

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

February 20, 2015

Council District: # 15

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

JOB ADDRESS: **303 NORTH PACIFIC AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7448-029-012**

On February 18, 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: **303 North Pacific Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.


In addition, on November 25, 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 | \$ 914.00 |
| System Development Surcharge | 54.84 |
| Non-Compliance Code Enforcement fee | 1,100.00 |
| Late Charge/Collection fee (250%) | 2,750.00 |
| Accumulated Interest (1%/month) | 301.24 |
| Title Report fee | 42.00 |
| Grand Total | \$ 5,162.08 |

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 **\$5,162.08** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that 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 **\$5,162.08** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10778
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7448-029-012

Property Address: 303 N PACIFIC AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: STEPHEN GEORGE KASTELAN AND MARY ANN KASTELAN, HUSBAND AND WIFE, AS JOINT TENANTS
Grantee: STEPHEN G. KASTELAN AND MARY ANN KASTELAN, TRUSTEES OF THE KASTELAN LIVING TRUST DATED OCTOBER 21, 2008

Instrument: 20082006170

Book/Page: N/A

Dated: 10/21/2008

Recorded: 11/14/2008

MAILING ADDRESS: STEPHEN G. KASTELAN AND MARY ANN KASTELAN, TRUSTEES OF THE KASTELAN LIVING TRUST
2946 CROWNVIEW DRIVE RANCHO PALOS VERDES, CA 90275

SCHEDULE B

LEGAL DESCRIPTION

LOTS 14 AND 15 OF BLOCK B OF SUBDIVISION OF PECKS ADDITION TO PALOS VERDES TRACT, AS PER MAP RECORDED IN BOOK 3 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THERE FROM ALL MINERALS, OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID REAL PROPERLY RECOVERABLE THEREON OR THERE FROM, BUT WITHOUT ANY RIGHT TO THE USE OF THE SURFACE THEREOF. THIS CONVEYANCE IS SUBJECT TO THE CURRENT TAXES NOT DELINQUENT AND CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.

MORTGAGES/LIENS

NO OPEN MORTGAGE/DOT FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 02/22/2008, RECORDED 02/29/2008 AS INSTRUMENT NO. 20080356565

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

Work Order No. T10778

SCHEDULE B (Continued)

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

ADDITIONAL MAILING ADDRESS: KASTELAN STEPHEN G AND MARY A 2946
CROWNVIEW DR RCH PALOS VRD CA, 90275

NOTICE OF PENDING LIEN, DATED 09/19/2008, RECORDED 10/10/2008 AS INSTRUMENT NO. 20081822374

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

ADDITIONAL MAILING ADDRESS: KASTELAN STEPHEN G AND MARY A 2946
CROWNVIEW DR RCH PALOS VRD CA, 90275

NOTICE OF PENDING LIEN, DATED 01/06/2010, RECORDED 01/15/2010, AS INSTRUMENT NO.
20100066840

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

ADDITIONAL MAILING ADDRESS: KASTELAN STEPHEN G & MARY TRS 2946
CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN, DATED 02/11/2011, RECORDED 02/25/2011 AS INSTRUMENT NO. 20110304952

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

ADDITIONAL MAILING ADDRESS: KASTELAN STEPHEN G & MARY TRS KA 2946
CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN, DATED 02/11/2011, RECORDED 02/25/2011 AS INSTRUMENT NO. 20110304956

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

ADDITIONAL MAILING ADDRESS: KASTELAN STEPHEN G & MARY TRS KA 2946
CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN, DATED 12/09/2011, RECORDED 12/16/2011 AS INSTRUMENT NO. 20111710404

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

ADDITIONAL MAILING ADDRESS: STEPHEN G. KASTELAN AND MARY KASTELAN
TRUST 2946 CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN, DATED 12/09/2011, RECORDED 12/16/2011 AS INSTRUMENT NO. 20111710406

SCHEDULE B (Continued)

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

ADDITIONAL MAILING ADDRESS: STEPHEN G. KASTELAN AND MARY KASTELAN
TRUST 2946 CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN, DATED 08/30/2012, RECORDED 09/21/2012 AS INSTRUMENT NO. 20121424900

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

ADDITIONAL MAILING ADDRESS: KASTELAN KASTELAN TRUST STEPHEN G. 2946
CROWNVIEW DR RANCHO PALOS VERDES CA, 902756483

NOTICE OF PENDING LIEN, DATED 08/30/2012, RECORDED 09/21/2012 AS INSTRUMENT NO. 20121424902

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

ADDITIONAL MAILING ADDRESS: KASTELAN KASTELAN TRUST STEPHEN G. 2946
CROWNVIEW DR RANCHO PALOS VERDES CA, 902756483

NOTICE OF PENDING LIEN, DATED 01/10/2013, RECORDED 01/25/2013 AS INSTRUMENT NO. 20130130188

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

ADDITIONAL MAILING ADDRESS: KASTELAN STEPHEN G AND MARY TRS KA
2946 CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN, DATED 03/26/2014, RECORDED 04/18/2014 AS INSTRUMENT NO. 20140400532

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

ADDITIONAL MAILING ADDRESS: STEPHEN G. KASTELAN AND MARY KASTELA
2946 CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN, DATED 03/26/2014, RECORDED 04/18/2014 AS INSTRUMENT NO. 20140400533

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

ADDITIONAL MAILING ADDRESS: STEPHEN G. KASTELAN AND MARY KASTELA
2946 CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF LIEN, DATED 03/25/2014, RECORDED 05/30/2014 AS INSTRUMENT NO. 20140563414

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL

SCHEDULE B (Continued)

SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

ADDITIONAL MAILING ADDRESS: STEPHEN G. KASTELAN AND MARY
KASTELAN, TRUSTEES KASTELAN LIVING TRUST 2946 CROWNVIEW DR RANCHO
PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN DATED 07/22/2014, RECORDED 08/08/2014 AS INSTRUMENT NO. 20140830380

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

ADDITIONAL MAILING ADDRESS: STEPHEN G. KASTELAN TRUST 2946
CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

NOTICE OF PENDING LIEN DATED 07/22/2014, RECORDED 08/08/2014 AS INSTRUMENT NO. 20140830381

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

ADDITIONAL MAILING ADDRESS: KASTELAN STEPHEN G. TRUST 2946
CROWNVIEW DR RANCHO PALOS VERDES CA, 90275

2

Recording requested by
Mr. and Mrs. Stephen Kastelan
2946 Crownview Drive
Rancho Palos Verdes, CA 90275

11/14/08



20082006170

And when recorded mail
This deed and tax statements to:

same as above

APN: 7448-029-012

For recorder's use

GRANT DEED

The undersigned declare this transfer is exempt from the documentary transfer tax. This conveyance transfers the grantors' interest into their revocable living trust, R & T 11930.

The documentary transfer tax is \$ none.

The property is located in an unincorporated area. the city of Los Angeles.

For a valuable consideration, receipt of which is hereby acknowledged,

Stephen George Kastelan and Mary Ann Kastelan, husband and wife, as joint tenants

hereby grant(s) to

Stephen G. Kastelan and Mary Ann Kastelan, Trustees of the Kastelan Living Trust dated October 21, 2008

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."

Date: October 21, 2008

Stephen George Kastelan

Date: October 21, 2008

Mary Ann Kastelan

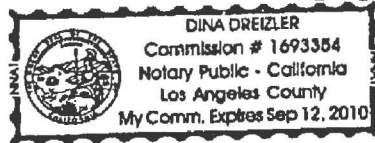
State of California }
}

County of Los Angeles }

On October 21, 2008, before me, Dina Dreizler, a notary public, personally appeared Stephen George Kastelan and Mary Ann Kastelan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Grant Deed

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

02/29/08



20080356565

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. 4379980)

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:

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY A
2946 CROWNVIEW DR
RCH PALOS VRD CA,90275

DATED: This 22nd Day of February, 2008

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

By Grace Harper
Grace Harper, 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

10/10/08



20081822374

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4486217)

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:

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY A
2946 CROWNVIEW DR
RCH PALOS VRD CA,90275

DATED: This 19th Day of September, 2008

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

By

for 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



2

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. 4750390)

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:

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

KASTELAN STEPHEN G & MARY TRS
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA,90275

DATED: This 06th Day of January, 2010

CITY OF LOS ANGELES

By *Karen Penea*
for Karen Penea, 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



2

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. 4994031)

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:

- SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44
- SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY TRS KA
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA, 90275

DATED: This 11th Day of February, 2011

CITY OF LOS ANGELES

By *K. Penera*
Karen Penera, Acting 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



2

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. 4993894)

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:

- SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44
- SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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 7448-029-012
AKA 303 N PACIFIC AVE UNIT# A
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY TRS KA
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA,90275

DATED: This 11th Day of February, 2011

CITY OF LOS ANGELES

By *Karen Penner*
Karen Penner, Acting 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. 5299951)

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:

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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 7448-029-012
AKA 303 N PACIFIC AVE UNIT# A
LOS ANGELES

Owner:

STEPHEN G KASTELAN AND
MARY KASTELAN TRUST
2946 CROWNVIEW DR
RANCHO PALOS VERDES, CA 90275

DATED: This 09th Day of December, 2011

CITY OF LOS ANGELES



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

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. 5300088)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44

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APN 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

STEPHEN G KASTELAN AND
MARY KASTELAN TRUST
2946 CROWNVIEW DR
RANCHO PALOS VERDES, CA 90275

DATED: This 09th Day of December, 2011

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5490572)

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:

- SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44
- SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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 7448-029-012
AKA 303 N PACIFIC AVE UNIT# A
LOS ANGELES

Owner:

KASTELAN KASTELAN TRUST STEPHEN G.
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA, 902756483

DATED: This 30th Day of August, 2012

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

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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. 5490716)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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APN 7448-029-012
AKA 303 N PACIFIC AVE
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Owner:

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2946 CROWNVIEW DR
RANCHO PALOS VERDES CA, 902756483

DATED: This 30th Day of August, 2012

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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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. 5606463)

Telephone Number: (213) 482-6890

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

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APN 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY TRS KA
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA, 90275

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

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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. 5991150)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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APN 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

STEPHEN G KASTELAN AND MARY KASTELA
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA, 90275

DATED: This 26th Day of March, 2014

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

2



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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. 5991495)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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APN 7448-029-012
AKA 303 N PACIFIC AVE UNIT# A
LOS ANGELES

Owner:

STEPHEN G KASTELAN AND MARY KASTELA
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA, 90275

DATED: This 26th Day of March, 2014

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

Z

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 LIEN

APN:# 7448-029-012
AKA: 303 NORTH PACIFIC AVENUE, LOS ANGELES, CA

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on **March 19, 2014**, the City of Los Angeles hereby claims a lien in the sum **\$8,708.99** against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property located at:

AKA: 303 NORTH PACIFIC AVENUE, LOS ANGELES, CA

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

Lots 14 and 15 of Block B of Subdivision of Pecks Addition to Palos Verdes Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 3, Page(s) 44 of Maps, in the office of the County Recorder of said County. (Full legal description is on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012).

THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.

OWNER(S):

STEPHEN G. KASTELAN AND MARY A. KASTELAN, TRUSTEES
KASTELAN LIVING TRUST
2946 CROWNVIEW DRIVE
RANCHO PALOS VERDES, CA 90275

CITY OF LOS ANGELES
Department of Building and Safety

By *Steve Ongefe*
Steve Ongefe, Chief
Resource Management Bureau

DATED: This 25th Day of March, 2014

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. 6095938)

Telephone Number: (213) 482-6890

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

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APN 7448-029-012
AKA 303 N PACIFIC AVE UNIT# A
LOS ANGELES

Owner:

STEPHEN G. KASTELAN TRUST
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA,90275

DATED: This 22nd Day of July, 2014

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



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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. 6096146)

Telephone Number: (213) 482-6890

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

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APN 7448-029-012
AKA 303 N PACIFIC AVE
LOS ANGELES

Owner:

KASTELAN STEPHEN G. TRUST
2946 CROWNVIEW DR
RANCHO PALOS VERDES CA, 90275

DATED: This 22nd Day of July, 2014

CITY OF LOS ANGELES

By: Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **February 20, 2015**

JOB ADDRESS: **303 NORTH PACIFIC AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7448-029-012**

Last Full Title: **09/24/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). STEPHEN G. AND MARY ANN KASTELAN
 TRUSTEES OF THE KASTELAN LIVING TRUST
 2946 CROWNVIEW DRIVE
 RANCHO PALOS VERDES, CA. 90275-6483 CAPACITY: OWNERS

Property Detail Report

For Property Located At :
303 N PACIFIC AVE, SAN PEDRO, CA 90731-2017

**Owner Information**

Owner Name: **KASTELAN STEPHEN G (TE) & MARY/KASTELAN TRUST**
 Mailing Address: **2946 CROWNVIEW DR, RANCHO PALOS VERDES CA 90275-6483 C033**
 Vesting Codes: **// TE**

Location Information

Legal Description: **SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT LOTS 14 AND LOT 15**
 County: **LOS ANGELES, CA** APN: **7448-029-012**
 Census Tract / Block: **2965.00 / 1** Alternate APN:
 Township-Range-Sect: **PECKS ADD**
 Legal Book/Page: **79-A2 / 824-B4** Map Reference:
 Legal Lot: **15** Tract #: **LOS ANGELES**
 Legal Block: **B** School District:
 Market Area: **189** School District Name:
 Neighbor Code: **LOS ANGELES** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **11/14/2008 / 10/21/2008** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **2006170**

Last Market Sale Information

Recording/Sale Date: **06/04/1979 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$65,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **599712** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$86.90**
 New Construction: **Multi/Split Sale:**
 Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

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

Property Characteristics

| | | |
|--------------------------------------|---------------------|------------------|
| Year Built / Eff: 1940 / 1941 | Total Rooms/Offices | Garage Area: |
| Gross Area: 748 | Total Restrooms: | Garage Capacity: |
| Building Area: 748 | Roof Type: | Parking Spaces: |
| Tot Adj Area: | Roof Material: | Heat Type: |
| Above Grade: | Construction: | Air Cond: |
| # of Stories: | Foundation: | Pool: |
| Other Improvements: | Exterior wall: | Quality: |
| | Basement Area: | Condition: |

Site Information

| | | |
|------------------------------|---------------------------|---|
| Zoning: LAC2 | Acres: 0.21 | County Use: AUTO SVC SHOP (2600) |
| Lot Area: 9,006 | Lot Width/Depth: x | State Use: |
| Land Use: AUTO REPAIR | Commercial Units: | Water Type: |
| Site Influence: | Sewer Type: | Building Class: |

Tax Information

| | | |
|---------------------------------------|----------------------------|----------------------------------|
| Total Value: \$117,715 | Assessed Year: 2014 | Property Tax: \$10,535.89 |
| Land Value: \$80,777 | Improved %: 31% | Tax Area: 13245 |
| Improvement Value: \$36,938 | Tax Year: 2014 | Tax Exemption: |
| Total Taxable Value: \$117,715 | | |

Comparable Sales Report

For Property Located At



303 N PACIFIC AVE, SAN PEDRO, CA 90731-2017**4 Comparable(s) Selected.**

Report Date: 02/19/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$65,000 | \$315,000 | \$1,675,000 | \$867,500 |
| Bldg/Living Area | 748 | 693 | 852 | 740 |
| Price/Sqft | \$86.90 | \$369.72 | \$2,326.39 | \$1,206.91 |
| Year Built | 1940 | 1953 | 1963 | 1957 |
| Lot Area | 9,006 | 2,162 | 14,982 | 7,215 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$117,715 | \$21,552 | \$577,590 | \$201,660 |
| Distance From Subject | 0.00 | 15.20 | 20.69 | 18.85 |

* = user supplied for search only

| | | | | | |
|--------------|---|-------------------|-----------------------|------------------------|---------------------|
| Comp #: | 1 | | | Distance From Subject: | 15.2 (miles) |
| Address: | 3601 FIRESTONE BLVD, SOUTH GATE, CA 90280-3129 | | | | |
| Owner Name: | 3601 FIRESTONE PROP LLC | | | | |
| Seller Name: | GONCUOGLU SAM TRUST | | | | |
| APN: | 6210-014-050 | Map Reference: | 59-B2 / 705-B3 | Building Area: | 693 |
| County: | LOS ANGELES, CA | Census Tract: | 5357.02 | Total Rooms/Offices: | |
| Subdivision: | 3722 | Zoning: | SGCM* | Total Restrooms: | |
| Rec Date: | 10/08/2014 | Prior Rec Date: | 03/18/2004 | Yr Built/Eff: | 1953 / 1954 |
| Sale Date: | 06/09/2014 | Prior Sale Date: | 03/12/2004 | Air Cond: | |
| Sale Price: | \$820,000 | Prior Sale Price: | \$600,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | UNKNOWN | Roof Mat: | |
| Document #: | 1061503 | Acres: | 0.34 | | |
| 1st Mtg Amt: | | Lot Area: | 14,982 | | |
| Total Value: | \$577,590 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|-------------------|-----------------------|------------------------|----------------------|
| Comp #: | 2 | | | Distance From Subject: | 19.32 (miles) |
| Address: | 13438 TELEGRAPH RD, WHITTIER, CA 90605-3434 | | | | |
| Owner Name: | BELTRAN ONESIMO P | | | | |
| Seller Name: | CHAPIN WILLIAM O TRUST | | | | |
| APN: | 8029-003-013 | Map Reference: | 61-D4 / 707-C5 | Building Area: | 852 |
| County: | LOS ANGELES, CA | Census Tract: | 5029.02 | Total Rooms/Offices: | |
| Subdivision: | 7920 | Zoning: | LCM1* | Total Restrooms: | |
| Rec Date: | 07/30/2014 | Prior Rec Date: | | Yr Built/Eff: | 1958 / 1958 |
| Sale Date: | 04/03/2014 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$315,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 789710 | Acres: | 0.15 | | |
| 1st Mtg Amt: | \$185,000 | Lot Area: | 6,511 | | |
| Total Value: | \$49,552 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------|-----------------------|------------------------|-------------------------|
| Comp #: | 3 | | | Distance From Subject: | 20.18 (miles) |
| Address: | 4101 WHITTIER BLVD, LOS ANGELES, CA 90023-2501 | | | | |
| Owner Name: | WHITTIER PSH PHASE II LP | | | | |
| Seller Name: | ALLEN FAMILY TRUST | | | | |
| APN: | 5239-021-001 | Map Reference: | 45-D6 / 635-E7 | Building Area: | 720 |
| County: | LOS ANGELES, CA | Census Tract: | 5312.02 | Total Rooms/Offices: | |
| Subdivision: | STEPHENSON AVE TR | Zoning: | LCM1* | Total Restrooms: | |
| Rec Date: | 12/29/2014 | Prior Rec Date: | 02/14/2000 | Yr Built/Eff: | 1957 / 1957 |
| Sale Date: | 10/15/2014 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$1,675,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | TAR & GRAVEL |
| Document #: | 1412792 | Acres: | 0.12 | | |
| 1st Mtg Amt: | \$1,491,500 | Lot Area: | 5,205 | | |
| Total Value: | \$157,945 | # of Stories: | 1.00 | | |

Land Use: **AUTO REPAIR** Park Area/Cap#: /

| | | | |
|--------------|--|------------------------|-----------------------|
| Comp #: | 4 | Distance From Subject: | 20.69 (miles) |
| Address: | 3675 E 3RD ST, LOS ANGELES, CA 90063-2442 | | |
| Owner Name: | LA 11TH STREET 26 LLC | | |
| Seller Name: | RUDOMETKIN T J & N J TRUST | | |
| APN: | 5232-018-022 | Map Reference: | 45-C5 / 635-D6 |
| County: | LOS ANGELES, CA | Census Tract: | 5311.01 |
| Subdivision: | H T HAZARDS EAST SIDE ADD | Zoning: | LCC3* |
| Rec Date: | 09/24/2014 | Prior Rec Date: | |
| Sale Date: | 09/11/2014 | Prior Sale Date: | |
| Sale Price: | \$660,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1009413 | Acres: | 0.05 |
| 1st Mtg Amt: | | Lot Area: | 2,162 |
| Total Value: | \$21,552 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |
| | | Building Area: | 696 |
| | | Total Rooms/Offices: | |
| | | Total Restrooms: | |
| | | Yr Built/Eff: | 1963 / 1963 |
| | | Air Cond: | |
| | | Pool: | |
| | | Roof Mat: | |

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **February 20, 2015**

JOB ADDRESS: **303 NORTH PACIFIC AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7448-029-012**

CASE#: **76268**

ORDER NO: **A-3438428**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 13, 2014**

COMPLIANCE EXPECTED DATE: **February 18, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3438428

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**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
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SEPAD 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

STEPHEN G. & MARY A. KASTELAN, KASTELAN TRUST
2946 CROWNVIEW DR
RANCHO PALOS VERDES, CA 90275-6483

CASE #: 76268
ORDER #: A-3438428
EFFECTIVE DATE: February 13, 2014
COMPLIANCE DATE: February 18, 2014

PROPERTY OWNER OF
SITE ADDRESS: 303 N PACIFIC AVE
ASSESSORS PARCEL NO.: 7448-029-012
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: BROTHERS BODY SHOP

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on November 25, 2013 and billed on invoice # 599115.

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

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

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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04 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.

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 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.

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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: 

Date: February 06, 2014

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


REVIEWED BY

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

FEB 06 2014


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

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **February 20, 2015**

JOB ADDRESS: **303 NORTH PACIFIC AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7448-029-012**

CASE#: **124262**

ORDER NO: **A-3438435**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 13, 2014**

COMPLIANCE EXPECTED DATE: **February 18, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3438435

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BOARD OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

ORDER TO COMPLY

STEPHEN G. & MARY A. KASTELAN, KASTELAN TRUST
2946 CROWNVIEW DR
RANCHO PALOS VERDES, CA 90275-6483

CASE #: 124262
ORDER #: A-3438435
EFFECTIVE DATE: February 13, 2014
COMPLIANCE DATE: February 18, 2014

PROPERTY OWNER OF
SITE ADDRESS: 303 N PACIFIC AVE UNIT# A
ASSESSORS PARCEL NO.: 7448-029-012
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: LUIS AUTO SERVICE

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on November 25, 2013 and billed on invoice # 599149.

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

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

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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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.

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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 Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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REPEAT VIOLATIONS:

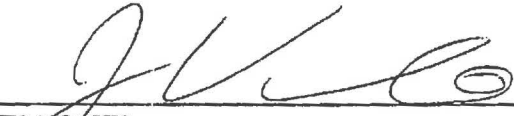
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation 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.

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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: 

Date: February 06, 2014

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


REVIEWED BY

City and State forms for...
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The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

FEB 06 2014

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