

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

February 20, 2015

Council District: # 4

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

JOB ADDRESS: **14440 WEST BURBANK BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2245-007-027**

On November 25, 2012, and January 20, 2014, 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: **14440 West Burbank Blvd., 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 August 28, 2012, and October 30, 2013, 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 fees.

In addition, pursuant to Section 98.0421, the property owner was issued an order on February 12, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance, annual inspection fees and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 914.00
Code Violation Investigation fee	336.00
System Development Surcharge (CVIF & AIM)	75.00
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	3,590.00
Accumulated Interest (1%/month)	482.00
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 6,601.13</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 **\$6,601.13** 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 **\$6,601.13** 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: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## **Property Title Report**

**Work Order No. T10656**  
**Dated as of: 08/07/2014**

**Prepared for: City of Los Angeles**

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

**APN #: 2245-007-027**

**Property Address:** 14440 W BURBANK BLVD ✓ **City:** Los Angeles **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Instrument** CORPORATION GRANT DEED

**Grantor:** HER-DEK CORPORATION, A CALIFORNIA CORPORATION

**Grantee:** HUGHES REALTY, INC., A CALIFORNIA CORPORATION

**Instrument:** 92 2430828

**Book/Page:** N/A

**Dated:** 12/26/1992

**Recorded:** 12/28/1992

**MAILING ADDRESS:** Hughes Realty, Inc. c/o Richard Ramonette  
14005 LIVE OAK AVENUE, IRVINDALE, CA 91706.

### **SCHEDULE B**

#### **LEGAL DESCRIPTION**

LOT 1 OF TRACT NO. 24091, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 684 PAGES 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### **MORTGAGES/LIENS**

**Type of Instrument** SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

**Trustor/Mortgagor:** HUGHES REALTY, INC. A CALIFORNIA CORPORATION

**Lender/Beneficiary:** HER-DEK CORPORATION, A CALIFORNIA CORPORATION

**Trustee:** TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION

**Instrument:** 92 2430829

**Book/Page:** N/A

**Amount:** \$2,223.60

**Open Ended:** NO

**Dated:** 12/26/1992

**Recorded:** 12/28/1992

**Maturity Date:** 12/26/2022

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10656**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** MARVIN M. CHESBRO, ESQ,  
3435 WILSHIRE BOULEVARD 27<sup>TH</sup> FLOOR, LOS ANGELES, CA 90010.

**Type of Instrument** MISCELLANEOUS  
NOTICE OF PENDING LIEN, DATED 01/10/2013, RECORDED 01/25/2013 AS  
INSTRUMENT NO.20130130165.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR, LOS ANGELES, CA 90012.

**MAILING ADDRESS:** HUGHES REALTY INC,  
14005 LIVE OAK AVE, IRWINDALE CA, 91706.

NOTICE OF PENDING LIEN, DATED 08/16/2013, RECORDED 08/23/2013 AS  
INSTRUMENT NO.20131241905.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR, LOS ANGELES, CA 90012.

**MAILING ADDRESS:** HUGHES REALTY,  
14005 LIVE OAK AVE, IRWINDALE CA, 91706.

NOTICE OF PENDING LIEN, DATED 02/27/2014, RECORDED 03/07/2014 AS  
INSTRUMENT NO.20140238581.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR, LOS ANGELES, CA 90012.

**MAILING ADDRESS:** HUGHES REALTY INC,  
14005 LIVE OAK AVE, IRWINDALE CA, 91706.

RECORDING REQUESTED BY  
Recording Requested by:  
Pacific Title Guaranty Co.

92 2430828

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

Name Richard Ramonette  
Hughes Realty, Inc.  
Street Address 14005 Live Oak Avenue  
Irwindale, CA 91706  
City State Zip L

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 JAN. 4 P.M. DEC 28 1992

FEE \$28	V
A.F.N.E. 94	2

Title Cover No. \_\_\_\_\_ Escrow No. \_\_\_\_\_ SPACE ABOVE THIS LINE FOR RECORDER'S USE

## CORPORATION GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ 2,446.40 (80) \$10,008 (44)  
☒ Computed on full value of property conveyed, or  
☐ Computed on full value less value of liens or encumbrances remaining at time of sale, and

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

HER-DEK CORPORATION, a California corporation

a corporation organized under the laws of the state of California  
 hereby GRANT(S) to

**HUGHES REALTY, INC., a California corporation**

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

SEE EXHIBIT "A" ATTACHED HERETO AND  
 INCORPORATED HEREIN BY THIS REFERENCE

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Fred Decker President and Dorothy A. Decker Secretary thereunto duly authorized.

Dated December 26, 1992 HER-DEK Corporation, a California corporation

STATE OF CALIFORNIA: Hawaii )  
 COUNTY OF Honolulu )

On December 26, 1992 before me  
Garland A. Pasiado

personally appeared Fred A. Decker  
and Dorothy A. Decker

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  
Garland A. Pasiado  
 Signature

By Fred A. Decker President  
 By Dorothy A. Decker Secretary

My commission expires: 5/23/95  
 (This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY SO SHOWN: MAIL AS DIRECTED ABOVE

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_  
924532-01 FATCOLA 74 (5/91)

RECORDING REQUESTED BY

92 2430829

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

1 MIN. 1 P.M. DEC 28 1992

ANY WHEN RECORDED MAIL TO

Name: Marvin M. Chesbro, Esq.  
Street Address: 3435 Wilshire Boulevard  
City & State: 27th Floor  
Los Angeles, CA 90010

FEE \$16-V

27  
3CAT. NO. 4400015  
TO 1933 CA (10) 841 (OPEN END)

## SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

This Deed of Trust, made this 26th day of December, 1992, between,

Hughes Realty Inc., a California corporation, herein called Trustor,  
whose address is (Trustor and Beneficiary) (Trustor) (Beneficiary)

The First Insurance Company of California, a California corporation, herein called Trustee, and

Her-Dek Corporation, a California corporation, herein called Beneficiary,  
Witnesseth: That Trustor irrevocably (GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,  
that property in Los Angeles County, California, described asSee Exhibit "A" attached hereto and incorporated herein by this  
referenceTOGETHER WITH the rents, issues and profits thereof, SUBJECT TO, HOWEVER, to the right, power and authority 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. Pay-  
ment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the  
principal sum of \$2,255,800, 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 for notes  
resulting in a securedTo Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the more  
secured hereto, that provisions (1) to (14), inclusive of the first trust deed of Trust recorded in Santa Barbara County and Sonoma  
County, October 18, 1961, and in all other counties October 23, 1961, in the book and at 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, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	584	Kings	782	823	Placer	886	301	Santa	29	325
Alpine	1	260	Lake	387	39	Plumas	151	8	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3008	523	Solano	1105	182
Butte	1145	1	Los Angeles	72065	809	Sacramento	4331	52	Sonoma	1851	809
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	450
Colusa	298	817	Marin	1508	339	San Bernardino	5507	81	Sutter	572	297
Contra Costa	3978	47	Mariposa	71	292	San Francisco	4332	905	Tehama	401	289
Del Norte	78	414	Monterey	519	510	San Joaquin	2470	311	Trent	83	356
El Dorado	568	446	Moraga	1547	538	San Luis Obispo	118-1	12	Tulare	2754	275
Fresno	4028	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	67
Gila	422	184	Monroe	52	429	Santa Barbara	1878	850	Ventura	2082	358
Humboldt	557	527	Montgomery	2194	538	Santa Clara	5338	341	Yuba	553	245
Imperial	1091	503	Napa	539	66	Santa Cruz	1821	484			
Inyo	3427	80	Nevada	306	325	Shasta	684	528			
Kern			Orange	5289	611	San Diego	Series 2 Book 1381	Page 183897			

which provisions, identical in all counties are printed on the reverse hereof, hereby are adopted and incorporated herein and  
each a part hereof as fully as though set forth hereat length that he will obey and perform said provisions and that the  
obligations to property, obligations and parties set forth in this Deed of Trust.The undersigned Trustor requests that copy of my Notice of Default and 4 my Notice of Sale hereunder be mailed to be  
my address hereon set forth

Signature of Trustor

Higher Realty Inc., a California corporation

By: [Signature]Name: Robert K. HughesIts: Corporate SecretaryBy: [Signature]Name: Paul A. HughesIts: Corporate Secretary

OFFICIAL SEAL

RECORDED IN OFFICIAL RECORDS

LOS ANGELES COUNTY

DEC 28 1992

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On DECEMBER 23, 1992 before

me, the undersigned, a Notary Public in and for said State,

personally appeared ROBERT K. HUGHES and

PAUL A. HUGHES

personally known to me or proved to me on the basis of

satisfactory evidence to be the persons whose names are

subscribed to the within instrument and acknowledged

that they executed the same.

Witness my hand and official seal

Signature [Signature]

Susan L. Trosner

Title Order No 924532-01

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



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. 5586644)

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:

TR 24091 LT 1 MB 684-89/90

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.

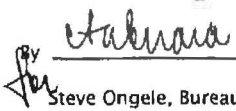
APN 2245-007-027  
AKA 14440 W BURBANK BLVD  
LOS ANGELES

Owner:

HUGHES REALTY INC  
14005 LIVE OAK AVE  
IRVINDALE CA, 91706

DATED: This 10th Day of January, 2013

CITY OF LOS ANGELES

  
\_\_\_\_\_  
Steve Ongele, 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

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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. 5829633)

Telephone Number: (213) 482-6890

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

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APN 2245-007-027  
AKA 14440 W BURBANK BLVD  
LOS ANGELES

Owner:

HUGHES REALTY  
14005 LIVE OAK AVE  
IRVINDALE CA, 91706

DATED: This 16th Day of August, 2013

CITY OF LOS ANGELES

A handwritten signature in cursive script, appearing to read "Steve Ongele", is written over a horizontal line.

Steve Ongele, 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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

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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. 5967054)

Telephone Number: (213) 482-6890

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

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TR 24091 LT 1 MB 684-89/90

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 2245-007-027  
AKA 14440 W BURBANK BLVD  
LOS ANGELES

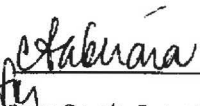
Owner:

HUGHES REALTY INC  
14005 LIVE OAK AVE  
IRVINDALE CA,91706

DATED: This 27th Day of February, 2014

CITY OF LOS ANGELES

By

  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**

Date: **February 20, 2015**

JOB ADDRESS: **14440 WEST BURBANK BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2245-007-027**

Last Full Title: **08/07/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- |     |  |                            |
|-----|--|----------------------------|
| 1). | HUGHES REALTY, INC.<br>C/O RICHARD RAMONETTE<br>14005 LIVE OAK AVENUE<br>IRWINDALE, CA. 91706-1300 | CAPACITY: OWNER            |
| 2). | MARVIN M. CHESBRO, ESQ<br>3435 WILSHIRE BLVD., 27 <sup>TH</sup> FLOOR<br>LOS ANGELES, CA. 90010    | CAPACITY: INTERESTED PARTY |

**Property Detail Report**

For Property Located At :  
**14430 BURBANK BLVD, SHERMAN OAKS, CA 91401**



CoreLogic  
 RealQuest Professional

**Owner Information**

Owner Name: **HUGHES REALTY INC**  
 Mailing Address: **14005 LIVE OAK AVE, IRVINDALE CA 91706-1300 C004**  
 Vesting Codes: **// CO**

**Location Information**

Legal Description:	<b>TRACT NO 24091 EX OF ST LOT 1</b>	APN:	<b>2245-007-027</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1285.00 / 2</b>	Subdivision:	<b>24091</b>
Township-Range-Sect:		Map Reference:	<b>22-D1 / 562-A1</b>
Legal Book/Page:	<b>684-89</b>	Tract #:	<b>24091</b>
Legal Lot:	<b>1</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>SO</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>12/28/1992 /</b>	1st Mtg Amount/Type:	<b>\$2,223,600 / CONV</b>
Sale Price:	<b>\$2,224,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>2430828</b>	2nd Mtg Amount/Type:	<b>\$2,223 / PRIVATE PARTY</b>
Deed Type:	<b>CORPORATION GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ ADJ</b>
Transfer Document #:		Price Per SqFt:	<b>\$43.69</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>PACIFIC TITLE GUARANTY CO.</b>		
Lender:	<b>MISCELLANEOUS FIN</b>		
Seller Name:	<b>HER-DEK CORP</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

**Property Characteristics**

Year Built / Eff:	<b>1966 / 1966</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>50,901</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>50,901</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>YES</b>
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>3.83</b>	County Use:	<b>SUPERMARKET (1400)</b>
Lot Area:	<b>167,025</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SUPERMARKET</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$9,719,481</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$126,380.71</b>
Land Value:	<b>\$6,810,033</b>	Improved %:	<b>30%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$2,909,448</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$9,719,481</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic  
 RealQuest Professional

**14430 BURBANK BLVD, SHERMAN OAKS, CA 91401****1 Comparable(s) Selected.**

Report Date: 02/19/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$2,224,000	\$2,500,000	\$2,500,000	\$2,500,000
Bldg/Living Area	50,901	56,100	56,100	56,100
Price/Sqft	\$43.69	\$44.56	\$44.56	\$44.56
Year Built	1966	1966	1966	1966
Lot Area	167,025	54,520	54,520	54,520
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$9,719,481	\$1,435,112	\$1,435,112	\$1,435,112
Distance From Subject	0.00	13.02	13.02	13.02

\*= user supplied for search only

Comp #:	1			Distance From Subject: 13.02 (miles)	
Address:	2925 DIVISION ST, LOS ANGELES, CA 90065-1215				
Owner Name:	AMEN FAMILY 1990 TRUST				
Seller Name:	SUPER A FOODS INC				
APN:	5456-014-070	Map Reference:	/ 594-G4	Building Area:	56,100
County:	LOS ANGELES, CA	Census Tract:	1864.04	Total Rooms/Offices:	
Subdivision:	3867	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/05/2014	Prior Rec Date:	08/04/1994	Yr Built/Eff:	1966 /
Sale Date:	10/15/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,500,000	Prior Sale Price:	\$271,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1315928	Acres:	1.25		
1st Mtg Amt:		Lot Area:	54,520		
Total Value:	\$1,435,112	# of Stories:			
Land Use:	SUPERMARKET	Park Area/Cap#:	/		

# EXHIBIT D

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**

**Date: February 20, 2015**

JOB ADDRESS: **14440 WEST BURBANK BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2245-007-027**

**CASE#: 486461**

**ORDER NO: A-3167034**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 12, 2013**

COMPLIANCE EXPECTED DATE: **March 14, 2013**

DATE COMPLIANCE OBTAINED: **April 2, 2013**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3167034

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

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

ORDER TO COMPLY AND NOTICE OF FEE

HUGHES REALTY INC  
14005 LIVE OAK AVE  
IRWINDALE, CA 91706

FEB 07 2013

On \_\_\_\_\_ the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 486461  
ORDER #: A-3167034  
EFFECTIVE DATE: February 12, 2013  
COMPLIANCE DATE: March 14, 2013

OWNER OF

SITE ADDRESS: 14440 W BURBANK BLVD

ASSESSORS PARCEL NO.: 2245-007-027

ZONE: C2; Commercial Zone

P; Automotive Parking Zone

Signature

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. No means of egress.

You are therefore ordered to: 1) Provide the required means of egress.

Code Section(s) in Violation: 91.1008.1.1, 91.1008.1.3.1 of the L.A.M.C.

Comments: Emergency exit doors along west side of building is being blocked. Remove all items blocking emergency exit doors and maintain area in front of doors clear.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Trailer for dry cleaners along west side of building. Obtain permits and approvals or remove trailer and restore parking stalls that have been removed.

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Comments: Electrical from existing building to trailer .

**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.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9851.

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

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

Date: December 11, 2012

ART VALENZUELA  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9851

Art.Valenzuela@lacity.org



REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: February 20, 2015

JOB ADDRESS: 14440 WEST BURBANK BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2245-007-027

CASE#: 171207

ORDER NO: A-3412969

EFFECTIVE DATE OF ORDER TO COMPLY: January 15, 2014

COMPLIANCE EXPECTED DATE: January 20, 2014

DATE COMPLIANCE OBTAINED: September 18, 2014

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3412969

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY

HUGHES REALTY INC  
14005 LIVE OAK AVE  
IRVINDALE, CA 91706

CASE #: 171207

ORDER #: A-3412969

EFFECTIVE DATE: January 15, 2014

COMPLIANCE DATE: January 20, 2014

PROPERTY OWNER OF

SITE ADDRESS: 14440 W BURBANK BLVD

ASSESSORS PARCEL NO.: 2245-007-027

ZONE: C2; Commercial Zone

P; Automotive Parking Zone

NAME OF BUSINESS IN VIOLATION: RE PLANET

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 12.21 A.18. of the Los Angeles Municipal Code, Recycling Centers and Facilities:

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 October 30, 2013 and billed on invoice # 596705.

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed non-compliance fee in the amount of \$550.00 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 98.04 I 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 **\$1,925.00**.

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.

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:

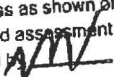
Date: January 08, 2014

AUGUSTUS ALBAS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3030  
Augustus.Albas@lacity.org

  
REVIEWED BY

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

JAN 10 2014

To the address as shown on the  
last equalized assessment roll.  
Initialed 

# EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: February 20, 2015

JOB ADDRESS: 14440 WEST BURBANK BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2245-007-027

CASE#: 171207

ORDER NO: A-3154714

EFFECTIVE DATE OF ORDER TO COMPLY: November 20, 2012

COMPLIANCE EXPECTED DATE: November 25, 2012

DATE COMPLIANCE OBTAINED: September 18, 2014

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3154714

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
MARSHA L. BROWN  
VICE-PRESIDENT  
VAN AMBATIELOS  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

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

ORDER TO COMPLY

HUGHES REALTY INC  
14005 LIVE OAK AVE  
IRWINDALE, CA 91706

CASE #: 171207  
ORDER #: A-3154714  
EFFECTIVE DATE: November 20, 2012  
COMPLIANCE DATE: November 25, 2012

PROPERTY OWNER OF  
SITE ADDRESS: 14440 W BURBANK BLVD  
ASSESSORS PARCEL NO.: 2245-007-027  
ZONE: C2; Commercial Zone  
P; Automotive Parking Zone  
NAME OF BUSINESS IN VIOLATION: RE PLANET

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 12.21 A.18. of the Los Angeles Municipal Code, Recycling Centers and Facilities.

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 28, 2012 and billed on invoice # 558664.

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:**

A proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9836.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:

  
MARK VAN SLOOTEN  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9836

  
REVIEWED BY

Date: November 20, 2012

NOV 20 2012

On \_\_\_\_\_ the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature