

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

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JAVIER NUNEZ
MOISES ROSALES

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MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

March 9, 2026

Council District: # 8

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

JOB ADDRESS: 1226 WEST 62ND STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6003-028-007
Re: Invoice #898109-3

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: 1226 West 62nd 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 on October 11, 2019 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)	551.53
Title Report fee	30.00
Grand Total	\$ 2,891.53

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 \$2,891.53 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 \$2,891.53 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. T18699
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6003-028-007

Property Address: 1226 W 62ND ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: LIVING TRUST OF ALEJANDRA DUKES, ALEJANDRA DUKES TRUSTEE

Grantor: ALEJANDRA DUKES (50%)

Deed Date : 12/03/2021

Recorded : 02/22/2022

Instr No. : 22-0205338

Type of Document: QUITCLAIM DEED

Grantee: LIVING TRUST OF BERENIS SILVA, BERENICE SILVA TRUSTEE

Grantor: BERENIS SILVA (50%)

Deed Date : 09/10/2021

Recorded : 02/22/2022

Instr No. : 22-0205338

**MAILING ADDRESS: LIVING TRUST OF ALEJANDRA DUKES, ALEJANDRA DUKES TRUSTEE
AND LIVING TRUST OF BERENIS SILVA, BERENICE SILVA TRUSTEE
1226 W 62ND ST, LOS ANGELES, CA 90044-2716**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 235 Tract No: 3987 Brief Description: TRACT # 3987 LOT 235

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20220205338



Pages:
0005

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

02/22/22 AT 01:05PM

FEES :	36.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	36.00



LEADSHEET



202202222900028

00021967544



013168702

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Alejandra Dukes

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Downey Legal Documents Solutions

STREET ADDRESS

11646 Lakewood Blvd

CITY, STATE &
ZIP CODE

Downey, CA 90241

21967544



SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

Prepared By:
Alejandra Dukes

After Recording Return To:
Downey Legal Documents Solutions
11646 Lakewood Blvd
Downey, California 90241

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6003-028-007

QUITCLAIM DEED

On December 03, 2021 THE GRANTOR(S),

- Alejandra Dukes, a married person, as her sole and separate property as to a 50% undivided share,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- LIVING TRUST OF ALEJANDRA DUKES Dated December 03, 2021, Alejandra Dukes, Trustee, residing at 1226 W 62nd St., Los Angeles, Los Angeles County, California 90044

the following described real estate, situated in Los Angeles, in the County of Los Angeles, State of California

Legal Description:

LOT 235 OF TRACT NO. 3987, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE(S) 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

More commonly described as 1226 & 1228 W 62nd St, Los Angeles, California 90044.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor declares that this transfer is exempt from the documentary transfer tax and that the documentary transfer tax on this transfer is \$0.

Grantor further declares this conveyance is to transfer property into or out of a Living Trust.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 6003-028-007

Mail Tax Statements To:
Alejandra Dukes
1226 W 62nd St.
Los Angeles, California 90044

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12-03-21

Alejandra

Alejandra Dukes
1226 W 62nd St.
Los Angeles, California, 90044

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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

On December 03, 2021 before me, Martin Sosa (notary public), personally appeared Alejandra Dukes, 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.

Martin Sosa

(Notary Seal)

Signature of Notary Public



This page is part of your document - DO NOT DISCARD



20211469056



Pages:
0005

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

09/27/21 AT 03:06PM

FEES :	36.00
TAXES :	0.00
OTHER :	0.00
<hr/> PAID :	36.00



LEADSHEET



202109272840094

00021229120



012699206

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Berenis Silva

WHEN RECORDED MAIL TO:
Downey Legal Documents Solutions
11646 Lakewood Blvd
Downey, CA 90241

21229120



Batch Number: 12699206

THIS SPACE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT

QUITCLAIM DEED

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by **GC 27388.1 [SB2]**

Reason for exemption:

- Not related to real property - GC 27388.1(a)(1)
- Transfer of real property subject to the imposition of Documentary Transfer Tax - GC 27388.1(a)(2)
- Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1(a)(2)
- Transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1(a)(2)
- Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1(a)(2)
- Maximum \$225.00 fee per transaction reached - GC 27388.1(a)(1)

Signature

09-10-21

Date

**THIS PAGE IS ADDED TO PROVIDE DECLARATION OF GC 27388.1 FEE EXEMPTION
ADDITIONAL PAGE RECORDING FEE APPLIES FOR THIS PAGE**

Prepared By:
Berenis Silva

After Recording Return To:
Downey Legal Documents Solutions
11646 Lakewood Blvd.
Downey, California 90241

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6003-028-007

QUITCLAIM DEED

On September 10, 2021 THE GRANTOR(S),

- Berenis Silva, a single person, as to a 50% undivided share,
for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quitclaims to the GRANTEE(S):

- LIVING TRUST OF BERENIS SILVA Dated September 10, 2021, Berenis Silva,
Trustee, residing at 1226 W 62nd St., Los Angeles, Los Angeles County, California
90044

the following described real estate, situated in Los Angeles, in the County of Los Angeles, State of
California

Legal Description:

LOT 235 OF TRACT NO. 3987, IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE(S)
51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

More commonly described as 1226 & 1228 W 62nd St., Los Angeles, California 90044.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor declares that this transfer is exempt from the documentary transfer tax and that the documentary transfer tax on this transfer is \$0.

Grantor further declares this conveyance is to transfer property into or out of a Living Trust.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 6003-028-007

Mail Tax Statements To:
Berenis Silva
1226 W 62nd St.
Los Angeles, California 90044

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9-10-21

Berenis Silva

Berenis Silva
1226 W 62nd St.
Los Angeles, California, 90044

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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

On September 10, 2021 before me, Martin Sosa (notary public), personally appeared Berenis Silva, 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.

Martin Sosa (Notary Seal)
Signature of Notary Public



EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS
JOB ADDRESS: 1226 WEST 62ND STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6003-028-007

Date: March 9, 2026

Last Full Title: 12/08/2025

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) LIVING TRUST OF ALEJANDRA DUKES
ALEJANDRA DUKES AS TRUSTEE AND
LIVING TRUST OF BERENIS SILVA
BERENIS SILVA AS TRUSTEE
1226 WEST 62ND STREET
LOS ANGELES, CA 90044-2716

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
1226 W 62ND ST, LOS ANGELES, CA 90044-2716



Bldg Card: 000 of 002

Owner Information

Owner Name: **DUKES ALEJANDRA/DUKE ALEJANDRA**
 Mailing Address: **1226 W 62ND ST, LOS ANGELES CA 90044-2716 C032**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 3987 LOT 235	APN:	6003-028-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2372.01 / 3	Subdivision:	3987
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	42-51	Tract #:	3987
Legal Lot:	235	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C34	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/22/2022 / 12/03/2021	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	205338		

Last Market Sale Information

Recording/Sale Date:	01/04/2012 / 11/30/2011	1st Mtg Amount/Type:	\$282,648 / CONV
Sale Price:	\$290,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	10382
Document #:	10381	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$169.59
New Construction:		Multi/Split Sale:	
Title Company:	TICOR TITLE		
Lender:	IMORTGAGE.COM INC		
Seller Name:	MIKHAIL SAMUEL		

Prior Sale Information

Prior Rec/Sale Date:	06/03/2011 / 05/19/2011	Prior Lender:	CENTER STREET LNDG/WF I LLC
Prior Sale Price:	\$217,500	Prior 1st Mtg Amt/Type:	\$152,000 / CONV
Prior Doc Number:	765918	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	Parking Type:	Construction:
Living Area: 1,710	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: 5	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1922 /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning:	LAR2	Acres:	0.15	County Use:	DUPLEX (0200)
Lot Area:	6,730	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$364,243	Assessed Year:	2025	Property Tax:	\$4,641.14
Land Value:	\$288,886	Improved %:	21%	Tax Area:	212
Improvement Value:	\$75,357	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$364,243				

Comparable Sales Report

For Property Located At

**1226 W 62ND ST, LOS ANGELES, CA 90044-2716****1 Comparable(s) Selected.**

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$290,000	\$765,000	\$765,000	\$765,000
Bldg/Living Area	1,710	1,797	1,797	1,797
Price/Sqft	\$169.59	\$425.71	\$425.71	\$425.71
Year Built	1922	1921	1921	1921
Lot Area	6,730	6,421	6,421	6,421
Bedrooms	5	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$364,243	\$47,987	\$47,987	\$47,987
Distance From Subject	0.00	0.13	0.13	0.13

* = user supplied for search only

Comp #:1				Distance From Subject:0.13 (miles)
Address:	6065 RAYMOND AVE, LOS ANGELES, CA 90044-2739			
Owner Name:	MOLINA MARVIN J M/DE MONROY MARGARITA E R			
Seller Name:	WAYNE CHRISTINE S TRUST			
APN:	6003-018-013	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	2372.01	
Subdivision:	3987	Zoning:	LAR2	
Rec Date:	05/21/2025	Prior Rec Date:		
Sale Date:	04/23/2025	Prior Sale Date:		
Sale Price:	\$765,000	Prior Sale Price:		
Sale Type:	FULL	Prior Sale Type:		
Document #:	336160	Acres:	0.15	
1st Mtg Amt:	\$612,000	Lot Area:	6,421	
Total Value:	\$47,987	# of Stories:		
Land Use:	DUPLEX	Park Area/Cap#:	/	
		Living Area:	1,797	
		Total Rooms:		
		Bedrooms:	3	
		Bath(F/H):	2 /	
		Yr Built/Eff:	1921 /	
		Air Cond:		
		Style:		
		Fireplace:	/	
		Pool:		
		Roof Mat:		
		Parking:		

EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **1226 WEST 62ND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-028-007**

Date: **March 9, 2026**

CASE NO.: **881752**
ORDER NO.: **A-5148992**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 11, 2019**
COMPLIANCE EXPECTED DATE: **November 10, 2019**
DATE COMPLIANCE OBTAINED: **February 6, 2025**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5148992

1051120020199914

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

DEPARTMENT OF BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SILVA, BERENIS AND DUKES, ALEJANDRA 1226 W 62ND ST LOS ANGELES, CA 90044

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

CASE #: 881752 ORDER #: A-5148992

EFFECTIVE DATE: October 11, 2019 COMPLIANCE DATE: November 10, 2019

OWNER OF SITE ADDRESS: 1226 W 62ND ST

OCT 02 2019

ASSESSORS PARCEL NO.: 6003-028-007 ZONE: R2; Two Family Zone

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

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. 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.

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.

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.

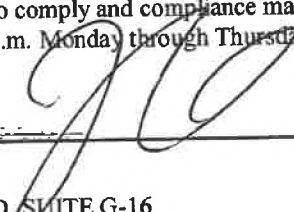
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

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: September 30, 2019


JAMES VORHIS
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(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
For routine City business and non-emergency services: Call 3-1-1
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