

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

January 19, 2018

Council District: # 9

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

JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6022-001-001**  
Re: Invoice #717217-5

On August 11, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **164 East Florence Avenue, Los Angeles, California**, (the "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 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 Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	174.01
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,526.01</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,526.01** 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,526.01** 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

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T15136***  
***Dated as of: 01/10/2018***

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

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

***APN #: 6022-001-001***

***Property Address: 164 E FLORENCE AVE***

***City: Los Angeles***

***County: Los Angeles***

#### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : FRANCES LETRICE HAYES***

***Grantor : MARY HAYES SAVAGE***

***Deed Date : 10/13/2009***

***Recorded : 10/19/2009***

***Instr No. : 09-1580049***

***MAILING ADDRESS: FRANCES LETRICE HAYES***  
***164 E FLORENCE AVE LOS ANGELES CA 90003***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot: 1 Tract No: 4219 Abbreviated Description: LOT:1 TR#:4219 TRACT NO 4219 LOT 1***  
***IMP1=IND,608SF,YB:1953,1STY;IMP2=IND,1000SF,YB:1956,1STY.***

#### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20091580049**



Pages:  
0002

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

10/19/09 AT 02:38PM

FEES:	13.00
TAXES:	0.00
OTHER:	0.00
PAID:	13.00



LEADSHEET



200910190620019

00001367490



002361876

SEQ:  
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

WHEN RECORDED MAIL THIS DEED AND,  
UNLESS OTHERWISE SHOWN BELOW,  
MAIL TAX STATEMENT TO:

**Name** **Frances L. Hayes**

Street  
Address **2000 S. Marguerita Ave**

City **Alhambra, CA 91803**  
State, Zip

Title Order No.

Escrow No

APN: 6022-001-001



# QUITCLAIM DEED

*"This is a bonafide gift and the grantor received nothing*

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *in return, R & T 11930*"

DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens or encumbrances remaining at the time of sale.

☐ Unincorporated area: ☐ City of \_\_\_\_\_, and \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**MARY HAYES SAVAGE**

hereby remise, release and forever quitclaim to **FRANCES LETRICE HAYES, a single woman** the following described real property in the County of Los Angeles, State of California:

Lot 1 of Tract No. 4219, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 48 Pages 5 and 6 of Maps, in the office of the county recorder of said county.

Dated October 13, 2009

Mary Hayes Savage

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES SS.

On October 13, 2009 before me, YOLANDA D. BOWMAN a Notary Public, personally appeared MARY HAYES SAVAGE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

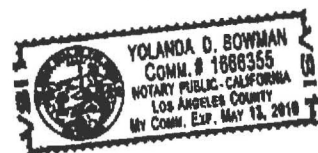
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS** my hand and official seal.

Signature

Signature Glenda D. Brown

**NOTARY SEAL**



MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE



# EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: January 19, 2018

JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6022-001-001**

Last Full Title: **01/10/2018**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1).      FRANCES LETRICE HAYES  
         164 E FLORENCE AVE  
         LOS ANGELES, CA 90003-2118                      CAPACITY: OWNER

**EXHIBIT C****Property Detail Report**

For Property Located At :  
**164 E FLORENCE AVE, LOS ANGELES, CA 90003-2118**



Bldg Card: 000 of 002

**Owner Information**

Owner Name: **HAYES FRANCES L**  
 Mailing Address: **164 E FLORENCE AVE, LOS ANGELES CA 90003-2118 C067**  
 Vesting Codes: **SW //**

**Location Information**

Legal Description:	<b>TRACT NO 4219 LOT 1</b>	APN:	<b>6022-001-001</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2396.01 / 1</b>	Subdivision:	<b>4219</b>
Township-Range-Sect:		Map Reference:	<b>52-B5 /</b>
Legal Book/Page:	<b>48-5</b>	Tract #:	<b>4219</b>
Legal Lot:	<b>1</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C37</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>10/19/2009 / 10/13/2009</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1580049</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>06/26/1998 / 06/02/1998</b>	1st Mtg Amount/Type:	<b>\$110,000 / CONV</b>
Sale Price:	<b>\$130,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1083276</b>
Document #:	<b>1083275</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$80.85</b>
New Construction:		Multi/Split Sale:	

Title Company: **NORTH AMERICAN TITLE**  
 Lender: **LENDER SELLER**  
 Seller Name: **SUTTON ROBERT L**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>06/28/1979 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$26,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Year Built / Eff:	<b>1956 /</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>1,608</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>1,608</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.17</b>	County Use:	<b>LIGHT MANUFACTURING (3100)</b>
Lot Area:	<b>7,383</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$233,560</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$3,182.38</b>
Land Value:	<b>\$211,318</b>	Improved %:	<b>10%</b>	Tax Area:	<b>6659</b>
Improvement Value:	<b>\$22,242</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$233,560</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**164 E FLORENCE AVE, LOS ANGELES, CA 90003-2118****20 Comparable(s) Selected.**

Report Date: 01/18/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$130,000	\$82,000	\$2,235,000	\$762,900
Bldg/Living Area	1,608	1,368	1,836	1,611
Price/Sqft	\$80.85	\$54.67	\$1,314.71	\$468.06
Year Built	1956	1923	2013	1963
Lot Area	7,383	1,705	175,407	32,143
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	2.00	1.20
Total Value	\$233,560	\$23,665	\$2,142,000	\$299,599
Distance From Subject	0.00	5.51	13.30	9.69

\* = user supplied for search only

Comp #:	1	Distance From Subject: 5.51 (miles)			
Address:	4522 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4005				
Owner Name:	FARMDALE I LLC				
Seller Name:	NEIL P ABRAMSON SEP R/TR				
APN:	5046-009-009	Map Reference:	43-B6 /	Building Area:	1,432
County:	LOS ANGELES, CA	Census Tract:	2200.00	Total Rooms/Offices:	
Subdivision:	7030	Zoning:	LAM1	Total Restrooms:	
Rec Date:	07/17/2017	Prior Rec Date:	04/03/2003	Yr Built/Eff:	1947 / 1947
Sale Date:	05/03/2017	Prior Sale Date:	03/11/2003	Air Cond:	
Sale Price:	\$1,170,000	Prior Sale Price:	\$260,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	793892	Acres:	0.16		
1st Mtg Amt:		Lot Area:	6,881		
Total Value:	\$324,450	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject: 5.66 (miles)	
Address:	15320 S SAN PEDRO ST, GARDENA, CA 90248-2320				
Owner Name:	TERABERRY DENNIS L				
Seller Name:	SECURITY EAT 109 INC				
APN:	6139-009-005	Map Reference:	64-B3 /	Building Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	5430.00	Total Rooms/Offices:	
Subdivision:	9728	Zoning:	LCM1-B1*	Total Restrooms:	
Rec Date:	07/28/2017	Prior Rec Date:	04/14/1981	Yr Built/Eff:	1947 / 1950
Sale Date:	07/20/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$350,000	Prior Sale Price:	\$75,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	851799	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,501		
Total Value:	\$250,000	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject: 5.67 (miles)	
Address:	15319 S AVALON BLVD, GARDENA, CA 90248-2304				
Owner Name:	15319 AVALON PROPERTIES LLC				
Seller Name:	WOOLDRIDGE FAMILY TRUST				
APN:	6139-009-015	Map Reference:	64-C3 /	Building Area:	1,500
County:	LOS ANGELES, CA	Census Tract:	5430.00	Total Rooms/Offices:	
Subdivision:	9728	Zoning:	LCM1-B1*	Total Restrooms:	
Rec Date:	12/12/2017	Prior Rec Date:	12/19/2003	Yr Built/Eff:	1962 / 1962
Sale Date:	11/28/2017	Prior Sale Date:	12/02/2003	Air Cond:	
Sale Price:	\$369,000	Prior Sale Price:	\$115,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION

Document #:	<b>1437911</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$185,000</b>	Lot Area:	<b>2,502</b>
Total Value:	<b>\$140,871</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>4</b>	Distance From Subject: <b>5.8 (miles)</b>	
Address:	<b>4530 E PACIFIC WAY, COMMERCE, CA 90040-1021</b>		
Owner Name:	<b>ZAR KAMBIZ</b>		
Seller Name:	<b>CABRAL JESUS R TRUST 2009</b>		
APN:	<b>5243-003-037</b>	Map Reference:	<b>53-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5323.02</b>
Subdivision:	<b>8107</b>	Zoning:	<b>CMM2*</b>
Rec Date:	<b>12/29/2017</b>	Prior Rec Date:	<b>05/30/1984</b>
Sale Date:	<b>10/16/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$1,450,000</b>	Prior Sale Price:	<b>\$210,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1515307</b>	Acres:	<b>0.05</b>
1st Mtg Amt:		Lot Area:	<b>1,993</b>
Total Value:	<b>\$58,868</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,800</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1953 / 1953</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>5</b>	Distance From Subject: <b>7.62 (miles)</b>	
Address:	<b>8838 NATIONAL BLVD, CULVER CITY, CA 90232</b>		
Owner Name:	<b>IVY STATION LLC</b>		
Seller Name:	<b>CULVER CITY REDEVELOPMENT AGCY</b>		
APN:	<b>4312-014-907</b>	Map Reference:	<b>42-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7024.00</b>
Subdivision:	<b>5461</b>	Zoning:	<b>CCM1YY</b>
Rec Date:	<b>06/21/2017</b>	Prior Rec Date:	
Sale Date:	<b>06/08/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$82,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>686800</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$204,000,000</b>	Lot Area:	<b>2,515</b>
Total Value:	<b>\$23,665</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,500</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>6</b>	Distance From Subject: <b>7.62 (miles)</b>	
Address:	<b>8840 NATIONAL BLVD, CULVER CITY, CA 90232-2318</b>		
Owner Name:	<b>IVY STATION LLC</b>		
Seller Name:	<b>CULVER CITY REDEVELOPMENT AGCY</b>		
APN:	<b>4312-014-912</b>	Map Reference:	<b>42-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7024.00</b>
Subdivision:	<b>5461</b>	Zoning:	<b>CCM1YY</b>
Rec Date:	<b>06/21/2017</b>	Prior Rec Date:	
Sale Date:	<b>06/08/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$82,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>686800</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$204,000,000</b>	Lot Area:	<b>2,529</b>
Total Value:	<b>\$30,544</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,368</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1946 / 1946</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>7</b>	Distance From Subject: <b>8.05 (miles)</b>	
Address:	<b>1430 MONTEREY PASS RD D, MONTEREY PARK, CA 91754-3633</b>		
Owner Name:	<b>YEN BEN/HUIE DANA M</b>		
Seller Name:	<b>STEFANUS ARDIAN</b>		
APN:	<b>5252-004-089</b>	Map Reference:	<b>45-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4820.02</b>
Subdivision:	<b>42319</b>	Zoning:	<b>MPM*</b>
Rec Date:	<b>11/22/2017</b>	Prior Rec Date:	<b>08/17/2007</b>
Sale Date:	<b>10/23/2017</b>	Prior Sale Date:	<b>08/14/2007</b>
Sale Price:	<b>\$342,000</b>	Prior Sale Price:	<b>\$282,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1348776</b>	Acres:	<b>1.10</b>
1st Mtg Amt:	<b>\$200,000</b>	Lot Area:	<b>47,800</b>
Total Value:	<b>\$319,719</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,400</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1982 / 1982</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>8</b>	Distance From Subject: <b>8.41 (miles)</b>	
Address:	<b>11132 WASHINGTON PL, CULVER CITY, CA 90232-3920</b>		
Owner Name:	<b>GREENBUSH PROPERTIES LLC</b>		
Seller Name:	<b>HUNAN FINANCIAL LP</b>		
APN:	<b>4213-016-003</b>	Map Reference:	<b>50-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7028.01</b>
Subdivision:	<b>6501</b>	Zoning:	<b>CCC3YY</b>
Rec Date:	<b>06/13/2017</b>	Prior Rec Date:	<b>03/13/1997</b>
Sale Date:	<b>04/25/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$1,133,000</b>	Prior Sale Price:	
		Building Area:	<b>1,450</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	
		Pool:	



Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>647330</b>	Acres:	<b>0.09</b>		
1st Mtg Amt:	<b>\$963,000</b>	Lot Area:	<b>3,894</b>		
Total Value:	<b>\$312,230</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>9</b>	Distance From Subject: <b>8.66 (miles)</b>			
Address:	<b>7624 JACKSON ST, PARAMOUNT, CA 90723-4912</b>				
Owner Name:	<b>COLINDRES GLORIA</b>				
Seller Name:	<b>STEINER RUSSELL G &amp; EMMA K</b>				
APN:	<b>7102-022-023</b>	Map Reference:	<b>65-E4 /</b>	Building Area:	<b>1,686</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5538.02</b>	Total Rooms/Offices:	
Subdivision:	<b>CLEARWATER</b>	Zoning:	<b>PAM2*</b>	Total Restrooms:	
Rec Date:	<b>06/08/2017</b>	Prior Rec Date:		Yr Built/Eff:	<b>1976 /</b>
Sale Date:	<b>05/24/2017</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$315,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>632860</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:		Lot Area:	<b>5,000</b>		
Total Value:	<b>\$47,894</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject: <b>9.33 (miles)</b>			
Address:	<b>4830 HUNTINGTON DR S, LOS ANGELES, CA 90032-1944</b>				
Owner Name:	<b>MD PROPERTY LAH LLC</b>				
Seller Name:	<b>WHANG DANIEL K</b>				
APN:	<b>5213-015-001</b>	Map Reference:	<b>36-D5 /</b>	Building Area:	<b>1,656</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2014.01</b>	Total Rooms/Offices:	
Subdivision:	<b>7228</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>01/08/2018</b>	Prior Rec Date:	<b>04/12/2005</b>	Yr Built/Eff:	<b>1951 / 1951</b>
Sale Date:	<b>01/04/2018</b>	Prior Sale Date:	<b>03/14/2005</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$500,000</b>	Prior Sale Price:	<b>\$350,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>21706</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:	<b>\$275,000</b>	Lot Area:	<b>6,321</b>		
Total Value:	<b>\$420,353</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>11</b>	Distance From Subject: <b>10.17 (miles)</b>			
Address:	<b>21604 S ALAMEDA ST, CARSON, CA 90810-1218</b>				
Owner Name:	<b>ZAAG PROPERTIES LLC</b>				
Seller Name:	<b>SUNCAL PROPERTIES LLC</b>				
APN:	<b>7316-010-009</b>	Map Reference:	<b>69-F4 /</b>	Building Area:	<b>1,460</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5440.02</b>	Total Rooms/Offices:	
Subdivision:	<b>6720</b>	Zoning:	<b>CAML&amp;D*</b>	Total Restrooms:	
Rec Date:	<b>12/06/2017</b>	Prior Rec Date:	<b>02/12/2013</b>	Yr Built/Eff:	<b>2013 / 2013</b>
Sale Date:	<b>11/07/2017</b>	Prior Sale Date:	<b>01/28/2013</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$575,000</b>	Prior Sale Price:	<b>\$140,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>TAR &amp; GRAVEL</b>
Document #:	<b>1412371</b>	Acres:	<b>0.10</b>		
1st Mtg Amt:	<b>\$488,700</b>	Lot Area:	<b>4,337</b>		
Total Value:	<b>\$283,740</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>12</b>	Distance From Subject: <b>10.72 (miles)</b>			
Address:	<b>513 CYPRESS AVE, HERMOSA BEACH, CA 90254-4643</b>				
Owner Name:	<b>SEMKA TRUST</b>				
Seller Name:	<b>ROSENBERG TRUST</b>				
APN:	<b>4188-018-025</b>	Map Reference:	<b>67-C1 /</b>	Building Area:	<b>1,830</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6211.04</b>	Total Rooms/Offices:	
Subdivision:	<b>1686</b>	Zoning:	<b>HBM*</b>	Total Restrooms:	
Rec Date:	<b>08/09/2017</b>	Prior Rec Date:		Yr Built/Eff:	<b>1967 / 1968</b>
Sale Date:	<b>07/27/2017</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$960,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>896577</b>	Acres:	<b>0.07</b>		
1st Mtg Amt:		Lot Area:	<b>3,005</b>		
Total Value:	<b>\$49,423</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>13</b>	Distance From Subject: <b>11.89 (miles)</b>			
Address:	<b>8406 ALLPORT AVE, SANTA FE SPRINGS, CA 90670</b>				
Owner Name:	<b>AVANAR LLC</b>				
Seller Name:	<b>BERGMAN FAMILY TRUST</b>				
APN:	<b>8169-007-016</b>	Map Reference:	<b>61-B1 /</b>	Building Area:	<b>1,800</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5027.00</b>	Total Rooms/Offices:	
Subdivision:	<b>STEVENS</b>	Zoning:	<b>SSM1*</b>	Total Restrooms:	
Rec Date:	<b>04/25/2017</b>	Prior Rec Date:	<b>06/22/2001</b>	Yr Built/Eff:	<b>1964 / 1964</b>
Sale Date:	<b>04/10/2017</b>	Prior Sale Date:	<b>05/15/2001</b>	Air Cond:	

Sale Price:	<b>\$1,350,000</b>	Prior Sale Price:	<b>\$400,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>453892</b>	Acres:	<b>0.26</b>		
1st Mtg Amt:	<b>\$1,109,200</b>	Lot Area:	<b>11,351</b>		
Total Value:	<b>\$209,219</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>14</b>	Distance From Subject:	<b>12.37 (miles)</b>
Address:	<b>2502 MAIN ST, SANTA MONICA, CA 90405-3518</b>		
Owner Name:	<b>CLJ HOLDINGS LLC</b>		
Seller Name:	<b>3355 BARNARD WAY LLC</b>		
APN:	<b>4288-014-001</b>	Map Reference:	<b>49-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7020.02</b>
Subdivision:	<b>7425</b>	Zoning:	<b>SMCM2*</b>
Rec Date:	<b>08/18/2017</b>	Prior Rec Date:	<b>11/30/2015</b>
Sale Date:	<b>08/15/2017</b>	Prior Sale Date:	<b>11/20/2015</b>
Sale Price:	<b>\$2,235,000</b>	Prior Sale Price:	<b>\$2,100,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>937393</b>	Acres:	<b>0.04</b>
1st Mtg Amt:	<b>\$400,000</b>	Lot Area:	<b>1,705</b>
Total Value:	<b>\$2,142,000</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,700</b>
		Total Rooms/Offices:	
		Total Restrooms:	<b>2.00</b>
		Yr Built/Eff:	<b>1952 / 1952</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>15</b>	Distance From Subject:	<b>12.37 (miles)</b>
Address:	<b>8482 GARVEY AVE, ROSEMEAD, CA 91770-2674</b>		
Owner Name:	<b>BND HOLDINGS LLC</b>		
Seller Name:	<b>NIGN TRUST</b>		
APN:	<b>5283-003-007</b>	Map Reference:	<b>46-F2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4824.02</b>
Subdivision:	<b>5242</b>	Zoning:	<b>RMM1*</b>
Rec Date:	<b>12/29/2017</b>	Prior Rec Date:	<b>01/17/1995</b>
Sale Date:	<b>12/04/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$1,325,500</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1517422</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$850,300</b>	Lot Area:	<b>7,642</b>
Total Value:	<b>\$214,194</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,509</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1923 / 1940</b>
		Air Cond:	
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>16</b>	Distance From Subject:	<b>12.57 (miles)</b>
Address:	<b>25341 BELLE PORTE AVE, HARBOR CITY, CA 90710-2819</b>		
Owner Name:	<b>ZAAROUR GABL &amp; MIRNA</b>		
Seller Name:	<b>BP STUDIOS LLC</b>		
APN:	<b>7410-005-069</b>	Map Reference:	<b>73-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2933.04</b>
Subdivision:	<b>1589</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>05/05/2017</b>	Prior Rec Date:	<b>03/08/1995</b>
Sale Date:	<b>04/07/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$520,000</b>	Prior Sale Price:	<b>\$45,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>504195</b>	Acres:	<b>0.08</b>
1st Mtg Amt:	<b>\$385,000</b>	Lot Area:	<b>3,377</b>
Total Value:	<b>\$295,800</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,836</b>
		Total Rooms/Offices:	
		Total Restrooms:	<b>1.00</b>
		Yr Built/Eff:	<b>1958 /</b>
		Air Cond:	<b>YES</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>17</b>	Distance From Subject:	<b>12.71 (miles)</b>
Address:	<b>1359 E 28TH ST, SIGNAL HILL, CA 90755-1841</b>		
Owner Name:	<b>JBW HOLDINGS LLC</b>		
Seller Name:	<b>CRAMER FAMILY TRUST</b>		
APN:	<b>7212-008-058</b>	Map Reference:	<b>75-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5734.02</b>
Subdivision:	<b>AMERICAN COLONY TR</b>	Zoning:	<b>SHM2*</b>
Rec Date:	<b>10/16/2017</b>	Prior Rec Date:	<b>05/01/1990</b>
Sale Date:	<b>07/31/2017</b>	Prior Sale Date:	<b>04/1990</b>
Sale Price:	<b>\$782,500</b>	Prior Sale Price:	<b>\$155,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1180854</b>	Acres:	<b>4.03</b>
1st Mtg Amt:	<b>\$720,900</b>	Lot Area:	<b>175,407</b>
Total Value:	<b>\$182,340</b>	# of Stories:	<b>2.00</b>
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,738</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1981 / 1981</b>
		Air Cond:	<b>YES</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>12.71 (miles)</b>
Address:	<b>1349 E 28TH ST, SIGNAL HILL, CA 90755-1841</b>		
Owner Name:	<b>JBW HOLDINGS LLC</b>		
Seller Name:	<b>CRAMER FAMILY TRUST</b>		
APN:	<b>7212-008-059</b>	Map Reference:	<b>75-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5734.02</b>
		Building Area:	<b>1,738</b>
		Total Rooms/Offices:	

Subdivision:	<b>AMERICAN COLONY TR</b>	Zoning:	<b>SHM2*</b>	Total Restrooms:	
Rec Date:	<b>10/16/2017</b>	Prior Rec Date:	<b>11/30/2000</b>	Yr Built/Eff:	<b>1981 / 1981</b>
Sale Date:	<b>07/31/2017</b>	Prior Sale Date:	<b>11/08/2000</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$782,500</b>	Prior Sale Price:	<b>\$145,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1180854</b>	Acres:	<b>4.03</b>		
1st Mtg Amt:	<b>\$720,900</b>	Lot Area:	<b>175,407</b>		
Total Value:	<b>\$188,244</b>	# of Stories:	<b>2.00</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>19</b>	Distance From Subject:	<b>12.71 (miles)</b>
Address:	<b>1306 E 29TH ST 18, SIGNAL HILL, CA 90755-1842</b>		
Owner Name:	<b>CABIGLIO SAMUEL &amp; VICKI J</b>		
Seller Name:	<b>DURANT W T &amp; PAMELA S TRUST</b>		
APN:	<b>7212-008-071</b>	Map Reference:	<b>75-D1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5734.02</b>
Subdivision:	<b>AMERICAN COLONY TR</b>	Zoning:	<b>SHM2*</b>
Rec Date:	<b>12/06/2017</b>	Prior Rec Date:	<b>09/27/2001</b>
Sale Date:	<b>11/17/2017</b>	Prior Sale Date:	<b>08/31/2001</b>
Sale Price:	<b>\$384,500</b>	Prior Sale Price:	<b>\$214,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1411190</b>	Acres:	<b>4.03</b>
1st Mtg Amt:		Lot Area:	<b>175,407</b>
Total Value:	<b>\$272,386</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,814</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1981 / 1981</b>
		Air Cond:	
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>20</b>	Distance From Subject:	<b>13.3 (miles)</b>
Address:	<b>2125 W GAYLORD ST, LONG BEACH, CA 90813-1033</b>		
Owner Name:	<b>HAYMAKER GROUP LLC</b>		
Seller Name:	<b>DEEP INDIGO HOLDINGS LLC</b>		
APN:	<b>7429-021-020</b>	Map Reference:	<b>74-F3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5755.00</b>
Subdivision:	<b>2600</b>	Zoning:	<b>LBIG</b>
Rec Date:	<b>10/13/2017</b>	Prior Rec Date:	<b>03/03/2014</b>
Sale Date:	<b>10/01/2017</b>	Prior Sale Date:	<b>02/05/2014</b>
Sale Price:	<b>\$550,000</b>	Prior Sale Price:	<b>\$214,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1176775</b>	Acres:	<b>0.08</b>
1st Mtg Amt:	<b>\$275,000</b>	Lot Area:	<b>3,288</b>
Total Value:	<b>\$226,034</b>	# of Stories:	
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>1,440</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1970 / 1970</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: January 19, 2018

JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6022-001-001**

CASE#: **75299**

ORDER NO: **A-4207819**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 2, 2016**

COMPLIANCE EXPECTED DATE: **November 7, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4207819



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

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

OCT 27 2016

To the address as shown on the  
last equalized assessment roll.  
Initiated by **J.A.C.**

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**

FRANCES L HAYES  
2000 S MARGUERITA AVE  
ALHAMBRA, CA 91803

CASE #: 75299

ORDER #: A-4207819

EFFECTIVE DATE: November 02, 2016

COMPLIANCE DATE: November 07, 2016

OF  
SITE ADDRESS: 164 E FLORENCE AVE UNIT# B  
ASSESSORS PARCEL NO.: 6022-001-001  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: A'S AUTO SHOP

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).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

**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 August 11, 2016 and billed on invoice # 695855.

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(c), 98.0402(g), 12.21 A1(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 day 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](http://www.ladbs.org)

1050601201736017  
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

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

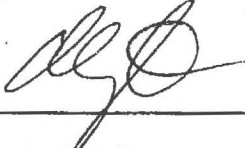
www.ladbs.org

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If you have any questions or require any additional information please feel free to contact me at (213)252-3337.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: \_\_\_\_\_

Date: October 26, 2016

  
ULRIC CARPENTER  
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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.



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