 147 First St., Ste 120, Ashland, OR 97520 ("Trustee"), and Albert Lewis and Wenda Puzzo, with address at 9083 Edenbridge Ct ("Beneficiary").

Witnesseth that the Trustor, for valuable consideration, hereby conveys, assigns, and confirms unto the Trustee, in trust and with power of sale for the security of the Beneficiary, and subject to the terms of this Deed of Trust, the real property located in the County of Los Angeles, State of California, and more particularly described as follows: Lot 33 of Tract Bowen's Slauson Junction Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 10, Page 151 of Maps in the Office of the County Recorder of said County.

1837 E. Slauson Avenue, Los Angeles, California 90058, (APN 5105 024 016) together with any improvements on the said real property, and the rents, issues, profits, or any proceeds thereof, as well as any easements, right-of-way, licenses, awards, or any other benefits related to the said real property.

The purpose of this Deed of Trust is for the abovementioned real property to secure the obligations of the Trustor to the Beneficiary, whether existing now or after the signing of this Agreement, including the following:

1. Payment of a promissory note or obligation executed by the Trustor in favor of the Beneficiary dated October 15, 2024, whether or not incorporated or attached herein, with a principal indebtedness of \$254,500.00 (Two Hundred Fifty-Four Thousand Five Hundred And No/100 Dollars) with no interest thereon according to the terms of the

Recording Requested By And
When Recorded Mail To:

JaJaJa, LLC
c/o Ticor Title, Melissa Barney
147 First St., Ste 120
Ashland, OR 97520

Purchase and Sale Agreement of even date herewith made by the Trustor for the benefit of the Beneficiary.

2. Performance of any other obligation of the Trustor in favor of the Beneficiary as may be incorporated or attached herein.
3. Payment of any other sums which the Trustor may borrow from the Beneficiary.
4. Payment or reimbursement of any costs relating to the enforcement of this Deed of Trust.

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

1. The Trustor shall pay any indebtedness to the Beneficiary, when due and without any delay, including all related interests, penalties, fees, and charges.
2. The Trustor shall keep the real property in good condition, including all improvements, structures, or features included in the same, and execute all acts (including repairs) as may be required or necessary in order to reasonably maintain the value of the said real property.
3. The Trustor shall promptly address any actions, proceedings, or obligations affecting the real property at its own expense, including payment of any real estate taxes, discharging any liens or encumbrances, and all proceedings or costs in relation to the same.
4. The Beneficiary, through a written and recorded instrument, may appoint a successor or substitute Trustee.
5. The Beneficiary or its representatives are entitled at any time to inspect the real property for the purpose of doing or executing any acts it is entitled to perform under this Agreement, or any other agreement between the Beneficiary and the Trustee.

Recording Requested By And
When Recorded Mail To:

laJala, LLC
c/o Ticor Title, Melissa Barney
147 First St., Ste 120
Ashland, OR 97520

6. The Trustor shall maintain required and competent insurance policies for the real property, including fire, hazard, personal liability, and any other insurance which the Beneficiary may reasonably require, and pay all premiums for the same.

7. For the enforcement or performance of this Deed of Trust, the Trustee shall not be required to pay or risk any of its own funds since the said responsibility for the same shall belong to the Trustor.

8. This Deed of Trust shall inure for the benefit, and shall be binding with respect to the representatives, heirs, assigns, and successors of its respective parties.

9. The Trustor shall assign any proceeds, damages, compensation, and awards in relation to any eminent domain proceedings in relation to the real property, notify the Beneficiary of the existence of the any eminent domain notice or proceedings within five (5) days of knowledge, and elect whether any such proceeds should be applied to its principal indebtedness or in order to restore the real property prior to its previous value prior to condemnation.

10. The Trustor shall be considered in default: 1) If it fails to make any payment within fifteen (15) days of its due date pursuant to the terms of the Purchase and Sale Agreement; 2) If it breaches any term or warranty of this Deed of Trust; 3) If it sells, assigns, leases, or conveys the real property in any manner, or causes any encumbrance on the same without the express consent of the Beneficiary.

11. If the Trustor defaults, then the Beneficiary may consider any or all obligations secured by this Deed of Trust as immediately due and payable by delivery to Trustee of a 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 Trustee shall cause to be filed for record. Trustor shall have fifteen (15) days from the date of any recordation of any such written notice of default in which to cure said default and bring its payment obligations current.

Recording Requested By And
When Recorded Mail To:

JaJaJa, LLC
c/o Ticor Title, Melissa Barney
147 First St., Ste 120
Ashland, OR 97520

12. Additionally if the Trustor defaults, the Beneficiary may also commence an action or actions to foreclose this Deed of Trust as a Mortgage after giving notice of the time, place and terms of such sale of the Mortgaged Property to be sold in the manner required by applicable law, whether the said sale shall involve the entire or a portion of the said property at the election of the Beneficiary, and to do any other action it is not precluded from doing under any relevant laws in furtherance of any of its rights under this Deed of Trust. The Trustee shall then execute a transfer of title and deliver the possession of the Mortgaged Property to the purchaser or purchasers as the case may be, and the Trustor warrants that the same shall be provided without any objection or delay. The Trustee shall receive the proceeds thereof and shall apply the same as required by applicable law. A partial sale of the Mortgaged Property shall not exhaust the Power of Sale by the Beneficiary over the same.

13. The remedies afforded to the Beneficiary or Trustee under this Deed are exclusive and cumulative with respect to any rights or remedies afforded to the Beneficiary or Trustee detailed under this Deed of Trust, and are in addition to any other rights or remedies afforded under relevant laws.

14. Trustee shall reconvey to the Trustor, upon full payment of Trustee's fees and without any warranty, the real property subject of this Deed upon written request of the Beneficiary expressing that all indebtedness secured has been paid and/or has been satisfied. Recitals contained in the reconveyance shall be conclusive evidence of its truthfulness.

15. Any rights or remedies afforded to the Beneficiary shall be free from any statutory or common law right of redemption, marital share, homestead, or all other exemptions.

16. For any of its rights or remedies under this Deed, the Beneficiary may act through the Trustee. For this Deed, both the Beneficiary and Trustee may act through their respective representatives, agents, or employees.

Recording Requested By And
When Recorded Mail To:

JaJaJa, LLC
c/o Ticor Title, Melissa Barney
147 First St., Ste 120
Ashland, OR 97520

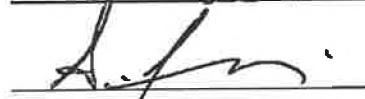
17. The invalidity or unenforceability of any provision of this Deed of Trust shall not affect the validity or enforceability of any other provision.

18. The Trustor warrants that it lawfully owns fee simple title to and has the right to immediate possession of the premises.

In witness whereof, the parties have hereunto set their hand and seal the day and year first above written.


Trustor's Signature

Robert Malanga, LLC, Trustor


Beneficiary's Signature

 ALBERT LEWIS
Beneficiary's Name


Beneficiary's Signature

Wanda Puzzo
Beneficiary's Name

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Deed Of Trust & Assignment Of Rents

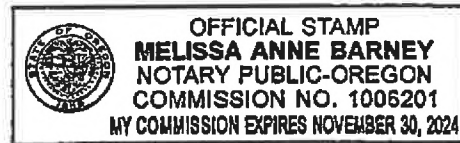
State of Oregon
County of Jackson

This instrument was acknowledged before me on October 9th, 2024 by Wenda Puzzo and Albert Lewis.



Notary Public - State of Oregon

My Commission Expires: 11/30/24



State of Oregon
County of Jackson

This instrument was acknowledged before me on October 9th, 2024 by Robert Malanga, Manager Robert Malanga LLC.



Notary Public - State of Oregon

My Commission Expires: 11/30/24

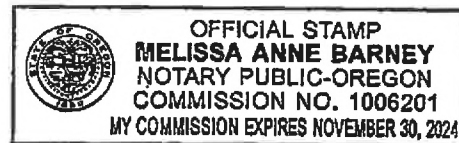


EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**
JOB ADDRESS: **1837 EAST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-024-016**

Date: July 14, 2026

Last Full Title: **04/22/2026**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) ROBERT MALANGA
1835 NEWPORT BOULEVARD, SUITE A109
COSTA MESA, CA 92627-5007

CAPACITY: OWNER

2) JAJAJA, LLC
C/O TICOR TITLE
147 FIRST STREET, SUITE 120
ASHLAND, OR 97520

CAPACITY: INTERESTED PARTY

Property Detail Report**For Property Located At :****1837 E SLAUSON AVE, LOS ANGELES, CA 90058-3840**

CoreLogic®

RealQuest Professional

For Sale**Owner Information**

Owner Name: **MALANGA ROBERT**
 Mailing Address: **1835 NEWPORT BLVD STE A109, COSTA MESA CA 92627-5007 C003**
 Vesting Codes: **//**

Location Information

Legal Description: **BOWEN'S SLAUSON JUNCTION TRACT LOT 33**
 County: **LOS ANGELES, CA** APN: **5105-024-016**
 Census Tract / Block: **2289.00 / 2** Alternate APN:
 Township-Range-Sect: **Subdivision: SLAUSON BOWENS JUNCTION TR**
 Legal Book/Page: **Map Reference: /**
 Legal Lot: **33** Tract #: **LOS ANGELES**
 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: **/** Deed Type:
 Sale Price: **1st Mtg Document #:**
 Document #:

Last Market Sale Information

Recording/Sale Date: **12/15/2016 / 11/10/2016** 1st Mtg Amount/Type: **/**
 Sale Price: **\$150,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1594064** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$68.18**
 New Construction: **Multi/Split Sale:**
 Title Company: **STEWART TITLE/CA**
 Lender:
 Seller Name: **BAUTISTA JULIO**

Prior Sale Information

Prior Rec/Sale Date: **12/11/2013 / 11/15/2013** Prior Lender:
 Prior Sale Price: **\$110,000** Prior 1st Mtg Amt/Type: **\$35,000 / PRIVATE PARTY**
 Prior Doc Number: **1745056** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1932 / 1934	Total Rooms/Offices	Garage Area:
Gross Area:	2,200	Total Restrooms:	Garage Capacity:
Building Area:	2,200	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LAM2	Acres:	0.06	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	2,750	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$174,081	Assessed Year:	2025	Property Tax:	\$2,420.67
Land Value:	\$123,019	Improved %:	29%	Tax Area:	6659
Improvement Value:	\$51,062	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$174,081				

Comparable Sales Report

For Property Located At

**1837 E SLAUSON AVE, LOS ANGELES, CA 90058-3840****15 Comparable(s) Selected.**

Report Date: 04/30/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$150,000	\$375,000	\$137,500,000	\$10,422,133
Bldg/Living Area	2,200	1,875	2,400	2,190
Price/Sqft	\$68.18	\$189.97	\$57,291.67	\$4,406.81
Year Built	1932	1930	1971	1957
Lot Area	2,750	2,500	15,765	5,121
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$174,081	\$63,178	\$3,346,552	\$747,986
Distance From Subject	0.00	1.80	19.73	9.53

*= user supplied for search only

Comp #:	1 For Sale	Distance From Subject:	1.80 (miles)
Address:	1128 NADEAU ST, LOS ANGELES, CA 90001-3334		
Owner Name:	URIBE EMILIO/DE URIBE NANCY Z		
Seller Name:	PEREZ LUIS A LIVING TRUST		
APN:	6028-001-010	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5351.01
Subdivision:	6314	Zoning:	LCM1*
Rec Date:	10/02/2025	Prior Rec Date:	05/19/1989
Sale Date:	09/25/2025	Prior Sale Date:	05/1985
Sale Price:	\$375,000	Prior Sale Price:	\$75,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	680942	Acres:	0.10
1st Mtg Amt:	\$324,999	Lot Area:	4,572
Total Value:	\$600,000	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	1,974
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1947 / 1962
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: **2** Distance From Subject: **3.79 (miles)**
 Address: **4505 FIRESTONE BLVD, SOUTH GATE, CA 90280-3322**
 Owner Name: **TSATURYAN RITA**
 Seller Name: **4511 FIRESTONE BLVD LLC**
 APN: **6216-007-004** Map Reference: **/** Building Area: **2,100**
 County: **LOS ANGELES, CA** Census Tract: **5360.00** Total Rooms/Offices:
 Subdivision: **5561** Zoning: **SGM2*** Total Restrooms:
 Rec Date: **09/26/2025** Prior Rec Date: **09/20/2018** Yr Built/Eff: **/ 1956**
 Sale Date: **09/11/2025** Prior Sale Date: **08/07/2018** Air Cond:
 Sale Price: **\$4,650,000** Prior Sale Price: **\$2,425,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **665061** Acres: **0.07**
 1st Mtg Amt: Lot Area: **3,233**
 Total Value: **\$265,488** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **4.80 (miles)**
 Address: **5010 E OLYMPIC BLVD, LOS ANGELES, CA 90022-3904**
 Owner Name: **WAWOE PASCUAL J L**
 Seller Name: **ROMINE JAKLIN M**
 APN: **5245-016-008** Map Reference: **/** Building Area: **2,250**
 County: **LOS ANGELES, CA** Census Tract: **5317.02** Total Rooms/Offices:
 Subdivision: **7366** Zoning: **LCM1*** Total Restrooms:
 Rec Date: **03/16/2026** Prior Rec Date: **11/03/2022** Yr Built/Eff: **1963 / 1963**
 Sale Date: **03/10/2026** Prior Sale Date: **10/27/2022** Air Cond:
 Sale Price: **\$905,000** Prior Sale Price: **\$680,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **180872** Acres: **0.07**
 1st Mtg Amt: Lot Area: **2,878**
 Total Value: **\$707,472** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **6.10 (miles)**
 Address: **11633 LOUISE AVE, LYNWOOD, CA 90262-3923**
 Owner Name: **CAVES BUILDING 1 LLC**
 Seller Name: **VARGAS G M & A G F/TR**
 APN: **6188-006-005** Map Reference: **/** Building Area: **2,000**
 County: **LOS ANGELES, CA** Census Tract: **5400.00** Total Rooms/Offices:
 Subdivision: **SLAUSSON TR** Zoning: **LYM*** Total Restrooms:
 Rec Date: **12/11/2025** Prior Rec Date: **11/20/2003** Yr Built/Eff: **1962 / 1962**
 Sale Date: **08/20/2025** Prior Sale Date: **09/26/2003** Air Cond:
 Sale Price: **\$772,000** Prior Sale Price: **\$205,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **900473** Acres: **0.20**
 1st Mtg Amt: Lot Area: **8,883**
 Total Value: **\$302,377** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **8.08 (miles)**
 Address: **2643 FAIRFAX AVE, CULVER CITY, CA 90232-7332**
 Owner Name: **FAIRFAX AVE HOLDINGS LLC/ARONOFF ROBERT C LIVING TRUST**
 Seller Name: **CIVICAP 2643 FAIRFAX LLC**
 APN: **4205-002-008** Map Reference: **/** Building Area: **2,400**
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:
 Subdivision: **RANCHO RINCON DE LO** Zoning: **CCM1** Total Restrooms: **2**
 Rec Date: **12/23/2025** Prior Rec Date: **09/17/2025** Yr Built/Eff: **1961 / 1961**
 Sale Date: **12/15/2025** Prior Sale Date: **09/10/2025** Air Cond:
 Sale Price: **\$1,700,000** Prior Sale Price: **\$1,300,000** Pool:

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	930759	Acres:	0.08		
1st Mtg Amt:	\$725,000	Lot Area:	3,476		
Total Value:	\$1,407,161	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: **6** Distance From Subject: **8.08 (miles)**
 Address: **2635 FAIRFAX AVE, CULVER CITY, CA 90232-7332**
 Owner Name: **MIRACLE MILE FAIRFAX LLC**
 Seller Name: **2635 FAIRFAX OWNER LLC**
 APN: **4205-002-022** Map Reference: **/** Building Area: **2,400**
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:
 Subdivision: **RINCON DE LOS BUEYES RHO** Zoning: **CCM1** Total Restrooms: **2**
 Rec Date: **09/17/2025** Prior Rec Date: **01/31/2019** Yr Built/Eff: **1961 / 1961**
 Sale Date: **09/10/2025** Prior Sale Date: **01/15/2019** Air Cond:
 Sale Price: **\$860,000** Prior Sale Price: **\$3,000,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **640431** Acres: **0.08**
 1st Mtg Amt: Lot Area: **3,473**
 Total Value: **\$3,346,552** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **8.18 (miles)**
 Address: **2473 FLETCHER DR, LOS ANGELES, CA 90039-2801**
 Owner Name: **2477 FLETCHER LLC**
 Seller Name: **FOREST FOR THE TREES LLC**
 APN: **5437-033-026** Map Reference: **/** Building Area: **1,950**
 County: **LOS ANGELES, CA** Census Tract: **1872.00** Total Rooms/Offices:
 Subdivision: **6558** Zoning: **LAM2** Total Restrooms:
 Rec Date: **02/06/2026** Prior Rec Date: **07/02/1971** Yr Built/Eff: **1930 / 1932**
 Sale Date: **01/26/2026** Prior Sale Date:
 Sale Price: **\$686,000** Prior Sale Price: **\$24,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **88122** Acres: **0.10** Roof Mat:
 1st Mtg Amt: Lot Area: **4,499**
 Total Value: **\$66,374** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **8.59 (miles)**
 Address: **2705 W AVENUE 34, LOS ANGELES, CA 90065-2822**
 Owner Name: **VT 2705 LLC**
 Seller Name: **2705 W AVENUE 34 LLC**
 APN: **5457-022-016** Map Reference: **/** Building Area: **2,400**
 County: **LOS ANGELES, CA** Census Tract: **1863.02** Total Rooms/Offices:
 Subdivision: **WASHINGTON PARK** Zoning: **LACM** Total Restrooms:
 Rec Date: **02/20/2026** Prior Rec Date: **12/11/2015** Yr Built/Eff: **1967 / 1971**
 Sale Date: **02/12/2026** Prior Sale Date: **11/17/2015** Air Cond:
 Sale Price: **\$137,500,000** Prior Sale Price: **\$500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **122592** Acres: **0.12**
 1st Mtg Amt: Lot Area: **5,200**
 Total Value: **\$591,892** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **9.29 (miles)**
 Address: **11824 JEFFERSON BLVD, CULVER CITY, CA 90230-6310**
 Owner Name: **11822-11824 JEFFERSON BLVD LLC**

Seller Name:	HARRIS-ODELL LLC		
APN:	4220-006-031	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2756.03
Subdivision:	6265	Zoning:	LAM2
Rec Date:	01/22/2026	Prior Rec Date:	06/02/2014
Sale Date:	01/22/2026	Prior Sale Date:	05/02/2014
Sale Price:	\$2,681,500	Prior Sale Price:	\$1,200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	52092	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,500
Total Value:	\$735,509	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	1,875
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	10	Distance From Subject:	11.07 (miles)
Address:	9302 MABEL AVE, SOUTH EL MONTE, CA 91733-1426		
Owner Name:	CUAN RICARDO		
Seller Name:	LEE JUSTIN & MAORU J		
APN:	5281-004-014	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4335.06
Subdivision:	10231	Zoning:	SEM*
Rec Date:	03/24/2026	Prior Rec Date:	06/22/2023
Sale Date:	03/17/2026	Prior Sale Date:	05/31/2023
Sale Price:	\$1,150,000	Prior Sale Price:	\$1,160,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	203386	Acres:	0.36
1st Mtg Amt:		Lot Area:	15,765
Total Value:	\$1,206,864	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	2,280
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1956 / 1956
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	12.49 (miles)
Address:	1812 VICTORY BLVD, GLENDALE, CA 91201-2595		
Owner Name:	1812 VICTORY LLC		
Seller Name:	DEAN J C & S P F/TR		
APN:	5625-035-003	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	3016.02
Subdivision:	9059	Zoning:	GLCMYY
Rec Date:	04/17/2026	Prior Rec Date:	03/08/1988
Sale Date:	07/30/2025	Prior Sale Date:	02/1988
Sale Price:	\$1,400,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	272101	Acres:	0.07
1st Mtg Amt:	\$700,000	Lot Area:	2,999
Total Value:	\$258,366	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	2,250
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	13.35 (miles)
Address:	2076 E WALNUT ST, PASADENA, CA 91107-3546		
Owner Name:	WALNUT ASSETS LLC		
Seller Name:	HELTSLEY FAMILY TRUST		
APN:	5746-009-059	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4628.00
Subdivision:	COLORADO CENTRAL TR	Zoning:	PSC-
Rec Date:	03/03/2026	Prior Rec Date:	10/27/2000
Sale Date:	02/25/2026	Prior Sale Date:	09/14/2000
Sale Price:	\$1,287,500	Prior Sale Price:	\$230,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	147722	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,198
Total Value:	\$346,551	# of Stories:	
		Building Area:	2,266
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1969 / 1969
		Air Cond:	
		Pool:	
		Roof Mat:	

Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **13.56 (miles)**
 Address: **1365 E BURNETT ST, SIGNAL HILL, CA 90755-3511**
 Owner Name: **GLASS RANGE INC**
 Seller Name: **SIGNAL HILL HOLDINGS LLC**
 APN: **7211-028-039** Map Reference: **/** Building Area: **2,304**
 County: **LOS ANGELES, CA** Census Tract: **5734.02** Total Rooms/Offices:
 Subdivision: **LA REINA PLACE** Zoning: **SHM2*** Total Restrooms:
 Rec Date: **03/13/2026** Prior Rec Date: **01/31/2024** Yr Built/Eff: **1971 / 1971**
 Sale Date: **03/05/2026** Prior Sale Date: **01/25/2024** Air Cond:
 Sale Price: **\$750,000** Prior Sale Price: **\$750,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **177709** Acres: **0.14**
 1st Mtg Amt: **\$375,000** Lot Area: **5,986**
 Total Value: **\$517,036** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **14.02 (miles)**
 Address: **2082 LINCOLN AVE, ALTADENA, CA 91001-5448**
 Owner Name: **GREENSTEIN FAMILY TRUST/FERRAZZANI LEAH G**
 Seller Name: **SURVIVORS M G & L C M TRUST**
 APN: **5825-004-002** Map Reference: **/** Building Area: **2,400**
 County: **LOS ANGELES, CA** Census Tract: **4610.00** Total Rooms/Offices:
 Subdivision: **FRANCIS & HUPFER TR** Zoning: **LCM1VV** Total Restrooms:
 Rec Date: **12/29/2025** Prior Rec Date: **07/21/2015** Yr Built/Eff: **1948 / 1948**
 Sale Date: **12/18/2025** Prior Sale Date: **07/01/2015** Air Cond:
 Sale Price: **\$700,000** Prior Sale Price: **\$990,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **941450** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,774**
 Total Value: **\$804,976** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **19.73 (miles)**
 Address: **14736 ARMINTA ST, PANORAMA CITY, CA 91402-5904**
 Owner Name: **ESWARAPPA ABHINAY**
 Seller Name: **SPENCER C J SEPARATE P TRUST**
 APN: **2210-021-024** Map Reference: **/** Building Area: **2,000**
 County: **LOS ANGELES, CA** Census Tract: **1200.30** Total Rooms/Offices:
 Subdivision: **16191** Zoning: **LAM1** Total Restrooms:
 Rec Date: **01/29/2026** Prior Rec Date: Yr Built/Eff: **1955 / 1955**
 Sale Date: **01/26/2026** Prior Sale Date: Air Cond:
 Sale Price: **\$915,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **67644** Acres: **0.08**
 1st Mtg Amt: **\$615,000** Lot Area: **3,372**
 Total Value: **\$63,178** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 1837 EAST SLAUSON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5105-024-016

Date: July 14, 2026

CASE NO.: 993040
ORDER NO.: A-6055060

EFFECTIVE DATE OF ORDER TO COMPLY: September 19, 2023
COMPLIANCE EXPECTED DATE: October 4, 2023
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6055060

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOISES 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

MALANGA, ROBERT
1835 NEWPORT BLVD # A109
COSTA MESA, CA 92627

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

SEP 14 2023

CASE #: 993040
ORDER #: A-6055060
EFFECTIVE DATE: September 19, 2023
COMPLIANCE DATE: October 04, 2023

OWNER OF
SITE ADDRESS: 1837 E SLAUSON AVE
ASSESSORS PARCEL NO.: 5105-024-016
ZONE: M1; Limited Industrial Zone

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

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 Warehouse/Retail building as a Hydroponic Agricultural Enterprise / Indoor Nursery and Auto Body Repair Shop.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the Warehouse/Retail building as a Hydroponic Agricultural Enterprise / Indoor Nursery and Auto Body Repair Shop. 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.

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

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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

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: September 01, 2023

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



CODE ENFORCEMENT BUREAU
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