

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

March 19, 2026

Council District: # 8

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

JOB ADDRESS: 1300 WEST 82ND STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6033-011-033
Re: Invoice #895536-6, 920963-7

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: **1300 West 82nd 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.

Pursuant to Section 98.0421, the property owner was issued an order on August 8, 2023 and July 5, 2024 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	672.00
System Development Surcharge	40.32
Late Charge/Collection fee (250%)	1,070.40
System Development Surcharge Late Fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,863.12

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 **\$1,863.12** 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 **\$1,863.12** 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. T18658
Dated as of: 10/31/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6033-011-033

Property Address: 1300 W 82ND ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MICHELLE STEWART

Grantor : MIKE ZETA CORREA

Deed Date : 07/25/2005 ***Recorded : 09/19/2005***

Instr No. : 05-2251410

MAILING ADDRESS: MICHELLE STEWART
1300 W 82ND ST, LOS ANGELES, CA 90044-2316

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 208,210 Tract No: 8933 Brief Description: TRACT # 8933 W 25 FT OF LOT 208 AND E 25 FT OF LOT 210

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 06/21/2010 ***Document #: 10-0846147***

Loan Amount: \$366,400

Lender Name: AHMSI

Borrowers Name: MICHELLE STEWART

MAILING ADDRESS: AHMSI
4875 BELFORT ROAD STE 130 JACKSONVILLE, FL 32256

RECORDING REQUESTED BY:
SECURITY UNION

09/19/05

Escrow No 33596-MD
Title Order No 50036307

05 2251410

When Recorded Mail Document
and Tax Statement To:
MICHELLE STEWART

1300 W. 82nd St.
Los Angeles, CA 90044

APN 6033-011-033

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 503.80 City tax \$ 2,061.00

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale
☐ Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MIKE ZETA CORREA, An Unmarried Man

hereby GRANT(S) to MICHELLE STEWART, A Single Woman

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

Property Address 1300 W 82nd ST, Los Angeles, CA 90044

DATED: July 25, 2005

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON July 25, 2005 before me,
Martha Marquez personally appeared
Mike Zeta Correa

Mike Zeta Correa
MIKE ZETA CORREA

personally known to me (or 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.



Witness my hand and official seal

Signature Martha Marquez

MAIL TAX STATEMENTS AS DIRECTED ABOVE

09/19/05

DESCRIPTION

Order No. 050036307

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

LOT 208, EXCEPT THE EAST 35 FEET, AND THE EAST 25 FEET OF LOT 210 OF TRACT 8933, AS PER MAP RECORDED IN BOOK 147, PAGES 63 TO 65, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

05 2251410

This page is part of your document - DO NOT DISCARD



20100846147



Pages:
0003

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

06/21/10 AT 08:00AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201006210110014

00002541989



002741033

SEQ:
23

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to
AHMSI
4875 BELFORT ROAD, SUITE 130
JACKSONVILLE, FL 32256



363148

Space above this line for recorder's use

NOTE: After having been recorded, this Assignment should be kept with the Note and Deed of Trust hereby assigned

ASSIGNMENT OF DEED OF TRUST

T.S. No: H508956 CA Unit Code: H Loan No: 0020050258/STEWART Investor No: 31037629
AP #1: 6033-011-033
Property Address: 1300 WEST 82ND STREET, LOS ANGELES, CA 90044

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION
CORPORATION 2006-OPT4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT4
all beneficial interest under that certain Deed of Trust dated September 7, 2005, executed by
Trustor: MICHELLE STEWART
Trustee: SECURITY UNION TITLE; and
Recorded September 19, 2005 as Instr. No. 05 2251411 in Book --- Page --- of Official Records in the office
of the Recorder of LOS ANGELES County; CALIFORNIA

TOGETHER with the notes therein described and secured thereby, the money due and to become due thereon,
with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed,
in whole or in part the real property described therein.

Dated ~~FEBRUARY 2, 2010~~
March 2, 2010

SAND CANYON CORPORATION F/K/A OPTION ONE MORTGAGE CORPORATION

BY: Alisa Dhimitri BY: Joseph Kaminski
Alisa Dhimitri Joseph Kaminski

Page 2

T.S. No: H508956 CA Unit Code: H Loan No: 0020050258/STEWART Investor No: 31037629

STATE OF Florida
COUNTY OF Duval)
SS

On 3/2/2010 before me, Tamera Sandoval, a Notary Public, personally appeared Joseph Kaminski Alisa Dhimitri, 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 Florida ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tamera Sandoval (Seal)

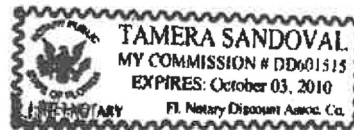


EXHIBIT B

ASSIGNED INSPECTOR: **MICHAEL SERETTI**
JOB ADDRESS: **1300 WEST 82ND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6033-011-033**

Date: March 19, 2026

Last Full Title: **10/31/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) MICHELLE STEWART
1300 W. 82 ND STREET
LOS ANGELES, CA 90044-2316 | CAPACITY: OWNER |
| 2) AHMSI
4875 BELFORT ROAD, SUITE 130
JACKSONVILLE, FL 32256 | CAPACITY: INTERESTED PARTY |

Property Detail Report**For Property Located At :****1300 W 82ND ST, LOS ANGELES, CA 90044-2316**

RealQuest

Owner Information

Owner Name: **STEWART MICHELLE**
 Mailing Address: **1300 W 82ND ST, LOS ANGELES CA 90044-2316 C014**
 Vesting Codes: **SW / /**

Location Information

Legal Description: **TRACT # 8933 W 25 FT OF LOT 208 AND E 25 FT OF LOT 210**
 County: **LOS ANGELES, CA** APN: **6033-011-033**
 Census Tract / Block: **2382.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **8933**
 Legal Book/Page: **147-63** Map Reference: **/**
 Legal Lot: **210** Tract #: **8933**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C36** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: **1st Mtg Document #:**
 Document #:

Last Market Sale Information

Recording/Sale Date: **09/19/2005 / 07/25/2005** 1st Mtg Amount/Type: **\$366,400 / CONV**
 Sale Price: **\$458,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **2251411**
 Document #: **2251410** 2nd Mtg Amount/Type: **\$91,600 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **6.50 / ADJ**
 Transfer Document #: Price Per SqFt: **\$226.84**
 New Construction: Multi/Split Sale:
 Title Company: **SECURITY UNION TITLE**
 Lender: **HORIZON MTG BANKERS**
 Seller Name: **CORREA MIKE Z**

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: **2,019** Garage Area: Heat Type: **CENTRAL**
 Tot Adj Area: Garage Capacity:
 Above Grade: Parking Spaces:
 Total Rooms: Basement Area:
 Bedrooms: **3** Finish Bsmnt Area:
 Bath(F/H): **2 /** Basement Type:
 Year Built / Eff: **1936 / 1936** Roof Type:
 Fireplace: **/** Foundation:
 # of Stories: Roof Material:
 Other Improvements: Condition:

Site Information

Zoning: **LAR1** Acres: **0.12** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **5,101** Lot Width/Depth: **50 x 102** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

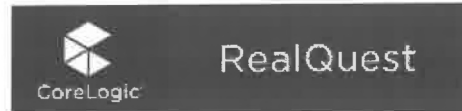
Total Value: \$625,878
 Land Value: \$420,900
 Improvement Value: \$204,978
 Total Taxable Value: \$618,878

Assessed Year: 2025
 Improved %: 33%
 Tax Year: 2024

Property Tax: \$7,611.36
 Tax Area: 212
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At

**1300 W 82ND ST, LOS ANGELES, CA 90044-2316****1 Comparable(s) Selected.**

Report Date: 11/14/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$458,000	\$850,000	\$850,000	\$850,000
Bldg/Living Area	2,019	2,149	2,149	2,149
Price/Sqft	\$226.84	\$395.53	\$395.53	\$395.53
Year Built	1936	1979	1979	1979
Lot Area	5,101	5,900	5,900	5,900
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$625,878	\$171,452	\$171,452	\$171,452
Distance From Subject	0.00	0.18	0.18	0.18

*= user supplied for search only

Comp #:1

Distance From Subject:0.18 (miles)

Address: **1345 W 84TH PL, LOS ANGELES, CA 90044-2215**Owner Name: **COLE KEITH A/COLE GWENDOLYN R S**Seller Name: **MEADOWS MICHAEL**APN: **6033-003-030**County: **LOS ANGELES, CA**Subdivision: **HOLSON HEIGHTS**Rec Date: **05/13/2025**Sale Date: **04/07/2025**Sale Price: **\$850,000**Sale Type: **FULL**Document #: **315310**1st Mtg Amt: **\$680,000**Total Value: **\$171,452**Land Use: **SFR**Map Reference: **/**Census Tract: **2382.00**Zoning: **LAR1**

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres: **0.14**Lot Area: **5,900**

of Stories:

Park Area/Cap#: **/**Living Area: **2,149**

Total Rooms:

Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1979 / 1979**

Air Cond:

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **MICHAEL SERETTI**
JOB ADDRESS: **1300 WEST 82ND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6033-011-033**

Date: March 19, 2026

CASE NO.: 987465
ORDER NO.: A-6016367

EFFECTIVE DATE OF ORDER TO COMPLY: **August 8, 2023**
COMPLIANCE EXPECTED DATE: **September 7, 2023**
DATE COMPLIANCE OBTAINED: **October 25, 2023**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6016367

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
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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

STEWART, MICHELLE
1300 W 82ND ST
LOS ANGELES, CA 90044

CASE #: 987465
ORDER #: A-6016367
EFFECTIVE DATE: August 08, 2023
COMPLIANCE DATE: September 07, 2023

OWNER OF
SITE ADDRESS: 1300 W 82ND ST
ASSESSORS PARCEL NO.: 6033-011-033
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. Block walls over 42" in height were/are constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all unapproved/unpermitted construction work performed without the required plans, permits, inspections, approvals and clearances. OR 2) Obtain all required permits, all required clearances, inspections and approvals to make the building/site conform and comply with all requirements of the L.A.M.C

Code Section(s) in Violation: 91.8105, 91.8104, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front yard

Comments: Remove or cover any exposed rebar.

2. The premises are not maintained free from overgrown vegetation, trash and debris.

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the premises. Remove trash and debris from premises.

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



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

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front yard and driveway

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)978-4508.

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

Inspector: _____

Date: July 20, 2023

EUSEBIO GUZMAN
8475 S VERMONT AVE
LOS ANGELES, CA 90044
(213)978-4508

Eusebio.Guzman@lacity.org

RB
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
www.ladbs.org

EXHIBIT D

ASSIGNED INSPECTOR: **MICHAEL SERETTI**
JOB ADDRESS: **1300 WEST 82ND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6033-011-033**

Date: **March 19, 2026**

CASE NO.: **1004703**
ORDER NO.: **A-6277998**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 5, 2024**
COMPLIANCE EXPECTED DATE: **August 4, 2024**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6277998

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP



KAREN BASS
MAYOR

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

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

STEWART, MICHELLE
1300 W 82ND ST
LOS ANGELES, CA 90044

Signed, mailed this notice
by mail, postage prepaid
to addressee on this day

JUN 27 2024

CASE #: 1004703
ORDER #: A-6277998
EFFECTIVE DATE: July 05, 2024
COMPLIANCE DATE: August 04, 2024

OWNER OF
SITE ADDRESS: 1300 W 82ND ST
ASSESSORS PARCEL NO.: 6033-011-033
ZONE: R1; One-Family Zone

to the address as shown on the
last equalized assessment roll
Initialed by *JS*

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.

An inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of pallets, building materials, tools, etc in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: All yards and driveway

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: All yards and driveway

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

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:

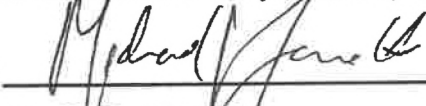
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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) 978-4508.

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

Inspector:



Date: June 20, 2024

MICHAEL SERETTI
8475 S VERMONT
LOS ANGELES, CA 90044
(213) 978-4508

Michael.Seretti@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
www.ladbs.org