

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "BUD" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

August 1, 2012

Council District: # 15

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

JOB ADDRESS: **1509 SOUTH PACIFIC AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN) : **7454-032-025**

On August 31, 2005, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **1509 South Pacific 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.

In addition, on July 20, 2005, pursuant to Section 98.0402(e) of the L.A.M.C. the Department 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. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 300.00
System Development Surcharge	19.50
Non-Compliance Code Enforcement fee	325.00
Late Charge/Collection fee (250%)	861.25
Accumulated Interest (1%/month)	799.22
Title Report fee	53.00
Grand Total	\$ 2,357.97

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,357.97** 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 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 **\$2,357.97** 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


Steve Ongele
Chief, Resource Management Bureau

ATTEST: JUNE LAGMAY, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T8711

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 06-05-2012

Dated as of: 06-05-2012

Fee: \$48.00

-SCHEDULE A-

(Reported Property Information)

For Assessors Parcel Number: 7454-032-025

Situs Address: 1509 S Pacific Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 06-17-2004

As Document Number: 04-1546776

Documentary Transfer Tax: \$None

In Favor of: Angelko Sarich, a Married Man as his Sole and Separate Property

Mailing Address: Angelko Sarich

1509 South Pacific Avenue

San Pedro, CA 90731

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lots 10 to 12 Inclusive in Block 17 of the Rudecinda Tract in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4, Page(s) 43 of Record of Surveys, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T8711

-Schedule B Continued-

1. A Deed of Trust Recorded on 06-16-2004

as Document Number 04-1530156

Amount: \$400,000.00

Trustor: Angelko Sarich, a Married Man as his Sole and Separate Property

Trustee: Bay Cities National Bank, a National Banking Association

Beneficiary: Bay Cities National Bank

Mailing Address: Bay Cities National Bank

Redondo Beach Office

1333 S. Pacific Coast Hwy

Redondo Beach, CA 90277

2. A Notice of Pending Lien Recorded 01-27-2006

as Document Number 06-0209133

Filed by the City of Los Angeles Dept. of Building and Safety

3. A Notice of Pending Lien Recorded 03-09-2007

as Document Number 07-0525528

Filed by the City of Los Angeles Dept. of Building and Safety

4. A Notice of Pending Lien Recorded 01-11-2008

as Document Number 08-0066785

Filed by the City of Los Angeles Dept. of Building and Safety

5. A Deed of Trust Recorded on 02-09-2011

as Document Number 11-0217977

Amount: \$100,000.00

Trustor: Angelko Sarich, a Married Man

Trustee: First American Title Company

Beneficiary: Bob Todd, aka Robert K. Todd, an Unmarried Man

Mailing Address: Bob Todd

333 Fowling Street

Playa del Rey, CA 90293

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

APN:	7454-032-025
Described As:	LOT 12 BLK 17 ST) L 3 11 AND*TR=RUDECINDA TRACT*LOT AND (EX OF
Address:	1505 S PACIFIC AVE LOS ANGELES CA 90731
City:	LOS ANGELES CITY-44
Billing Address:	1509 S PACIFIC AVE SAN PEDRO CA 90731
Assessed Owner(s):	SARICH,ANGELKO

Tax Rate Area:	0013245	Value	Conveyance Date:	09/26/1995
Use Code:	2600	Land:	Conveying Instrument:	1559363
Auto service (body and fender)		Improvements:	Date Transfer Acquired:	
Region Code:	26	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	LAC2	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:	10/15/2011	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	9,889.00
		All Other:		
		Net Taxable Value:		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	4,944.51	494.45	12/10/2011	PAID	12/14/2011	0.00
2nd	4,944.49	504.45	04/10/2012	PAID	04/05/2012	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	185.87
188.51	LOS ANGELES LIGHT MAINT	367.39
61.81	SOUTHEAST MOSQ ABATE	7.25
188.71	L.A. POLICE/911 BOND TAX	111.24
30.71	L.A. COUNTY FLOOD CONTROL	233.14
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	81.13
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	522.53
36.92	LA CO PARK DISTRICTS	86.80

Open Orders with same APN			
Company	Department	Title Unit	Order #
CTI		03	116000695
CTI		43	106082070
NAT		01	1332490
61		41	100417224

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

*** END OF REPORT ***

6/17/04

Recording Requested By
FIRST AMERICAN TITLE COMPANY

04 1546776

2

When Recorded Mail this deed and
Tax Statements to

ANGELEKO SARICH
1509 South Pacific Avenue
San Pedro, CA, 90731

Order No 60-1347921 Escrow No 13124

Space above for Recorder's use only

APN No 7454-032-025

1347921-60

GRANT DEED

The undersigned Grantor(s) Declare(s) Documentary Transfer Tax is \$ This conveyance is a bonafide gift and the grantor received nothing in return, R & T 11911

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DUSAN SARICH AND MARIJA SARICH, husband and wife

hereby GRANT(S) to
ANGELEKO SARICH, a married man as his sole and separate property

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

Lots 10 to 12 inclusive in Block 17 of the Rudecinda Tract in the City of Los Angeles, as per map recorded in Book 4 Page 43 of Record of Surveys, in the office of the county recorder of said county.

DATED March 2, 2004

Dusan Sarich
DUSAN SARICH
Marija Sarich
MARIJA SARICH

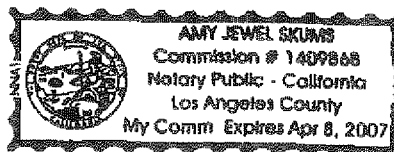
State of California
County of Los Angeles

}SS

On 3-4-2004 before me, Amy Jewel Skums, the undersigned notary public, personally appeared DUSAN SARICH AND MARIJA SARICH personally known to me or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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

[Signature]



Mail Tax Statements to Return Address Above

6/16/04

RECORDATION REQUESTED BY.

Bay Cities National Bank
Redondo Beach Office
1333 S. Pacific Coast Hwy
Redondo Beach, CA 90277

04 1530156

WHEN RECORDED MAIL TO:

Bay Cities National Bank
Redondo Beach Office
1333 S. Pacific Coast Hwy
Redondo Beach, CA 90277

SEND TAX NOTICES TO

Angelko Sarich
1820 Pelican
San Pedro, CA 90732

FOR RECORDER'S USE ONLY

1347921 60

DEED OF TRUST

THIS DEED OF TRUST is dated May 27, 2004, among Angelko Sarich, an married man as his sole and separate property, whose address is 1820 Pelican, San Pedro, CA 90732 ("Trustor"); Bay Cities National Bank, whose address is Redondo Beach Office, 1333 S. Pacific Coast Hwy., Redondo Beach, CA 90277 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and BAY CITIES NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, whose address is 1333 S. Pacific Coast Hwy., Redondo Beach, CA 90277 (referred to below as "Trustee").

CONVEYANCE AND GRANT For valuable consideration, Trustor Irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances, all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

Lots 10 to 12 inclusive in Block 17 of the Rudecinda Tract, in the City of Los Angeles, as per Map recorded in Book 4 Page 43 of Record of Surveys, in the office of the county recorder of said county.

The Real Property or its address is commonly known as 1505-1509 South Pacific Avenue, San Pedro, CA 90731. The Assessor's Parcel Number for the Real Property is 7454-032-025

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS

PAYMENT AND PERFORMANCE Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents

POSSESSION AND MAINTENANCE OF THE PROPERTY Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions

Possession and Use Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property, and (3) collect the Rents from the Property

Duty to Maintain Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value

Compliance With Environmental Laws Trustor represents and warrants to Lender that (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property, (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters, and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property, and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and

7454.032-025

6/16/04

**DEED OF TRUST
(Continued)**

Loan No: 44484

Page 7

the provisions of this Deed of Trust

Merger There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender

Governing Law. This Deed of Trust will be governed by, construed and enforced in accordance with federal law and the laws of the State of California. This Deed of Trust has been accepted by Lender in the State of California.

No Waiver by Lender Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Trustor, shall constitute a waiver of any of Lender's rights or of any of Trustor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns Subject to any limitations stated in this Deed of Trust on transfer of Trustor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Trustor, Lender, without notice to Trustor, may deal with Trustor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence Time is of the essence in the performance of this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code.

Beneficiary The word "Beneficiary" means Bay Cities National Bank, and its successors and assigns.

Borrower The word "Borrower" means Angelko Sanch and includes all co-signers and co-makers signing the Note.

Deed of Trust The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., Chapters 6.5 through 7.7 of Division 20 of the California Health and Safety Code, Section 25100, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Guaranty The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender The word "Lender" means Bay Cities National Bank, its successors and assigns.

Note The word "Note" means the promissory note dated May 27, 2004, in the original principal amount of \$400,000.00 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property, together with all accessions, parts, and additions to, all

04 1530156

6/16/04

9

Loan No. 44484

DEED OF TRUST
(Continued)

Page 6

replacements of, and all substitutions for, any of such property, and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property

Property The word "Property" means collectively the Real Property and the Personal Property

Real Property The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust

Related Documents The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness

Rents The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents

Trustee The word "Trustee" means BAY CITIES NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, whose address is 1333 S Pacific Coast Hwy, Redondo Beach, CA 90277 and any substitute or successor trustees

Trustor The word "Trustor" means Angelko Sarch

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS

TRUSTOR

(Signature)
Angelko Sarch

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California

)

) SS

COUNTY OF Los Angeles

)

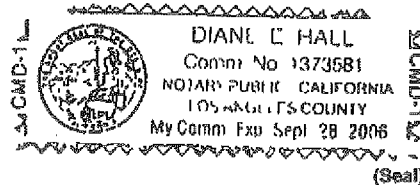
On June 4, 2004 before me,

personally appeared Angelko Sarch, 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

(Signature)



(Seal)

04 1530156

This page is part of your document - DO NOT DISCARD

06 0209133

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

2:21 PM JAN 27 2006

TITLE(S) : _____



FEE

D.T.T.

FREE 1 L

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

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety
Financial Services Division
201 N Figueroa St , 9th Floor
Los Angeles, CA 90012

06 0209133

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 7454-032-025
AKA 1509 S PACIFIC AVE UNIT# 8
LOS ANGELES

Notice is hereby given that, pursuant to the provisions of Section 98 0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98 0402 and Section 7 35 5 of Article 4 6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a m and 11 00 a m , Monday through Friday (Invoice No 4126863)

Telephone Number (213) 482-6890

Office Location 201 N Figueroa St , Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

RUDECINDA TRACT 17 10 L S 4-43

RUDECINDA TRACT 17 11 L S 4-43

RUDECINDA TRACT 17 12 L S 4-43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

DATED This 17th Day of January, 2006

SARICH ANGELKO
1509 S PACIFIC AVE
SAN PEDRO CA, 90731

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By 
Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

03/09/07



20070525528

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4223753)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

RUDECINDA TRACT 17 10 L S 4-43

RUDECINDA TRACT 17 11 L S 4-43

RUDECINDA TRACT 17 12 L S 4-43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7454-032-025

AKA 1509 S PACIFIC AVE B

Owner:

SARICH ANGELKO ET AL
1509 S PACIFIC AVE
SAN PEDRO CA, 90731

DATED: This 02nd Day of March, 2007

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

01/11/08



20080066785

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4336642)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

RUDECINDA TRACT 17 10 L S 4-43

RUDECINDA TRACT 17 11 L S 4-43

RUDECINDA TRACT 17 12 L S 4-43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7454-032-025

AKA 1509 S PACIFIC AVE UNIT# B
LOS ANGELES

Owner:

SARICH ET AL ANGELKO
1509 S PACIFIC AVE
SAN PEDRO CA, 90731

DATED: This 04th Day of January, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
Progressive Title Company

WHEN RECORDED, MAIL TO:

Bob Todd
333 Bowling St.

Plaza Del Rey, CA 90293

ASSESSOR'S PARCEL NO.: 7454-032-025

TITLE ORDER NO.: Pr1180173

ESCROW NO.: 29615-NP



02/09/2011
20110217977

THIS SPACE FOR RECORDER'S USE ONLY

DEED OF TRUST AND ASSIGNMENT OF RENTS

This **DEED OF TRUST**, made this February 4, 2011, between

TRUSTOR: Angelko Sarich, a Married Man,,
whose address is 1509 S. Pacific Ave., Los Angeles (San Pedro Area) CA 90731-4887

TRUSTEE: First American Title Company and

BENEFICIARY: Bob Todd, AKA Robert K. Todd, an unmarried-man

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Los Angeles, State of California, described as:
Lots 10 to 12 inclusive in Block 17 of the Rudecinda Tract in the city of Los Angeles, as per map recorded in Book 4 Page 43 of record surveys, in the office of the county recorder of said county.

This Trust Deed is a Second Trust Deed and is subject to a First Trust Deed already of record

SEE EXHIBIT A

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary by Paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING:

1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **ONE HUNDRED THOUSAND AND 00/100 Dollars (\$100,000.00)** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

In accordance with Section 2924B, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to Trustor at Trustor's address herein before set forth, or if none shown, to Trustor at the property address.

3

To protect the security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14) inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all counties October 23, 1961, in the book and the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, vis.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	7	Los Angeles	72855	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

(which provisions, identical in all counties, are printed on the attached page of this form) hereby are adopted and incorporated herein and made part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

STATE OF NEVADA
COUNTY OF CLARK

On 02/07/2011, before me,

HEIDI CHUN, NOTARY PUBLIC

(here insert name and title of the officer)

personally appeared ANGELKO SARICH

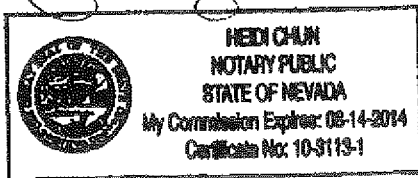
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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~~ NEVADA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(SEAL)



[Signature]
Angelko Sarich

EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: August 1, 2012

JOB ADDRESS: 1509 SOUTH PACIFIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7454-032-025

Last Full Title: 06/05/2012

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANGELKO SARICH
1509 SOUTH PACIFIC AVENUE
SAN PEDRO, CA. 90731
CAPACITY: OWNER
- 2). BAY CITIES NATIONAL BANK
REDONDO BEACH OFFICE
1333 S PACIFIC COAST HWY
REDONDO BEACH, CA. 90277
CAPACITY: INTERESTED PARTIES
- 3). BOB TODD
333 FOWLING STREET
PLAYA DEL REY, CA. 90293
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

1505 S PACIFIC AVE, SAN PEDRO, CA 90731-4887**Owner Information:**

Bldg Card: 000 of 004

Owner Name: SARICH ANGELKO
 Mailing Address: 1509 S PACIFIC AVE, SAN PEDRO CA 90731-4724 C015
 Phone Number: Vesting Codes: MM // SE

Location Information:

Legal Description: TR=RUDECINDA TRACT LOT 10 AND (EX OF ST) LOTS 11 AND LOT 12
 County: LOS ANGELES, CA APN: 7454-032-025
 Census Tract / Block: 2969.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: RUDECINDA TR
 Legal Book/Page: Map Reference: 79-A4 / 824-B6
 Legal Lot: 12 Tract #:
 Legal Block: 17 School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 06/17/2004 / 03/02/2004 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1546776

Last Market Sale Information:

Recording/Sale Date: 07/26/1993 / 1st Mtg Amount/Type: /
 Sale Price: \$800,000 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 1429808 2nd Mtg Amount/Type: /
 Deed Type: TRUSTEE DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$61.09
 New Construction: Multi/Split Sale: MULTIPLE
 Title Company:
 Lender:

Seller Name: DALCIN DARRYL E CO TRUST

Prior Sale Information:

Prior Rec/Sale Date: 06/11/1993 / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1121622 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: QUIT CLAIM DEED

Property Characteristics:

Year Built / Eff:	1920 /	Total Rooms/Offices:	Garage Area:
Gross Area:	13,096	Total Restrooms:	Garage Capacity:
Building Area:	13,096	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:	LAC2	Acres:	0.54	County Use:	AUTO SVC SHOP (2600)
Lot Area:	23,724	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	3	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information:

Total Value:	\$665,703	Assessed Year:	2011	Property Tax:	\$9,889.00
Land Value:	\$220,431	Improved %:	67%	Tax Area:	13245
Improvement Value:	\$445,272	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$665,703				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1505 S PACIFIC AVE, SAN PEDRO, CA 90731-4887**3 Comparable(s) found.** (Click on the address to view more property information)

» View Report

» Configure Display Fields

» Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 3

	Subject Property	Low	High	Average
Sale Price	\$800,000	\$147,500	\$1,925,000	\$1,257,500
Bldg/Living Area	13,096	11,804	12,515	12,197
Price/Sqft	\$61.09	\$12.50	\$153.82	\$101.62
Year Built	1920	1938	1950	1945
Lot Area	23,724	13,459	31,363	19,941
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$665,703	\$629,876	\$847,849	\$751,516
Distance From Subject	0.00	10.39	20.91	16.03

*= user supplied for search only

<input checked="" type="checkbox"/> #	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
<input checked="" type="checkbox"/>		1505 S PACIFIC AVE	\$800,000	1920			07/26/1993	13,096	23,724	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1744 W 166TH ST	\$147,500	1950			05/23/2012	11,804	15,002	10.39
<input checked="" type="checkbox"/>	2	150 W IVY AVE	\$1,700,000	1949			12/23/2011	12,272	31,363	16.8
<input checked="" type="checkbox"/>	3	1941 S FLOWER ST	\$1,925,000	1938			02/24/2012	12,515	13,459	20.91

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1505 S PACIFIC AVE, SAN PEDRO, CA 90731-4887**3 Comparable(s) Selected.**

Report Date: 07/10/2012

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$800,000	\$147,500	\$1,925,000	\$1,257,500
Bldg/Living Area	13,096	11,804	12,515	12,197
Price/Sqft	\$61.09	\$12.50	\$153.82	\$101.62
Year Built	1920	1938	1950	1945
Lot Area	23,724	13,459	31,363	19,941
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$665,703	\$629,876	\$847,849	\$751,516
Distance From Subject	0.00	10.39	20.91	16.03

* = user supplied for search only

Comp #: 1 Distance From Subject: 10.39 (miles)
 Address: 1744 W 166TH ST, GARDENA, CA 90247-4772
 Owner Name: RRN MESA RIM LLC
 Seller Name: BALL DEE FAMILY TRUST
 APN: 6106-001-005 Map Reference: 63-E4 / 733-J7 Building Area: 11,804
 County: LOS ANGELES, CA Census Tract: 6033.02 Total Rooms/Offices:
 Subdivision: MONETA TR Zoning: GAR2 Total Restrooms:
 Rec Date: 05/23/2012 Prior Rec Date: 10/04/1985 Yr Built/Eff: 1950 / 1953
 Sale Date: 11/12/2011 Prior Sale Date: 08/1985 Air Cond: NONE
 Sale Price: \$147,500 Prior Sale Price: \$272,500 Pool:
 Sale Type: UNKNOWN Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 769824 Acres: 0.34 COMPOSITION
 1st Mtg Amt: Lot Area: 15,002
 Total Value: \$629,876 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 16.8 (miles)
 Address: 150 W IVY AVE, INGLEWOOD, CA 90302-2907
 Owner Name: IMAN DESIGN & DEV INC
 Seller Name: IVY INGLEWOOD PROPERTY LLC
 APN: 4016-029-015 Map Reference: 57-A1 / 703-C2 Building Area: 12,272
 County: LOS ANGELES, CA Census Tract: 6013.02 Total Rooms/Offices:
 Subdivision: 511 Zoning: 1NM-1* Total Restrooms:
 Rec Date: 12/23/2011 Prior Rec Date: 08/20/2002 Yr Built/Eff: 1949 /
 Sale Date: 12/06/2011 Prior Sale Date: 08/13/2002 Air Cond:
 Sale Price: \$1,700,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: N Roof Mat:
 Document #: 1745583 Acres: 0.72
 1st Mtg Amt: Lot Area: 31,363
 Total Value: \$847,849 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 20.91 (miles)
 Address: 1941 S FLOWER ST, LOS ANGELES, CA 90007
 Owner Name: AMIRA CHANCE LLC
 Seller Name: CATHAY BK
 APN: 5126-008-009 Map Reference: 44-B5 / 634-C6 Building Area: 12,515
 County: LOS ANGELES, CA Census Tract: 2240.20 Total Rooms/Offices:
 Subdivision: EDGAR Zoning: LAM1 Total Restrooms:
 Rec Date: 02/24/2012 Prior Rec Date: 05/12/2004 Yr Built/Eff: 1938 / 1938
 Sale Date: 02/22/2012 Prior Sale Date: 04/29/2004 Air Cond:
 Sale Price: \$1,925,000 Prior Sale Price: \$700,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 297081 Acres: 0.31
 1st Mtg Amt: Lot Area: 13,459
 Total Value: \$776,824 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: August 1, 2012

JOB ADDRESS: 1509 SOUTH PACIFIC AVENUE, UNIT B, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7454-032-025

CASE# 76281

ORDER NO: A-991599

EFFECTIVE DATE OF ORDER TO COMPLY: August 1, 2005

COMPLIANCE EXPECTED DATE: August 31, 2005

DATE COMPLIANCE OBTAINED: May 15, 2008

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-991599

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

WILLIAM J. ROUSE
PRESIDENT

EFREN R. ABRATIQUE, P.E.
VICE-PRESIDENT

MARSHA L. BROWN
ILAN ISRAELY
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

ANGELKO SARICH ET AL
1509 S PACIFIC AVE
SAN PEDRO, CA 90731

CASE #: 76281
ORDER #: A-991599
EFFECTIVE DATE: August 01, 2005
COMPLIANCE DATE: August 31, 2005

PROPERTY OWNER OF

SITE ADDRESS: 1509 S PACIFIC AVE UNIT# B

ASSESSORS PARCEL NO.: 7454-032-025

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: ANGEL AUTO REPAIR

Pursuant to Section 12.26 (I) of the Los Angeles Municipal Code, an inspection has been conducted of the Vehicle Repair and/or Installation Establishment at the property listed above. The Conditions listed below are in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. (V #12.) Cargo container.

You are therefore ordered to: 1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for TWO 10 ft x 20 ft cargo container on the site.

2) Discontinue the use of the cargo container and remove from the site.

Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1.(a), and 12.26E.2. of the L.A.M.C.

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.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)

www.ladbs.org
1621627200639230

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Section 12.26(I) 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 storage yard facility operator shall pay a fine for each vehicle repair garage or installation facility violation in the amount of \$200.00 as specified in Section 98.0402(f) L.A.M.C. . Section 12.26 I 17 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 I 16 of this subsection. Sections 12.26 I 10, 98.0402(f)2A L.A.M.C.

APPEAL PROCEDURES:

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 I 8, 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 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 and 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.

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 5:00 p.m. Monday through Friday.

Inspector: _____

AUGUSTUS ALBAS
3550 WILSHIRE BLVD., SUITE 1800
LOS ANGELES, CA 90010
(213)252-3030

Date: July 22, 2005


REVIEWED BY

On 7-26-05 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature K3