

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

CORISSA HERNANDEZ  
MOISES ROSALES  
NANCY YAP



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

June 28, 2024

Council District: # 15

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

**JOB ADDRESS: 1902 EAST 110<sup>TH</sup> STREET, LOS ANGELES, CA**  
**AKA: 11000 SOUTH WILMINGTON AVENUE, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 6067-005-001**  
**Re: Invoice #773203-6, 794522-1, 805428-1, 821102-4, 851292-5**

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1902 East 110<sup>th</sup> Street, Los Angeles, CA (AKA: 11000 South Wilmington 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 LADBS's investigation an order or orders to comply were issued 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.

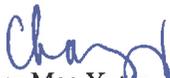
In addition, on September 12, 2019, August 18, 2020, and October 19, 2021 pursuant to Section 98.0402(e) of the L.A.M.C. LADBS performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. LADBS imposed non-compliance fee and annual inspection fee as follows:

| <u>Description</u>                  | <u>Amount</u>      |
|-------------------------------------|--------------------|
| Annual inspection Fee               | \$ 1,371.00        |
| System Development Surcharge        | 82.26              |
| Non-Compliance Code Enforcement fee | 1,320.00           |
| Late Charge/Collection fee (250%)   | 3,108.39           |
| Accumulated Interest (1%/month)     | 120.43             |
| Title Report fee                    | 30.00              |
| <b>Grand Total</b>                  | <b>\$ 6,032.08</b> |

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 **\$6,032.08** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 **\$6,032.08** on the referenced property. 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: HOLLY WOLCOTT, 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](mailto:latitle@in2-res.com)

---

***Property Title Report***

***Work Order No. T17243***  
***Dated as of: 09/27/2022***

***Prepared for: City of Los Angeles***

---

***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 6067-005-001***

***Property Address: 1902 E 110TH ST    City: Los Angeles    County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: TRUST TRANSFER DEED***

***Grantee : PAULA D. CLEVELAND, AS TRUSTEE OF THE PAULA D. CLEVELAND 2005 TRUST***

***Grantor : PAULA D. CLEVELAND***

***Deed Date : 06/01/2006***

***Recorded : 08/14/2006***

***Instr No. : 06-1806066***

***MAILING ADDRESS: PAULA D. CLEVELAND, AS TRUSTEE OF THE PAULA D. CLEVELAND 2005 TRUST  
2251 E 118TH ST, LOS ANGELES, CA 90059***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 1,2 Subdivision Name: WALTON TRACT Brief Description: WALTON TRACT LOTS 1 AND LOT 2***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD

06 1806066

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

4:01 PM AUG 14 2006

TITLE(S) : **DEED**



FEE

FEE  
\$7  
ZZ

D.T.T

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

6067 - 005 - 001

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
Paula D. Cleveland

06 1806066

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

Name: Paula D Cleveland, Trustee  
Address: 2251 East 118<sup>th</sup> Street  
City Los Angeles, California 90059

Title Order No  
Escrow No

### TRUST TRANSFER DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) under penalty of perjury that the following is true and correct  
THERE IS NO CONSIDERATION FOR THIS TRANSFER,  
This is a Trust Transfer under § 62 of the Revenue and Taxation Code as a transfer to a revocable trust,  
DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$ 0.00  
 Unincorporated area  City of Los Angeles, and

(Excluded from Reappraisal  
Under Proposition 13, e,  
California Constitution Article  
13A § 1 et Seq.)

Paula D. Cleveland, a single woman

hereby GRANT(S) to

Paula D. Cleveland, as Trustee of the PAULA D. CLEVELAND 2005 TRUST, dated June 1, 2006

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

REAL PROPERTY COMMONLY KNOWN AS 11000 South Wilmington Avenue, Los Angeles, California 90059

LEGAL DESCRIPTION Lots 1 and 2 of Walton Tract, in the City of Los Angeles, as per map recorded in Book 6 page 194  
of Maps, in the office of the County Recorder of Said County

A P N

Dated June 1, 2006

*Paula D. Cleveland*  
Paula D Cleveland

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES ) SS

On JUNE 26, 2006 before me, ~~the~~  
MARIA L. FIELD  
undersigned, a Notary Public in and for said State, personally  
appeared PAULA D. CLEVELAND

~~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

Notary Stamp or Seal

WITNESS my hand and official seal

*Maria L. Field*  
NOTARY SIGNATURE

MARIA L. FIELD  
NOTARY'S NAME (typed or legibly printed)



Mail Tax Statements as Directed Above  
Form provided by Orange Coast Title Company



**Property Detail Report**

For Property Located At :

**11000 WILMINGTON AVE, LOS ANGELES, CA 90059-1242**



Bldg Card: 000 of 002

**Owner Information**

Owner Name: **CLEVELAND PAULA D**  
 Mailing Address: **2251 E 118TH ST, LOS ANGELES CA 90059-2613 C023**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description: **WALTON TRACT LOTS 1 AND LOT 2**  
 County: **LOS ANGELES, CA** APN: **6067-005-001**  
 Census Tract / Block: **2431.00 / 1** Alternate APN:  
 Township-Range-Sect: **Subdivision: WALTON**  
 Legal Book/Page: **Map Reference: 58-E4 /**  
 Legal Lot: **2** Tract #:  
 Legal Block: **School District: LOS ANGELES**  
 Market Area: **C37** School District Name: **LOS ANGELES**  
 Neighbor Code: **Munic/Township: L.A. WATTS**

**Owner Transfer Information**

Recording/Sale Date: **08/14/2006 / 06/01/2006** Deed Type: **TRUSTEE'S DEED(TRANSFER)**  
 Sale Price: **1st Mtg Document #:**  
 Document #: **1806066**

**Last Market Sale Information**

Recording/Sale Date: **10/06/1978 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$13,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1113042** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **Price Per SqFt: \$16.03**  
 New Construction: **Multi/Split Sale:**  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: **06/30/1978 /** Prior Lender:  
 Prior Sale Price: **\$17,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **Prior 1st Mtg Rate/Type: /**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

|                     |                 |                     |                  |
|---------------------|-----------------|---------------------|------------------|
| Year Built / Eff:   | 1947 /          | Total Rooms/Offices | Garage Area:     |
| Gross Area:         | 811             | Total Restrooms:    | Garage Capacity: |
| Building Area:      | 811             | Roof Type:          | Parking Spaces:  |
| Tot Adj Area:       |                 | Roof Material:      | Heat Type:       |
| Above Grade:        |                 | Construction:       | Air Cond:        |
| # of Stories:       |                 | Foundation:         | Pool:            |
| Other Improvements: | Building Permit | Exterior wall:      | Quality:         |
|                     |                 | Basement Area:      | Condition:       |

**Site Information**

|                 |             |                  |      |             |                      |
|-----------------|-------------|------------------|------|-------------|----------------------|
| Zoning:         | LAC2        | Acres:           | 0.15 | County Use: | AUTO SVC SHOP (2600) |
| Lot Area:       | 6,501       | Lot Width/Depth: | x    | State Use:  |                      |
| Land Use:       | AUTO REPAIR | Res/Comm Units:  | 1 /  | Water Type: |                      |
| Site Influence: |             |                  |      | Sewer Type: |                      |

**Tax Information**

|                      |          |                |      |                |            |
|----------------------|----------|----------------|------|----------------|------------|
| Total Value:         | \$52,873 | Assessed Year: | 2022 | Property Tax:  | \$1,218.52 |
| Land Value:          | \$16,616 | Improved %:    | 69%  | Tax Area:      | 6650       |
| Improvement Value:   | \$36,257 | Tax Year:      | 2021 | Tax Exemption: |            |
| Total Taxable Value: | \$52,873 |                |      |                |            |



|              |                        |                   |                    |                      |               |
|--------------|------------------------|-------------------|--------------------|----------------------|---------------|
| APN:         | <b>5511-010-023</b>    | Map Reference:    | <b>33-E6 /</b>     | Building Area:       | <b>920</b>    |
| County:      | <b>LOS ANGELES, CA</b> | Census Tract:     | <b>2148.00</b>     | Total Rooms/Offices: |               |
| Subdivision: | <b>10389</b>           | Zoning:           | <b>LAC2</b>        | Total Restrooms:     |               |
| Rec Date:    | <b>01/28/2022</b>      | Prior Rec Date:   | <b>08/08/1989</b>  | Yr Built/Eff:        | <b>1946 /</b> |
| Sale Date:   | <b>01/20/2022</b>      | Prior Sale Date:  | <b>08/1989</b>     | Air Cond:            | <b>NONE</b>   |
| Sale Price:  | <b>\$3,475,000</b>     | Prior Sale Price: | <b>\$1,200,000</b> | Pool:                |               |
| Sale Type:   | <b>FULL</b>            | Prior Sale Type:  | <b>FULL</b>        | Roof Mat:            |               |
| Document #:  | <b>114129</b>          | Acres:            | <b>0.03</b>        |                      |               |
| 1st Mtg Amt: |                        | Lot Area:         | <b>1,350</b>       |                      |               |
| Total Value: | <b>\$229,483</b>       | # of Stories:     |                    |                      |               |
| Land Use:    | <b>AUTO REPAIR</b>     | Park Area/Cap#:   | <b>/</b>           |                      |               |

|              |   |   |                    |                      |                         |
|--------------|---|---|--------------------|----------------------|-------------------------|
| Comp #:      | <b>4</b>  | Distance From Subject: <b>17.73 (miles)</b> |                    |                      |                         |
| Address:     | <b>5520 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2919</b> |   |                    |                      |                         |
| Owner Name:  | <b>LEWIS OWENS VENTURE ENTS LLC</b>                       |   |                    |                      |                         |
| Seller Name: | <b>CHICKADEE NEST LLC</b>                                 |   |                    |                      |                         |
| APN:         | <b>2417-001-029</b>                                       | Map Reference:                              | <b>23-F1 /</b>     | Building Area:       | <b>750</b>              |
| County:      | <b>LOS ANGELES, CA</b>                                    | Census Tract:                               | <b>1253.10</b>     | Total Rooms/Offices: |                         |
| Subdivision: | <b>9521</b>   | Zoning:                                     | <b>LAC2</b>        | Total Restrooms:     |                         |
| Rec Date:    | <b>07/13/2022</b>   | Prior Rec Date:                             | <b>09/04/2014</b>  | Yr Built/Eff:        | <b>1958 /</b>           |
| Sale Date:   | <b>06/22/2022</b>   | Prior Sale Date:                            | <b>08/25/2014</b>  | Air Cond:            | <b>NONE</b>             |
| Sale Price:  | <b>\$1,440,000</b>  | Prior Sale Price:                           | <b>\$1,037,000</b> | Pool:                |                         |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:                            | <b>FULL</b>        | Roof Mat:            | <b>TAR &amp; GRAVEL</b> |
| Document #:  | <b>719984</b>   | Acres:                                      | <b>0.06</b>        |                      |                         |
| 1st Mtg Amt: | <b>\$738,000</b>  | Lot Area:                                   | <b>2,626</b>       |                      |                         |
| Total Value: | <b>\$379,391</b>  | # of Stories:                               | <b>1</b>           |                      |                         |
| Land Use:    | <b>AUTO REPAIR</b>  | Park Area/Cap#:                             | <b>/</b>           |                      |                         |

|              |   |   |                   |                      |                    |
|--------------|---|---|-------------------|----------------------|--------------------|
| Comp #:      | <b>5</b>  | Distance From Subject: <b>23.66 (miles)</b> |                   |                      |                    |
| Address:     | <b>12341 BRANFORD ST, SUN VALLEY, CA 91352-1012</b> |   |                   |                      |                    |
| Owner Name:  | <b>ALEXANDER ZATUCHNY LLC</b>                       |   |                   |                      |                    |
| Seller Name: | <b>LEIB MICHAEL</b>                                 |   |                   |                      |                    |
| APN:         | <b>2537-015-044</b>                                 | Map Reference:                              | <b>9-C4 /</b>     | Building Area:       | <b>812</b>         |
| County:      | <b>LOS ANGELES, CA</b>                              | Census Tract:                               | <b>1047.03</b>    | Total Rooms/Offices: |                    |
| Subdivision: | <b>LOS ANGELES LAND &amp; WATER COS</b>             | Zoning:                                     | <b>LAM2</b>       | Total Restrooms:     |                    |
| Rec Date:    | <b>04/27/2022</b>                                   | Prior Rec Date:                             | <b>02/01/2016</b> | Yr Built/Eff:        | <b>1946 / 1946</b> |
| Sale Date:   | <b>02/10/2022</b>                                   | Prior Sale Date:                            | <b>01/25/2016</b> | Air Cond:            |                    |
| Sale Price:  | <b>\$1,300,000</b>                                  | Prior Sale Price:                           | <b>\$350,000</b>  | Pool:                |                    |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:                            | <b>FULL</b>       | Roof Mat:            |                    |
| Document #:  | <b>456382</b>                                       | Acres:                                      | <b>0.48</b>       |                      |                    |
| 1st Mtg Amt: |   | Lot Area:                                   | <b>20,998</b>     |                      |                    |
| Total Value: | <b>\$192,500</b>                                    | # of Stories:                               |                   |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                                  | Park Area/Cap#:                             | <b>/</b>          |                      |                    |

# EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**  
JOB ADDRESS: **1902 EAST 110<sup>TH</sup> STREET, LOS ANGELES, CA**  
AKA: **11000 SOUTH WILMINGTON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6067-005-001**

Date: **June 28, 2024**

CASE NO.: **74497**  
ORDER NO.: **A-4836799**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 16, 2018**  
COMPLIANCE EXPECTED DATE: **October 21, 2018**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4836799

1061128201867413

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATELOS  
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**

**PAULA D. CLEVELAND TRUST  
11000 S WILMINGTON AVE  
LOS ANGELES, CA 90059**

**CASE #: 74497  
ORDER #: A-4836799  
EFFECTIVE DATE: October 16, 2018  
COMPLIANCE DATE: October 21, 2018**

**BUSINESS OPERATOR OF  
SITE ADDRESS: 1902 E 110TH ST 1902-1904 E. 110TH ST  
AKA: 11000 S WILMINGTON AVE  
ASSESSORS PARCEL NO.: 6067-005-001  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: PAULA D. CLEVELAND**

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

**VIOLATION(S):**

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 16, 2018 and billed on invoice # 759819.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

**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.**

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

1  
0  
6  
1  
1  
2  
8  
2  
0  
1  
8  
6  
7  
4  
1  
3

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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 15 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 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

1061128201867413

If you have any questions or require any additional information please feel free to contact me at (213)252-3030.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: *[Signature]*

Date: October 09, 2018

BYRON BRASHEARS  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3030  
Byron.Brashears@lacity.org

*[Signature]*  
REVIEWED BY

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

OCT 10 2018

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

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.



15

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

# EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**  
JOB ADDRESS: **1902 EAST 110<sup>TH</sup> STREET, LOS ANGELES, CA**  
AKA: **11000 SOUTH WILMINGTON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6067-005-001**

Date: **June 28, 2024**

CASE NO.: **74497**  
ORDER NO.: **A-5198887**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 9, 2019**  
COMPLIANCE EXPECTED DATE: **December 14, 2019**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5198887

1050410202097842

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATELOS**  
PRESIDENT

**E. FELICIA BRANNON**  
VICE-PRESIDENT

**JOSELYN GEAGA-ROSENTHAL**  
**GEORGE HOVAGUIMIAN**  
**JAVIER NUNEZ**

**CITY OF LOS ANGELES**  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

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

**DEC 04 2019**

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

**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**

**PAULA D. CLEVELAND TRUST**  
11000 S WILMINGTON AVE  
LOS ANGELES, CA 90059

**CASE #: 74497**  
**ORDER #: A-5198887**  
**EFFECTIVE DATE: December 09, 2019**  
**COMPLIANCE DATE: December 14, 2019**

**BUSINESS OPERATOR OF**  
**SITE ADDRESS: 1902 E 110TH ST 1902-1904 E. 110TH ST**  
**AKA: 11000 S WILMINGTON AVE**  
**ASSESSORS PARCEL NO.: 6067-005-001**  
**ZONE: C2; Commercial Zone**  
**NAME OF BUSINESS IN VIOLATION: PAULA D. CLEVELAND**

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

**VIOLATION(S):**

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 12, 2019 and billed on invoice # 794522.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

**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.**

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

1050410202097842

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.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 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.



15

**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1050410202097842

If you have any questions or require any additional information please feel free to contact me at (213)252-3030.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: November 25, 2019

BYRON BRASHEARS  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3030  
Byron.Brashears@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](http://www.ladbs.org)