

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

May 20, 2015

Council District: # 15

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

JOB ADDRESS: **815 NORTH MACDONOUGH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7428-020-018**

On December 20, 2011 and May 04, 2013, 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: **815 North Macdonough 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 September 06, 2006, July 25, 2007, July 16, 2008, April 29, 2010, September 26, 2011, September 12, 2012 and August 08, 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 fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 2,791.00
System Development Surcharge	146.16
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	1,012.57
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 7,841.73</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 **\$7,841.73** 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 **\$7,841.73** 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. T11202**  
**Dated as of: 03/25/2015**

**Prepared for: City of Los Angeles**

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### **SCHEDULE A**

*(Reported Property Information)*

**APN #: 7428-020-018**

**Property Address: 815 N MACDONOUGH AVE** ✓ **City: Los Angeles** **County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee :** Miguel B. Silva, a married man, as sole and separate property, and Rebeca Juarez, a married woman, as sole and separate property as joint tenants

**Grantor :** Richard T. Leaver and Bonnie R. Leaver, husband and wife, as community property

**Deed Date :** 8/27/1991

**Recorded :** 9/26/1991

**Instr No. :** 91 1519585

**MAILING ADDRESS:** Miguel B. Silva and Rebeca Juarez  
818 MacDonough Avenue, Wilmington, California 90744.

### **SCHEDULE B**

#### **LEGAL DESCRIPTION**

*The following described property:*

**Lot 4 in Block 26 of the Dominguez Harbor Tract, in the City of Los Angeles as per map recorded in Book 12, Pages 14 and 15 of Maps, in the Office of the County Recorder of Los Angeles County, State of California.**

**Assessor's Parcel No: 7428-020-018**

#### **MORTGAGES/LIENS**

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

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 1/19/2007

**Instr No. :** 20070111209

**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. T11202*

**SCHEDULE B (Continued)**

*Type of Document: A claim of lien for the amount shown and any other amounts due.*

*Claimant : Department of Building and Safety Financial Services Division*

*Recorded : 2/15/2008*

*Instr No. : 20080279044*

*Type of Document: A claim of lien for the amount shown and any other amounts due.*

*Claimant : Department of Building and Safety Financial Services Division*

*Recorded : 10/10/2008*

*Instr No. : 20081822512*

*Type of Document: A claim of lien for the amount shown and any other amounts due.*

*Claimant : Department of Building and Safety Financial Services Division*

*Recorded : 12/23/2011*

*Instr No. : 20111750179*

*Type of Document: A claim of lien for the amount shown and any other amounts due.*

*Claimant : Department of Building and Safety Financial Services Division*

*Recorded : 9/21/2012*

*Instr No. : 20121424898*

*Type of Document: A claim of lien for the amount shown and any other amounts due.*

*Claimant : Department of Building and Safety Financial Services Division*

*Recorded : 1/25/2013*

*Instr No. : 20130130221*

*Type of Document: A claim of lien for the amount shown and any other amounts due.*

*Claimant : Department of Building and Safety Financial Services Division*

*Recorded : 8/23/2013*

*Instr No. : 20131241911*

**MAILING ADDRESS:** Rebeca Juarez and Miguel B Silva, 818 Macdonough Ave, Wilmington, CA 90744

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

91.1519585

RECORDING REQUESTED BY

First American Title Company of Los Angeles

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

Name Miguel B. Silva  
and Rebecca Juarez  
Street Address 818 MacDonough Avenue  
City State Zip Wilmington, California 90744

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA.

SEP 26 1991 AT 8 A.M.

Recorder's Office

FEE  
\$5  
C

Title Order No. 9131612-17 Escrow No. 91-674-JS

THIS SPACE FOR RECORDER'S USE

GRANT DEED

A.P.N. 7428-020-01B

THE UNDERSIGNED GRANTOR(S) DECLARE(S) \$279.00 - L.A. City Tax  
DOCUMENTARY TRANSFER TAX is \$48.20 - L.A. County Tax  
☒ 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,  
RICHARD T. LEAVER AND BONNIE R. LEAVER, HUSBAND AND WIFE, AS JOINT TENANTS

hereby GRANT(s) to

MIGUEL B. SILVA, A MARRIED MAN, AS SOLE AND SEPARATE PROPERTY, AND REBECCA JUAREZ, A MARRIED WOMAN, AS SOLE AND SEPARATE PROPERTY AS JOINT TENANTS

the following described real property in the CITY OF LOS ANGELES  
County of LOS ANGELES State of California:

LOT 4 IN BLOCK 26 OF THE DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGES 14 & 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

EXCEPTING AND RESERVING TO THE GRANTORS ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AND WITHOUT THE RIGHT OF SURFACE ENTRY.

EXCEPTING AND RESERVING TO THE GRANTORS ALL RIGHT, TITLE AND INTEREST IN ANY AND ALL OIL, MINERAL AND GAS LEASES.

EXCEPT herein all right, title and interest in the oil lease or leases of record, as reserved in deed recorded July 21, 1972 as Instrument No. 156, by R. CHARMION BETTERCOURT.

Dated AUGUST 27, 1991

*Richard T. Leaver*  
Richard T. Leaver  
*Bonnie R. Leaver*  
Bonnie R. Leaver

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On SEPTEMBER 3RD 1991  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
Richard T. Leaver and  
Bonnie R. Leaver

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.

WITNESS my hand and official seal.

Signature *Eva Singerman*



(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



Order No. 9131612-17  
Escrow No. 91-674 JS

91 1519583

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA.

SEP 26 1991 AT 8 A.M.

Recorder's Office

FEE \$8

C

2

WHEN RECORDED MAIL TO:

REBECA JUAREZ  
818 MAC DONOUGH AVE.  
WILMINGTON, CA 90744

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$ .00

Computed on the consideration or value of property conveyed; OR  
Computed on the consideration or value less liens or encumbrances  
remaining at time of sale

X is exempt from imposition of the Documentary Transfer Tax  
pursuant to Revenue and Taxation Code § 11927(a), on transferring  
community, quasi-community, or quasi-marital property, assets  
between spouses, pursuant to a judgment, an order, or a written  
agreement between spouses in contemplation of any such judge-  
ment or order.

MAIL TAX STATEMENT TO RETURN ADDRESS ABOVE

Signature of grantor or grantee

### INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A & 1 et seq.)

This is an Interspousal Transfer and not a change in ownership under § 62 of the Revenue and Taxation Code and Grantor(s) has (have)  
checked the applicable box(es) in this appraisal:

- ☐ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to  
the spouse of the transferor.
- ☐ A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal  
separation, or
- ☒ A creation, transfer, or termination, solely between spouses, of any co-owner's interest
- ☐ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in  
connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.
- ☐ Other: \_\_\_\_\_

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

SACRAMENTO JUAREZ, A MARRIED MAN

hereby GRANT(S) to

REBECA JUAREZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the real property in the City of LOS ANGELES  
State of California, described as

County of LOS ANGELES

SEE EXHIBIT "A"

Dated AUGUST 28, 1991

STATE OF CALIFORNIA, ss.

COUNTY OF Los Angeles.

On 09/18/91

before me, the undersigned, a Notary Public in and for said County

and State, personally appeared Sacramento Juarez

known to me (or proved to me on a 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.

WITNESS my hand and official seal

Signature Yolanda Cepeda

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SACRAMENTO JUAREZ

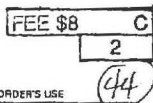
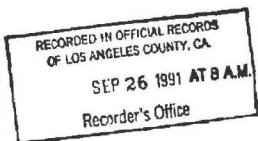


(This area for official notarial seal)

Order No. 9131612-17  
Escrow No. 91-674 JS

91 1519584

WHEN RECORDED MAIL TO:  
MIGUEL B. SILVA  
818 MAC DONOUGH AVE.  
WILMINGTON, CA 90744



MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$

Computed on the consideration or value of property conveyed OR  
Computed on the consideration or value of the property or encumbrances  
remaining at time of sale.

is exempt from imposition of the Documentary Transfer Tax  
pursuant to Revenue and Taxation Code § 11927(a), on transferring  
community, quasi-community, or quasi-marital property, assets  
between spouses, pursuant to a judgment, an order, or a written  
agreement between spouses in contemplation of any such judge-  
ment or order.

Signature of granting grantor or grantee

### INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A & 1 et seq.)

This is an interspousal transfer and not a change in ownership under 501 of the Revenue and Taxation Code. It is a transfer of property, checked, the applicable exclusion must be applied.

☐ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased spouse, or a trust for the use of a spouse or the spouse of the transferor.

☐ A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

☒ A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

☐ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

☐ Other:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
PAULA GARCIA, A MARRIED WOMAN

hereby GRANT(S) to

MIGUEL B. SILVA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the real property in the City of LOS ANGELES  
State of California, described as  
SEE EXHIBIT "A"

County of LOS ANGELES

Dated AUGUST 28, 1991

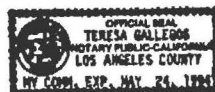
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On September 17, 1991  
before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared  
PAULA GARCIA

*Paula Garcia*  
PAULA GARCIA

personally known to me (or proved to me on a 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.

WITNESS my hand and official seal.

Signature *[Signature]*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

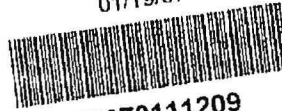
17C 088

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

01/19/07



20070111209

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 7428-020-018  
AKA 815 N MACDONOUGH AVE  
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 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. 4235721)

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:

DOMINGUEZ HARBOR TRACT 26 4 M B 12-14/15

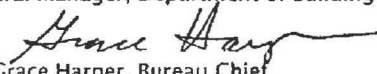
THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

DATED This 12th Day of January, 2007

SILVA MIGUEL B AND  
818 MACDONOUGH AVE  
WILMINGTON CA, 90744

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

02/15/08



20080279044

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. 4371145).

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:

DOMINGUEZ HARBOR TRACT 26 4 M B 12-14/15

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 7428-020-018

AKA 815 N MACDONOUGH AVE  
LOS ANGELES

Owner

SILVA MIGUEL B AND  
818 MACDONOUGH AVE  
WILMINGTON CA, 90744

DATED This 08th Day of February, 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:  
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

10/10/08



20081822512

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. 4484325)

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:

DOMINGUEZ HARBOR TRACT 26 4 M B 12-14/15

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 7428-020-018

AKA 815 N MACDONOUGH AVE  
LOS ANGELES

Owner:

SILVA MIGUEL B AND  
818 MACDONOUGH AVE  
WILMINGTON CA, 90744

DATED: This 19th Day of September, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

*Karen Penner*

*Karen Penner*  
Karen Penner, 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. 5306347)

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:

DOMINGUEZ HARBOR TRACT 26 4 M B 12-14/15

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 7428-020-018  
AKA 815 N MACDONOUGH AVE  
LOS ANGELES

Owner:

SILVA MIGUEL B  
818 MACDONOUGH AVE  
WILMINGTON CA, 90744

DATED: This 16th Day of December, 2011

CITY OF LOS ANGELES

A handwritten signature of Steve Ongele in black ink.

Steve Ongele, Bureau Chief  
Resource Management Bureau

2

\*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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**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. 5490514)

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:

DOMINGUEZ HARBOR TRACT 26 4 M B 12-14/15

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APN 7428-020-018  
AKA 815 N MACDONOUGH AVE  
LOS ANGELES

Owner:

REBECA JUAREZ MIGUEL B SILVA AND  
818 MACDONOUGH AVE  
WILMINGTON CA, 90744

DATED: This 30th Day of August, 2012

CITY OF LOS ANGELES

By 

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

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. 5599149)

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:

DOMINGUEZ HARBOR TRACT 26 4 M B 12-14/15

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 7428-020-018  
AKA 815 N MACDONOUGH AVE  
LOS ANGELES

Owner:

SILVA MIGUEL B AND  
818 MACDONOUGH AVE  
WILMINGTON CA, 90744

DATED: This 10th Day of January, 2013

CITY OF LOS ANGELES

By Steve Ongele

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

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. 5839504)

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:

DOMINGUEZ HARBOR TRACT 26 4 M B 12-14/15

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 7428-020-018  
AKA 815 N MACDONOUGH AVE  
LOS ANGELES

Owner:

REBECA JUAREZ MIGUEL B SILVA  
818 MACDONOUGH AVE  
WILMINGTON CA, 90744

DATED: This 16th Day of August, 2013

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **May 20, 2015**

JOB ADDRESS: **815 NORTH MACDONOUGH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7428-020-018**

Last Full Title: **03/25/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MIGUEL B. SILVA AND REBECA JUAREZ  
818 MACDONOUGH AVE.  
WILMINGTON, CA 90744

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :  
 ,, CA



CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: **SILVA MIGUEL B/JUAREZ REBECA**  
 Mailing Address: **818 MACDONOUGH AVE, WILMINGTON CA 90744-4048 C004**  
 Vesting Codes: **MM / A /**

**Location Information**

Legal Description:	<b>DOMINGUEZ HARBOR TRACT LOT 4</b>	APN:	<b>7428-020-018</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>9800.14 / 1</b>	Subdivision:	<b>DOMINGUEZ HARBOR TR</b>
Township-Range-Sect:		Map Reference:	<b>74-E4 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>4</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>26</b>	School District Name:	
Market Area:	<b>196</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>09/28/1995 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>1580058</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	<b>MULTIPLE</b>
Title Company:			
Lender:			
Seller Name:	<b>TOPKO NORTH WILMINGTON GEN</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>09/26/1991 / 08/1991</b>	Prior Lender:	
Prior Sale Price:	<b>\$62,000</b>	Prior 1st Mtg Amt/Type:	<b>\$42,000 / PRIVATE PARTY</b>
Prior Doc Number:	<b>1519585</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

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

**Site Information**

Zoning:	<b>LAM3</b>	Acres:	<b>0.11</b>	County Use:	<b>VACANT INDUSTRIAL (300V)</b>
Lot Area:	<b>4,805</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>INDUSTRIAL LOT</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$89,429</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$1,106.43</b>
Land Value:	<b>\$89,429</b>	Improved %:		Tax Area:	<b>14</b>
Improvement Value:		Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$89,429</b>				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

,, CA

**0 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: 0**

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property					09/28/1995		4,805	N/A

The subject property is not geo-coded to utilize the distance criteria. Please refine your comps criteria by using a different geographic option.



# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: May 20, 2015

JOB ADDRESS: 815 NORTH MACDONOUGH AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7428-020-018

CASE#: 75918

ORDER NO: A-2903835

EFFECTIVE DATE OF ORDER TO COMPLY: December 15, 2011

COMPLIANCE EXPECTED DATE: December 20, 2011

DATE COMPLIANCE OBTAINED: No Compliance To Date

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2903835

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

ORDER TO COMPLY

REBECA JUAREZ  
1648 E. 215TH PL.  
CARSON, CA 90745

CASE #: 75918

ORDER #: A-2903835

EFFECTIVE DATE: December 15, 2011

COMPLIANCE DATE: December 20, 2011

PROPERTY OWNER OF

SITE ADDRESS: 815 N MACDONOUGH AVE

ASSESSORS PARCEL NO.: 7428-020-018

ZONE: M3; Heavy Industrial Zone

NAME OF BUSINESS IN VIOLATION: CHIRIS AUTO DISMANTLER

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

Section 12.26 (F) of the Los Angeles Municipal Code, Auto Dismantling, Junk Yard, Scrap Metal Processing, or Storage Yard.

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 08, 2013 and billed on invoice # 588087.

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 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.

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

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

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

**APPEAL PROCEDURES:**

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

and/or

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

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

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

**REPEAT VIOLATIONS :**

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

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

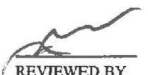
Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

  
JAMES VORHIS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395  
JAMES.H.VORHIS@lacity.org

Date: December 08, 2011

  
REVIEWED BY



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

## ORDER TO COMPLY

MIGUEL B SILVA AND REBECA JUAREZ  
818 MACDONOUGH AVE  
WILMINGTON, CA 90744

CASE #: 75918

ORDER #: A-2903835

EFFECTIVE DATE: December 15, 2011  
COMPLIANCE DATE: December 20, 2011

PROPERTY OWNER OF

SITE ADDRESS: 815 N MACDONOUGH AVE

ASSESSORS PARCEL NO.: 7428-020-018

ZONE: M3; Heavy Industrial Zone

NAME OF BUSINESS IN VIOLATION: CHIRIS AUTO DISMANTLER

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

Section 12.26 (F) of the Los Angeles Municipal Code, Auto Dismantling, Junk Yard, Scrap Metal Processing, or Storage Yard.

### 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 08, 2013 and billed on invoice # 588087.

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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.

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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.

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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

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#### **REPEAT VIOLATIONS :**

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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)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

 (for)

Date: December 08, 2011

JAMES VORHIS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395  
JAMES.H.VORHIS@lacity.org

  
REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **May 20, 2015**

JOB ADDRESS: **815 NORTH MACDONOUGH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7428-020-018**

CASE#: **75918**

ORDER NO: **A-3243391**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 29, 2013**

COMPLIANCE EXPECTED DATE: **May 04, 2013**

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

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3243391

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

## ORDER TO COMPLY

REBECA JUAREZ  
1648 E. 215TH PL.  
CARSON, CA 90745

CASE #: 75918  
ORDER #: A-3243391  
EFFECTIVE DATE: April 29, 2013  
COMPLIANCE DATE: May 04, 2013

PROPERTY OWNER OF  
SITE ADDRESS: 815 N MACDONOUGH AVE  
ASSESSORS PARCEL NO.: 7428-020-018  
ZONE: M3; Heavy Industrial Zone  
NAME OF BUSINESS IN VIOLATION: CHRIS AUTO DISMANTLER

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### CODE ENFORCEMENT BUREAU

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

[www.ladbs.org](http://www.ladbs.org)

Page 1 of 3

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

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

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

#### **APPEAL PROCEDURES:**

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

and/or

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

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

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

#### **REPEAT VIOLATIONS :**

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

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


Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

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

  
JAMES VORHIS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395  
JAMES.H.VORHIS@lacity.org

Date: April 24, 2013

  
REVIEWED BY \_\_\_\_\_



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

## ORDER TO COMPLY

MIGUEL B SILVA AND REBECA JUAREZ  
818 MACDONOUGH AVE  
WILMINGTON, CA 90744

CASE #: 75918

ORDER #: A-3243391

EFFECTIVE DATE: April 29, 2013

COMPLIANCE DATE: May 04, 2013

PROPERTY OWNER OF

SITE ADDRESS: 815 N MACDONOUGH AVE

ASSESSORS PARCEL NO.: 7428-020-018

ZONE: M3; Heavy Industrial Zone

NAME OF BUSINESS IN VIOLATION: CHIRIS AUTO DISMANTLER

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

Section 12.26 (F) of the Los Angeles Municipal Code, Auto Dismantling, Junk Yard, Scrap Metal Processing, or Storage Yard.

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 08, 2013 and billed on invoice # 588087.

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 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.

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

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 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:**

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and/or

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Date: April 24, 2013

  
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