

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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JOSELYN GEAGA-ROSENTHAL  
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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

April 17, 2015

Council District: # 8

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

**JOB ADDRESS: 2412 WEST VERNON AVENUE, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 5015-036-010**

On October 14, 2012, and February 11, 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: **2412 West Vernon Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on July 11, 2005, October 31, 2013 and December 1, 2014, 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	\$ 1,214.00
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)	142.04
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 5,302.88</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 **\$5,302.88** 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 **\$5,302.88** 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. T11039  
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5015-036-010

Property Address: 2412 W VERNON AVE ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Nathan Phillips, a single man and Kenneth Phillips, a married man as his sole and separate property, as joint tenants

Grantor : Susana Y. Mendoza, a single woman

Deed Date : 2/24/2005

Recorded : 5/2/2005

Instr No. : 05 1026925

MAILING ADDRESS: Nathan Phillips and Kenneth Phillips -  
5914 Damask Ave, Los Angeles, CA 90056

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 36 and the Westerly one-half of Lot 37 of tract no 4486, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 57 Page(s) 80 of maps, in the office of the County recorder of said County

Assessor's Parcel No: 5015-036-010

### MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/27/2006

Instr No. : 060210854

*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. T11039*

*SCHEDULE B (Continued)*

*Type of Instrument: A claim of lien for the amount shown and any other amounts due.  
Claimant : Department of Building and Safety Financial Services Division  
Recorded : 2/4/2011 Instr No. : 20110196126*

*Type of Instrument: A claim of lien for the amount shown and any other amounts due.  
Claimant : Department of Building and Safety Financial Services Division  
Recorded : 3/7/2014 Instr No. : 20140238552*

*Type of Instrument: A claim of lien for the amount shown and any other amounts due.  
Claimant : Department of Building and Safety Financial Services Division  
Recorded : 7/14/2014 Instr No. : 20140725065*

*Type of Instrument: A claim of lien for the amount shown and any other amounts due.  
Claimant : Department of Building and Safety Financial Services Division  
Recorded : 9/5/2014 Instr No. : 20140934259*

*MAILING ADDRESS : Nathan Phillips, 5914 Damask Ave, Los Angeles, CA 90056*

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

05 1026925 2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

NAME NATHAN PHILLIPS  
KENNETH PHILLIPS  
ADDRESS 5914 DAMASK AVE

CITY LOS ANGELES  
STATE & ZIP CA 90058

GRANT DEED

TITLE ORDER NO. ESCROW NO. APN NO. 5015-036-010

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ ~~1120.00~~ CITY TAX \$ 132.00 + \$ 540.00 = \$ ~~692.00~~  
computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,  
Unincorporated area City of \_\_\_\_\_, and

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

SUSANA Y MENDOZA, A SINGLE WOMAN

hereby GRANT(S) to

NATHAN PHILLIPS, A SINGLE MAN AND KENNETH PHILLIPS, A MARRIED MAN AS HIS SOLE AND SEPARATE  
PROPERTY, AS JOINT TENANTS

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

LOT 36 AND THE WESTERLY ONE-HALF OF LOT 37 OF TRACT NO 4486, IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGE(S) 80 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

COMMONLY KNOWN AS 2412 W VERNON AVENUE, LOS ANGELES CA 90008

Dated February 24, 2005

*Susana Y. Mendoza*  
SUSANA Y MENDOZA

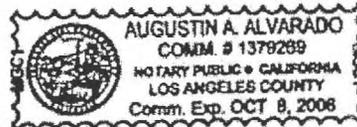
STATE OF CALIFORNIA  
COUNTY OF Los Angeles } S S

On 2/24/05 before me, Augustin A Alvarado  
(here insert name and title of the officer), personally appeared Susana Y. Mendoza

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)  
on the instrument this person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature *[Handwritten Signature]*



DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA INC

GRANTED DOC

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

06 0210854

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5015-036-010  
AKA 2412 W VERNON 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 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. 4138479)

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

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

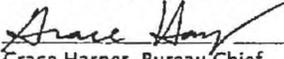
- TR 4486 36 M B 57-80
- TR 4486 37 1 M B 57-80

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

DATED: This 17th Day of January, 2006

PHILLIPS NATHAN AND  
5914 DAMASK AVE  
LOS ANGELES CA,90056

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



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. 4980298)

Telephone Number: (213) 482-6890

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

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

TR 4486 36 M B 57-80

TR 4486 37 1 M B 57-80

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 5015-036-010  
AKA 2412 W VERNON AVE  
LOS ANGELES

Owner:

PHILLIPS NATHAN AND  
5914 DAMASK AVE  
LOS ANGELES CA,90056

DATED: This 14th Day of January, 2011

CITY OF LOS ANGELES

By *Karen Penner*  
for Karen Penner, 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

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. 5966282)

Telephone Number: (213) 482-6890

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

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

TR 4486 36 M B 57-80

TR 4486 37 1 M B 57-80

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 5015-036-010  
AKA 2412 W VERNON AVE  
LOS ANGELES

Owner:

PHILLIPS NATHAN  
5914 DAMASK AVE  
LOS ANGELES CA,90056

DATED: This 28th Day of February, 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

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. 6062662)

Telephone Number: (213) 482-6890

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

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

TR 4486 36 M B 57-80

TR 4486 37 1 M B 57-80

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 5015-036-010  
AKA 2412 W VERNON AVE  
LOS ANGELES

Owner:

PHILLIPS NATHAN  
5914 DAMASK AVE.  
LOS ANGELES CA,90056

DATED: This 26th Day of June, 2014

CITY OF LOS ANGELES

By Steve Ongele  
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



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 5:00 a.m., Monday through Friday. (Invoice No. 6121626)

Telephone Number: (213) 482-6890

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

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

TR 4486 36 M B 57-80

TR 4486 37 1 M B 57-80

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 5015-036-010  
AKA 2412 W VERNON AVE  
LOS ANGELES

Owner:

PHILLIPS NATHAN  
5914 DAMASK AVE.  
LOS ANGELES CA,90056

DATED: This 20th Day of August, 2014

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **April 17, 2015**

JOB ADDRESS: **2412 WEST VERNON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5015-036-010**

Last Full Title: **03/07/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1). NATHAN PHILLIPS AND  
KENNETH PHILLIPS  
5914 DAMASK AVE.  
LOS ANGELES, CA. 90056-1727

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :  
**2412 W VERNON AVE, LOS ANGELES, CA 90008-4040**



CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: **PHILLIPS NATHAN & KENNETH**  
 Mailing Address: **5914 DAMASK AVE, LOS ANGELES CA 90056-1727 C036**  
 Vesting Codes: **SM // JT**

**Location Information**

Legal Description:	<b>TRACT # 4486 LOTS 36 AND W 15 FT OF LOT 37</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5015-036-010</b>
Census Tract / Block:	<b>2345.02 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>4486</b>
Legal Book/Page:	<b>57-80</b>	Map Reference:	<b>51-D2 /</b>
Legal Lot:	<b>37</b>	Tract #:	<b>4486</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>PHHT</b>	School District Name:	
Neighbor Code:		Munic/Township:	

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	<b>05/02/2005 / 02/24/2005</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$120,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>UNKNOWN</b>	1st Mtg Document #:	
Document #:	<b>1026925</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$44.44</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>STEWART TITLE/CA</b>		
Lender:			
Seller Name:	<b>MENDOZA SUSANA Y</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>08/25/1998 / 06/11/1998</b>	Prior Lender:	
Prior Sale Price:	<b>\$90,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1512956</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Year Built / Eff:	<b>1924 / 1924</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>2,700</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>2,700</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.12</b>	County Use:	<b>2600</b>
Lot Area:	<b>5,400</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$307,008</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$4,108.67</b>
Land Value:	<b>\$193,303</b>	Improved %:	<b>37%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$113,705</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$307,008</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**2412 W VERNON AVE, LOS ANGELES, CA 90008-4040**

**15 Comparable(s) Selected.**

Report Date: 03/27/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$120,000	\$250,000	\$1,750,000	\$947,533
Bldg/Living Area	2,700	2,400	3,100	2,690
Price/Sqft	\$44.44	\$104.17	\$602.62	\$346.24
Year Built	1924	1922	1992	1958
Lot Area	5,400	6,807	43,062	13,177
Bedrooms	0	3	3	3
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	2.00	2.00	2.00
Total Value	\$307,008	\$196,046	\$928,991	\$497,359
Distance From Subject	0.00	7.69	17.38	13.46

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>7.69 (miles)</b>			
Address:	<b>2800 WABASH AVE, LOS ANGELES, CA 90033-2605</b>				
Owner Name:	<b>MORELLA LLC</b>				
Seller Name:	<b>PRIME RENTALS LLC</b>				
APN:	<b>5178-003-042</b>	Map Reference:	<b>45-B3 /</b>	Building Area:	<b>2,871</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2037.10</b>	Total Rooms/Offices:	
Subdivision:	<b>FOREST HEIGHTS TR</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>12/09/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1939 / 1952</b>
Sale Date:	<b>10/23/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$365,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1329791</b>	Acres:	<b>0.27</b>		
1st Mtg Amt:		Lot Area:	<b>11,567</b>		
Total Value:	<b>\$404,797</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>8.05 (miles)</b>			
Address:	<b>4287 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3336</b>				
Owner Name:	<b>AMOUNA PIAM</b>				
Seller Name:	<b>LOPEZ FAMILY LIVING TRUST</b>				
APN:	<b>5241-001-013</b>	Map Reference:	<b>53-D1 /</b>	Building Area:	<b>2,776</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5313.02</b>	Total Rooms/Offices:	
Subdivision:	<b>4301</b>	Zoning:	<b>LCM1*</b>	Total Restrooms:	
Rec Date:	<b>12/16/2014</b>	Prior Rec Date:	<b>01/21/1977</b>	Yr Built/Eff:	<b>1922 / 1952</b>
Sale Date:	<b>10/08/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$729,000</b>	Prior Sale Price:	<b>\$65,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1365777</b>	Acres:	<b>0.31</b>		
1st Mtg Amt:	<b>\$400,000</b>	Lot Area:	<b>13,681</b>		
Total Value:	<b>\$206,748</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject: <b>10.06 (miles)</b>			
Address:	<b>11485 VENTURA BLVD, STUDIO CITY, CA 91604-3143</b>				
Owner Name:	<b>BAHAMA PROPERTY INVESTMENTS LL</b>				
Seller Name:	<b>NEHORAYAN FAMILY LLC</b>				
APN:	<b>2368-023-033</b>	Map Reference:	<b>23-D4 /</b>	Building Area:	<b>2,904</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1436.02</b>	Total Rooms/Offices:	
Subdivision:	<b>4852</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>08/29/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1973 / 1973</b>
Sale Date:	<b>07/24/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,750,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>913763</b>	Acres:	<b>0.34</b>		
1st Mtg Amt:	<b>\$1,487,500</b>	Lot Area:	<b>14,858</b>		

Total Value: **\$471,149** # of Stories: **2.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **10.24 (miles)**  
 Address: **6078 E OLYMPIC BLVD, LOS ANGELES, CA 90022-5213**  
 Owner Name: **KAL-PRO INVESTMENTS LLC**  
 Seller Name: **50 & INC**  
 APN: **6338-013-001** Map Reference: **54-B1 /** Building Area: **2,572**  
 County: **LOS ANGELES, CA** Census Tract: **5319.01** Total Rooms/Offices:  
 Subdivision: **9033** Zoning: **LCC3\*** Total Restrooms:  
 Rec Date: **10/09/2014** Prior Rec Date: **04/26/2013** Yr Built/Eff: **1947 / 1952**  
 Sale Date: **09/29/2014** Prior Sale Date: **02/27/2013** Air Cond:  
 Sale Price: **\$505,000** Prior Sale Price: **\$380,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1067626** Acres: **0.18**  
 1st Mtg Amt: Lot Area: **8,000**  
 Total Value: **\$381,724** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **12.11 (miles)**  
 Address: **5553 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91601-2707**  
 Owner Name: **J & M LAND INVESTMENT GROUP LLC**  
 Seller Name: **SCHNEIDER EUGENE A TRUST**  
 APN: **2350-004-030** Map Reference: **23-D1 /** Building Area: **2,730**  
 County: **LOS ANGELES, CA** Census Tract: **1252.00** Total Rooms/Offices:  
 Subdivision: **1455** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **02/03/2015** Prior Rec Date: **02/27/1976** Yr Built/Eff: **1950 / 1950**  
 Sale Date: **01/29/2015** Prior Sale Date:  
 Sale Price: **\$900,000** Prior Sale Price: **\$38,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:  
 Document #: **119548** Acres: **0.40** Roof Mat:  
 1st Mtg Amt: **\$480,000** Lot Area: **17,513**  
 Total Value: **\$196,046** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **12.16 (miles)**  
 Address: **441 W VALLEY BLVD, ALHAMBRA, CA 91803-3341**  
 Owner Name: **PIEKARSA HARIX P & PHUONG L**  
 Seller Name: **VIOLA GAETANO LIVING TRUST**  
 APN: **5348-016-014** Map Reference: **37-C5 /** Building Area: **2,522**  
 County: **LOS ANGELES, CA** Census Tract: **4816.04** Total Rooms/Offices:  
 Subdivision: **10522** Zoning: **ALCPD\*** Total Restrooms:  
 Rec Date: **08/01/2014** Prior Rec Date: **09/26/1979** Yr Built/Eff: **1978 / 1978**  
 Sale Date: **07/28/2014** Prior Sale Date:  
 Sale Price: **\$1,515,000** Prior Sale Price: **\$7,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:  
 Document #: **800109** Acres: **0.29** Roof Mat:  
 1st Mtg Amt: **\$900,000** Lot Area: **12,450**  
 Total Value: **\$790,254** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **14.15 (miles)**  
 Address: **1523 S SAN GABRIEL BLVD, SAN GABRIEL, CA 91776-3639**  
 Owner Name: **LINGS VILLAGE INC**  
 Seller Name: **ENTERPRISE ONE INC**  
 APN: **5369-031-001** Map Reference: **37-F5 /** Building Area: **2,600**  
 County: **LOS ANGELES, CA** Census Tract: **4814.02** Total Rooms/Offices:  
 Subdivision: **10236** Zoning: **SLC1\*** Total Restrooms:  
 Rec Date: **10/17/2014** Prior Rec Date: **12/10/2007** Yr Built/Eff: **1937 / 1946**  
 Sale Date: **10/08/2014** Prior Sale Date: **10/22/2007** Air Cond:  
 Sale Price: **\$1,275,000** Prior Sale Price: **\$800,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1098075** Acres: **0.21**  
 1st Mtg Amt: Lot Area: **9,294**  
 Total Value: **\$528,248** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **14.33 (miles)**  
 Address: **15245 BURBANK BLVD, VAN NUYS, CA 91411-3505**  
 Owner Name: **COAST UNITED ADVERTISING CO IN**  
 Seller Name: **VRDOLJAK NIKOLA & JACQUELINE**  
 APN: **2243-003-011** Map Reference: **22-C1 /** Building Area: **2,819**  
 County: **LOS ANGELES, CA** Census Tract: **1284.00** Total Rooms/Offices:  
 Subdivision: **1000** Zoning: **LAC2** Total Restrooms: **2.00**  
 Rec Date: **09/17/2014** Prior Rec Date: **02/09/2011** Yr Built/Eff: **1936 /**

Sale Date:	<b>08/28/2014</b>	Prior Sale Date:	<b>02/04/2011</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$1,200,000</b>	Prior Sale Price:	<b>\$700,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>980057</b>	Acres:	<b>0.21</b>		
1st Mtg Amt:		Lot Area:	<b>8,999</b>		
Total Value:	<b>\$731,584</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>9</b>	Distance From Subject:	<b>15.13 (miles)</b>
Address:	<b>717 N LAKE AVE, PASADENA, CA 91104-4558</b>		
Owner Name:	<b>717 N LAKE LLC</b>		
Seller Name:	<b>JAFARI ALI F TRUST</b>		
APN:	<b>5731-012-034</b>	Map Reference:	<b>27-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4621.00</b>
Subdivision:	<b>GROGAN</b>	Zoning:	<b>PSC-</b>
Rec Date:	<b>07/28/2014</b>	Prior Rec Date:	<b>06/03/1992</b>
Sale Date:	<b>04/30/2014</b>	Prior Sale Date:	<b>03/1992</b>
Sale Price:	<b>\$1,050,000</b>	Prior Sale Price:	<b>\$580,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>779478</b>	Acres:	<b>0.19</b>
1st Mtg Amt:	<b>\$971,000</b>	Lot Area:	<b>8,253</b>
Total Value:	<b>\$836,665</b>	# of Stories:	<b>2.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>2,740</b>	Total Rooms/Offices:	
Total Restrooms:	<b>2.00</b>	Yr Built/Eff:	<b>1992 / 1992</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>10</b>	Distance From Subject:	<b>15.33 (miles)</b>
Address:	<b>1580 E WALNUT ST, PASADENA, CA 91106-1527</b>		
Owner Name:	<b>WEST VALLEY BOULEVARD LLC</b>		
Seller Name:	<b>ATTAR FAMILY TRUST</b>		
APN:	<b>5737-006-005</b>	Map Reference:	<b>27-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4627.00</b>
Subdivision:	<b>HILL AVE TR</b>	Zoning:	<b>PSC-</b>
Rec Date:	<b>12/19/2014</b>	Prior Rec Date:	<b>02/14/2007</b>
Sale Date:	<b>11/13/2014</b>	Prior Sale Date:	<b>11/21/2006</b>
Sale Price:	<b>\$745,000</b>	Prior Sale Price:	<b>\$850,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1385372</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$633,200</b>	Lot Area:	<b>7,001</b>
Total Value:	<b>\$928,991</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>2,544</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1966 / 1966</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>11</b>	Distance From Subject:	<b>15.44 (miles)</b>
Address:	<b>440 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503</b>		
Owner Name:	<b>LA CANADA AUTOMOTIVE INC</b>		
Seller Name:	<b>T L SNEED INC TRUST</b>		
APN:	<b>5820-009-014</b>	Map Reference:	<b>19-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4607.00</b>
Subdivision:	<b>5676</b>	Zoning:	<b>LFC2-P*</b>
Rec Date:	<b>01/16/2015</b>	Prior Rec Date:	<b>07/26/2005</b>
Sale Date:	<b>10/17/2014</b>	Prior Sale Date:	<b>07/20/2005</b>
Sale Price:	<b>\$1,650,000</b>	Prior Sale Price:	<b>\$1,695,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>59603</b>	Acres:	<b>0.22</b>
1st Mtg Amt:	<b>\$1,485,000</b>	Lot Area:	<b>9,795</b>
Total Value:	<b>\$773,596</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>2,800</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1986 / 1986</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>12</b>	Distance From Subject:	<b>16.34 (miles)</b>
Address:	<b>7718 GREENLEAF AVE, WHITTIER, CA 90602-2105</b>		
Owner Name:	<b>RIVERSIDE VENTURES INC</b>		
Seller Name:	<b>ASATRYAN ANDRANIK</b>		
APN:	<b>8141-028-024</b>	Map Reference:	<b>55-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5018.04</b>
Subdivision:	<b>J W HOLLINGSWORTHS ADD</b>	Zoning:	<b>WHC1*</b>
Rec Date:	<b>11/26/2014</b>	Prior Rec Date:	<b>08/24/1999</b>
Sale Date:	<b>10/28/2014</b>	Prior Sale Date:	<b>08/12/1999</b>
Sale Price:	<b>\$395,000</b>	Prior Sale Price:	<b>\$278,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1278084</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$350,000</b>	Lot Area:	<b>6,807</b>
Total Value:	<b>\$423,760</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>2,500</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1952 / 1952</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>13</b>	Distance From Subject:	<b>16.63 (miles)</b>
Address:	<b>2120 TYLER AVE, SOUTH EL MONTE, CA 91733</b>		
Owner Name:	<b>SOUTHEAST CONSTRUCTION PRODUCT</b>		

Seller Name:	<b>MATTOX FAMILY TRUST</b>		
APN:	<b>8105-021-006</b>	Map Reference:	<b>47-D3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4338.01</b>
Subdivision:	<b>565</b>	Zoning:	<b>SEM*</b>
Rec Date:	<b>10/07/2014</b>	Prior Rec Date:	
Sale Date:	<b>09/26/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$1,600,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1057556</b>	Acres:	<b>0.99</b>
1st Mtg Amt:	<b>\$1,280,000</b>	Lot Area:	<b>43,062</b>
Total Value:	<b>\$247,447</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject:	<b>16.92 (miles)</b>
Address:	<b>3721 MONTEREY AVE, EL MONTE, CA 91731</b>		
Owner Name:	<b>CITY OF EL MONTE</b>		
Seller Name:	<b>CITY OF EL MONTE</b>		
APN:	<b>8575-021-904</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4327.00</b>
Subdivision:	<b>8756</b>	Zoning:	<b>EMR3*</b>
Rec Date:	<b>10/06/2014</b>	Prior Rec Date:	
Sale Date:	<b>09/05/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$284,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1054500</b>	Acres:	<b>0.37</b>
1st Mtg Amt:		Lot Area:	<b>16,128</b>
Total Value:	<b>\$207,053</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject:	<b>17.38 (miles)</b>
Address:	<b>1490 CHERRY AVE, LONG BEACH, CA 90813-2514</b>		
Owner Name:	<b>CHANTANI STEVEN S/CHANTANI EVELYN M</b>		
Seller Name:	<b>TAP PHANA</b>		
APN:	<b>7261-018-011</b>	Map Reference:	<b>75-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5751.02</b>
Subdivision:	<b>ALAMITOS</b>	Zoning:	<b>LBCNR</b>
Rec Date:	<b>07/25/2014</b>	Prior Rec Date:	<b>02/01/1993</b>
Sale Date:	<b>07/16/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$250,000</b>	Prior Sale Price:	<b>\$235,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>770446</b>	Acres:	<b>0.24</b>
1st Mtg Amt:		Lot Area:	<b>10,248</b>
Total Value:	<b>\$332,329</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: MARK RUDE

Date: April 17, 2015

JOB ADDRESS: 2412 WEST VERNON AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5015-036-010

CASE#: 148363

ORDER NO: A-3111154

EFFECTIVE DATE OF ORDER TO COMPLY: September 19, 2012

COMPLIANCE EXPECTED DATE: October 14, 2012

DATE COMPLIANCE OBTAINED: December 1, 2014

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3111154

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

KENNETH PHILLIPS  
5914 DAMASK AVE  
LOS ANGELES, CA 90056

CASE #: 148363  
ORDER #: A-3111154  
EFFECTIVE DATE: September 19, 2012  
COMPLIANCE DATE: **October 14, 2012**

PROPERTY OWNER OF  
SITE ADDRESS: **2412 W VERNON AVE**  
ASSESSORS PARCEL NO.: 5015-036-010  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: MAJESTIC RANGE ROVER

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.  
As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

### VIOLATION(S):

**1. (V #9.) Parking of cars in custody of garage and/or used vehicle sales.**

You are therefore ordered to: 1) Discontinue parking or storing of vehicles outside the lot on which the repair garage or vehicle sales area is located. Vehicles shall not be parked, left standing or stored outside the lot on which the repair garage or vehicle sales area is located, except that such vehicles may be stored within an approved storage yard

A responsible person shall be on the premises of each repair garage or vehicle sales area during the hours in which the garage or vehicle sales area is in operation. At the Department's request, such person shall supply records to the Department stating the license plate number, vehicle identification number and registered owner of each vehicle currently in the custody or possession of the garage or vehicle sales area for purposes of repair, sales, trade, shipment or other disposition

Code Section(s) in Violation: 12.26I.4 and 12.21A.1.(a) of the L.A.M.C.

**2. (V #5-AUTO/BODY) Auto repair outside of building/enclosure.**

You are therefore ordered to: 1) Discontinue vehicle repair operations being conducted outside of an approved building. All operations shall be conducted within a building enclosed on at least three sides, except for the following which may be conducted within the first 18 feet in depth measured perpendicular to the bay door not exceeding the width of the bay door immediately adjacent to the outside of the garage bay door opening

- (1) electrical diagnostics;
- (2) battery charging and changing;

CODE ENFORCEMENT BUREAU

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(3) tire removal and replacement, provided the vehicle is not elevated more than 12 inches off the ground measured to the bottom of the tire. A portable hoist may be used for this purpose.

Code Section(s) in Violation: C1.5 12.13.5A.1., C2 12.14A.27.(c), C4 12.16A.2., C5 12.17A.1., CM 12.17.1A.1., M1 12.17.6A.2., 12.26I.3.(d) and 12.21A.1.(a) of the L.A.M.C.

**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.

**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 .  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

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

Date: September 19, 2012

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010

Claude.Nuckols@lacity.org

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

# EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **April 17, 2015**

JOB ADDRESS: **2412 WEST VERNON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5015-036-010**

CASE#: **148363**

ORDER NO: **A-3433263**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 6, 2014**

COMPLIANCE EXPECTED DATE: **February 11, 2014**

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

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3433263

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

**ORDER TO COMPLY**

NATHAN PHILLIPS  
5914 DAMASK AVE.  
LOS ANGELES, CA 90056

CASE #: 148363  
ORDER #: A-3433263  
EFFECTIVE DATE: February 06, 2014  
COMPLIANCE DATE: February 11, 2014

PROPERTY OWNER OF  
SITE ADDRESS: 2412 W VERNON AVE  
ASSESSORS PARCEL NO.: 5015-036-010  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: MAJESTIC RANGE ROVER

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 October 31, 2013 and billed on invoice # 596628.

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 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:

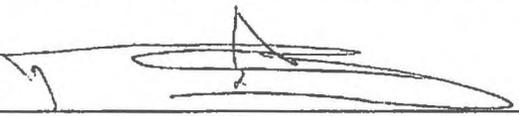
- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales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

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

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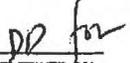
If you have any questions or require any additional information please feel free to contact me at (213)252-3044.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:



Date: January 31, 2014

HENRY BAGHDASSARIAN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044  
Henry.Baghdassarian@lacity.org

  
REVIEWED BY

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

JAN 31 2014

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