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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

BRIDGEX DEV GROUP TWO LLC C/O DAVID LI
2390 HUNTINGTON DR.
SAN MARINO, CA 91108

CASE #: 1085397
ORDER #: A-6817952
EFFECTIVE DATE: June 30, 2026
COMPLIANCE DATE: July 30, 2026

OWNER OF
SITE ADDRESS: 1746 W 38TH PL
ASSESSORS PARCEL NO.: 5035-026-012
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. The garage has been converted to habitable space 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, AND Restore the existing approved/permitted garage to its originally approved condition OR 2) Submit plans, obtain all required permits, all required clearances, inspections and approvals to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage

2. The approximate 10ft x 14ft 6in construction of an addition to the Southwest corner of the garage was 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 2) Restore the existing structure(s) to its originally approved condition, OR 3)

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

Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 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.

3. The approximate 20ft x 10ft construction of an addition to the rear of the house was 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 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 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: Between rear of house and garage

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.

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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 (323)218-7167.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: June 05, 2026

JOHN PARKER
8475 S VERMONT
LOS ANGELES, CA 90044
(323)218-7167
John.Parker@lacity.org


REVIEWED BY

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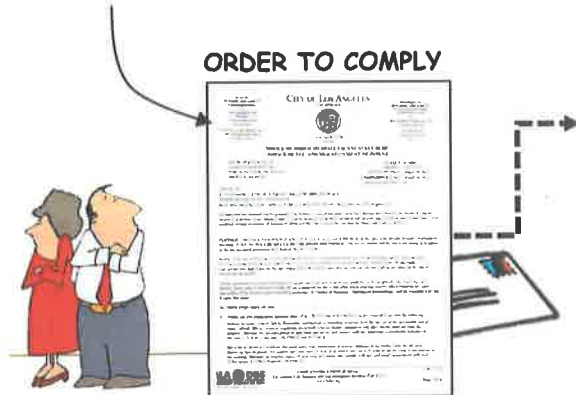


CODE ENFORCEMENT BUREAU
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FEES ASSOCIATED WITH ORDERS TO COMPLY



You received this !!



You **MUST** pay a Code Violation Inspection fee of \$356.16 within 30 days of the effective date of the Order! After 30 days, a late fee of \$890.40 will be added to the original for a total of \$1,246.56.

**PLEASE DO NOT WAIT!
THERE IS NO GRACE PERIOD!**

(An invoice with payment instructions will be mailed to you)

When you have complied with the Order (taken care of the problem), paid the fee and you have contacted your inspector on or before the compliance date to request inspection to verify that the violation was removed, you are done and pay nothing more.



If you cannot comply with the Order by the compliance date, then:

Notify your Inspector

If you need more than 30 days to resolve the problem, you **MUST** apply for an "extension of time", by filling out the Request for Modification of Building Ordinances form and pay a fee of \$346.62.

(this fee varies due to circumstances as allowed by the code)



If you need a building permit to resolve your problem...then you must pay a minimum \$400.00 investigation fee in addition to the normal permit costs.

(Investigation fees can be more when substantial work has been done without a permit)



If you are not working towards solving the problem by the compliance date, you will also pay a Non-Compliance Fee of \$660.00 **PLEASE DO NOT WAIT!**

(An invoice with payment instructions will be mailed to you)

In cases where you are working diligently but are unable to comply within the compliance period due to the complexity of the project, inform the inspector and the \$660 fee may be suspended if justifiable.



If you do not pay the Non-Compliance Fee within 30 days, you will be charged a late fee of \$1,650.00 for a total of \$2,310.00.

Take no action and your code compliance case will then be forwarded to the City Attorney to seek compliance and potential criminal charges.



Note: Failure to pay these fees to the City may result in a **LIEN** against your property!

(Turn page over)



FEES ASSOCIATED WITH ORDERS AUTHORIZED BY THE LOS ANGELES MUNICIPAL CODE (LAMC)

The fees the City charges are primarily designed to recover partial costs for services performed monitoring your property and obtaining compliance with the Zoning and Building Codes. Information contained on this page is intended to assist you with understanding the fees you are responsible to pay. All information contained herein is not a substitute for the language and explanations found in the Order to Comply. You should communicate with your inspector in every situation .

Code Violation Inspection Fee (CVIF) - LAMC 98.0421

The CVIF of \$356.16 must be paid when you have been issued an Order to Comply. *You will receive an invoice* and you must pay this fee within 30 days of the invoice print date to avoid late penalties. Late penalties combined with the original CVIF will total more than \$1,246.00. This fee must be paid even if you comply with the Order before its due date.

Non-Compliance Fee (NCF) - LAMC 98.0411

The NCF of \$660 may be assessed if you fail to comply with the order within 15 days following the compliance date found on the Order to Comply or any approved extension. To avoid paying this fee it is best to correct the violations listed in the Order and contact the inspector to arrange an inspection or conference. Once this fee has been assessed, *you will receive an invoice* and you will have 30 days to make payment. Paying late will result in penalties totaling more than \$2,310.00.

Investigation Fee (IF) - LAMC 98.0402

This fee is only collected when a permit is required to bring your property into compliance with the Code. When the permit is issued you will be paying double the permit fee, but never less than the minimum \$400.00 fee.

You are required to obtain permits for alterations to your property and in some instances you will be required to submit building plans to the Department of Building and Safety for approval.

Modification Fee (MF) - LAMC 98.0403.1

You pay this fee if you cannot correct the violation(s) within the compliance period and would like additional time. You will need to apply for this extension in person at your local Code Enforcement office referenced on the Order to Comply below the inspector's signature. The length of time will be determined by the supervisor and inspector. The cost for this modification of the code, aka: "extension of time", is in most cases \$346.62. However, this fee varies according to circumstances and may be more.

FAILURE TO PAY ANY OF THESE ASSESSED FEES MAY RESULT IN THE DEPARTMENT PLACING A LIEN ON YOUR PROPERTY. WE ENCOURAGE YOU TO WORK WITH THE DEPARTMENT TO CORRECT ANY VIOLATIONS AS QUICKLY AS POSSIBLE.

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