

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

March 24, 2015

Council District: # 8

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

JOB ADDRESS: **8500 SOUTH WESTERN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6034-030-001**

On December 9, 2012, 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: **8500 South Western Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on September 4, 2012, 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	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	441.73
Title Report fee	42.00
Grand Total	\$ 2,893.15

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,893.15** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,893.15** 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. T10895
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6034-030-001

Property Address: 8500 S WESTERN AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: DEBRA A. RONEY, TRUSTEE OF THE DEBRA A. RONEY LIVING TRUST ESTABLISHED BY DECLARATION OF TRUST ON MAY 19 1992

Grantee: GENNADY LEVIT, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 20130009568

Book/Page: N/A

Dated: 11/29/2012

Recorded: 01/03/2013

MAILING ADDRESS: GENNADY LEVIT
6042 DELPHI STREET LOS ANGELES, CA 90042

SCHEDULE B

LEGAL DESCRIPTION

LOTS 673,674 AND 679 OF TRACT NO.4511, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 49, PAGES 4 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: GENNADY LEVIT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
Lender/Beneficiary: THE DEBRA A. RONEY LIVING TRUST ESTABLISHED BY DECLARATION OF TRUST ON MAY 19 1992

Trustee: THE DEBRA A. RONEY LIVING TRUST ESTABLISHED BY DECLARATION OF TRUST ON MAY 19 1992

Instrument: 20130009569

Book/Page: N/A

Amount: \$270,000.00

Open Ended: NO

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. T10895

SCHEDULE B (Continued)

Dated: 02/21/2012

Recorded: 01/03/2013

Maturity Date: 02/21/2042

MAILING ADDRESS: THE DEBRA A. RONEY LIVING TRUST
318 HIGHLAND RD SO. ORANGE, NJ 07079

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 01/10/2013, RECORDED 01/25/2013 AS INSTRUMENT NO. 20130130155.

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

MAILING ADDRESS: LEVIT GENNADY 1600 W 84TH ST LOS ANGELES CA, 90047

RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENTS TO:

GENNADY LEVIT
6042 Delphi Street
Los Angeles, CA 90042



APN: 6034-030-001
6034-030-003
Escrow No:
Title No: 11084529

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0, CITY TRANSFER TAX \$ 0

- computed on full value of property conveyed
- computed on full value less value of liens or encumbrances
- unincorporated area
- City of _____, AND

"This conveyance confirms title to the grantee(s) who continue to hold the same interest acquired on Date 1-3-13 Instrument # 12-0316715 wherein \$ 407.00 D.D.T. was paid, R&T 11911" \$1665.00

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

DEBRA A. RONEY, TRUSTEE OF THE DEBRA A. RONEY LIVING TRUST ESTABLISHED BY DECLARATION OF TRUST ON MAY 19, 1992

hereby GRANT(S) to

GENNADY LEVIT, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

This conveyance confirms title to the grantee who continue to hold the same interest acquired on Feb. 29, 2012, Document No. 20120316715 wherein the following described real property in the City Los Angeles County of Los Angeles, State of CALIFORNIA:

For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.

Commonly known as: 8500-8506 SOUTH WESTERN AVENUE, LOS ANGELES, CA. 90047

Dated: 11/29/2012 \$407.00 Doc. Transfer tax was paid, R&T 11911.

STATE OF New Jersey } ss:
COUNTY OF Essex

Debra A Roney
DEBRA A. RONEY, TRUSTEE

On 11/29/12, before me, Manuela Barros, a Notary Public, (here insert name and title of the officer) personally appeared Debra A. Roney

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

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

WITNESS my hand and official seal.

MANUELA BARROS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 27, 2013

Signature Manuela Barros

(This area for notary stamp)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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RECORDING REQUESTED BY:
LAWYERS TITLE COMPANY

AND WHEN RECORDED MAIL TO:

THE DEBRA A. RONEY LIVING TRUST
318 HIGHLAND RD.
SO. ORANGE, NJ. 07079



Order No.: 111084529
Escrow No.: 507-BG
APN: 6034-030-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

6034-030-003

DEED OF TRUST

100-030-1509
6034-030-001

This Deed of Trust, made this 21ST day of FEBRUARY 2012
between GENNADY LEVIT, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
318 HIGHLAND RD. SO. ORANGE, NJ. 07079
THE DEBRA A. RONEY LIVING TRUST ESTABLISHED BY DECLARATION OF TRUST ON MAY
19,1992, herein called TRUSTEE, and THE DEBRA A. RONEY LIVING
TRUST ESTABLISHED BY DECLARATION OF TRUST ON MAY 19,1992
herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH
POWER OF SALE, that property in LOS ANGELES County, California, described as:
LOT 673 AND
LOT 673 AND 674, OF TRACT NO. 4511, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 49, PAGES 4 TO 7, INCLUSIVE, OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter
given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing:

1. Performance of each agreement of Trustor herein contained. 2. Payment of the indebtedness evidenced by one
promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of
\$ 270,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the
then record owner of such property hereafter may borrow from Beneficiary, when evidenced by another note (or notes)
reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to
complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged
or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply
with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or
permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate,
fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably
necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to
Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any

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indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

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After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of his Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Gennady Levit
GENNADY LEVIT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

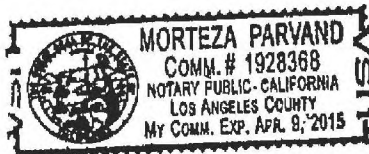
On FEB. 25, 2012 before me, MORTEZA PARVAND, Notary Public, personally appeared GENNADY LEVIT

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

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

WITNESS my hand and official seal.

Signature Morteza Parvand



FOR NOTARY STAMP

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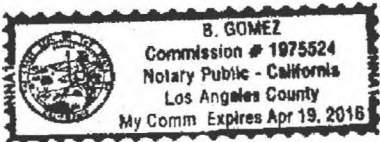
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 9/20/12 before me, B. Gomez Notary Public

personally appeared Gennady Levit



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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Trust

Document Date: Feb. 21, 2012 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

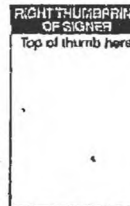
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney In Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney In Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **March 24, 2015**

JOB ADDRESS: **8500 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6034-030-001**

Last Full Title: **11/14/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GENNADY LEVIT
6042 DELPHI ST.
LOS ANGELES, CA. 90042
CAPACITY: OWNER

- 2). GENNADY LEVIT
2519 WELLWORTH AVE.
HENDERSON, NV. 89074-5467
CAPACITY: OWNER

- 3). GENNADY LEVIT
1600 WEST 84TH ST.
LOS ANGELES, CA. 90047
CAPACITY: OWNER

- 4). THE DEBRA A. RONEY LIVING TRUST
318 HIGHLAND RD. SO.
ORANGE, NJ. 070709
CAPACITY: INTERESTED PARTY

EXHIBIT C**Property Detail Report**

For Property Located At :
8506 S WESTERN AVE, LOS ANGELES, CA 90047-3052

**Owner Information**

Owner Name: **LEVIT GENNADY**
 Mailing Address: **2519 WELLWORTH AVE, HENDERSON NV 89074-5467 C071**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 4511 LOTS 673 AND LOT 674		
County:	LOS ANGELES, CA	APN:	6034-030-001
Census Tract / Block:	2381.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	4511
Legal Book/Page:	49-4	Map Reference:	57-E1 /
Legal Lot:	674	Tract #:	4511
Legal Block:		School District:	LOS ANGELES
Market Area:	C36	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	01/03/2013 / 11/29/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	9569
Document #:	9568		

Last Market Sale Information

Recording/Sale Date:	02/29/2012 / 09/23/2011	1st Mtg Amount/Type:	\$270,000 / PRIVATE PARTY
Sale Price:	\$370,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	316716
Document #:	316715	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$58.51
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	RONEY DEBRA A LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	06/03/1992 /	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1006866	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1957 / 1957	Total Rooms/Offices:		Garage Area:	
Gross Area:	6,324	Total Restrooms:		Garage Capacity:	
Building Area:	6,324	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:	0.30	County Use:	2600
Lot Area:	13,125	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$307,389	Assessed Year:	2014	Property Tax:	\$4,579.66
Land Value:	\$235,665	Improved %:	23%	Tax Area:	293
Improvement Value:	\$71,724	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$307,389				

Comparable Sales Report

For Property Located At

8506 S WESTERN AVE, LOS ANGELES, CA 90047-3052

17 Comparable(s) Selected.

Report Date: 03/23/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$370,000	\$600,000	\$10,500,000	\$1,815,882
Bldg/Living Area	6,324	5,700	7,104	6,477
Price/Sqft	\$58.51	\$87.37	\$1,750.00	\$291.11
Year Built	1957	1921	1987	1955
Lot Area	13,125	5,144	28,395	13,120
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$307,389	\$80,754	\$1,299,627	\$617,335
Distance From Subject	0.00	1.70	21.77	11.30

*= user supplied for search only

Comp #:	1	Distance From Subject: 1.7 (miles)			
Address:	610 W FLORENCE AVE, LOS ANGELES, CA 90044				
Owner Name:	SLE ENTS INC				
Seller Name:	BOECKMANN K L & T J TRUST				
APN:	6020-028-005	Map Reference:	52-A5 /	Building Area:	6,982
County:	LOS ANGELES, CA	Census Tract:	2377.10	Total Rooms/Offices:	
Subdivision:	FIGUEROA BLVD TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/02/2014	Prior Rec Date:	12/14/1994	Yr Built/Eff:	1947 /
Sale Date:	06/04/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$610,000	Prior Sale Price:	\$142,061	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	683554	Acres:	0.29		
1st Mtg Amt:		Lot Area:	12,545		
Total Value:	\$564,872	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.72 (miles)			
Address:	750 E MANCHESTER AVE, LOS ANGELES, CA 90001-3633				
Owner Name:	ALLEGRO VENTURES LLC				
Seller Name:	PANCHOS ENTS INC				
APN:	6042-002-029	Map Reference:	58-C2 /	Building Area:	6,708
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms/Offices:	
Subdivision:	1977	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/04/2014	Prior Rec Date:	06/24/1998	Yr Built/Eff:	1960 /
Sale Date:	08/26/2014	Prior Sale Date:	11/17/1997	Air Cond:	
Sale Price:	\$790,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	928418	Acres:	0.25		
1st Mtg Amt:	\$400,000	Lot Area:	11,051		
Total Value:	\$315,205	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 4.83 (miles)			
Address:	4470 W ROSECRANS AVE, HAWTHORNE, CA 90250-6934				
Owner Name:	4470 W ROSECRANS LLC				
Seller Name:	ABW ROSECRANS INC				
APN:	4078-033-033	Map Reference:	63-A2 /	Building Area:	6,920
County:	LOS ANGELES, CA	Census Tract:	6039.00	Total Rooms/Offices:	
Subdivision:	LAWNDALE	Zoning:	LNM1-R1P	Total Restrooms:	
Rec Date:	09/04/2014	Prior Rec Date:	10/09/2009	Yr Built/Eff:	1987 /
Sale Date:	08/30/2014	Prior Sale Date:	09/29/2009	Air Cond:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,665,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	926669	Acres:	0.40		
1st Mtg Amt:		Lot Area:	17,422		
Total Value:	\$916,101	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	5.87 (miles)
Address:	1340 S OLIVE ST, LOS ANGELES, CA 90015-3019		
Owner Name:	OLIVE INVESTMENT GROUP LLC		
Seller Name:	CITYVIEW OLIVE HILL PARTNERS L		
APN:	5134-025-015	Map Reference:	44-C4 /
County:	LOS ANGELES, CA	Census Tract:	2240.10
Subdivision:	MORRIS VINEYARD SUB	Zoning:	LAC2
Rec Date:	11/18/2014	Prior Rec Date:	08/30/2010
Sale Date:	11/18/2014	Prior Sale Date:	08/26/2010
Sale Price:	\$10,500,000	Prior Sale Price:	\$3,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1234502	Acres:	0.14
1st Mtg Amt:	\$7,700,000	Lot Area:	6,048
Total Value:	\$867,452	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	5.89 (miles)
Address:	1348 VENICE BLVD, LOS ANGELES, CA 90006-5520		
Owner Name:	WANG CHRISTINE T		
Seller Name:	PATEL RAVINDRA K & NITA R		
APN:	5135-009-002	Map Reference:	44-A4 /
County:	LOS ANGELES, CA	Census Tract:	2243.10
Subdivision:	WIESENDANGER CITY TR	Zoning:	LACM
Rec Date:	03/16/2015	Prior Rec Date:	06/07/2000
Sale Date:	03/12/2015	Prior Sale Date:	05/25/2000
Sale Price:	\$780,000	Prior Sale Price:	\$245,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	278073	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,144
Total Value:	\$307,169	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	6.04 (miles)
Address:	413 E EUCLID AVE, COMPTON, CA 90222		
Owner Name:	CASANOVA JORGE A		
Seller Name:	FRANK IGOR L		
APN:	6169-026-010	Map Reference:	64-F1 /
County:	LOS ANGELES, CA	Census Tract:	5416.03
Subdivision:	BELLE VERNON ACRES	Zoning:	COMH-B*
Rec Date:	11/13/2014	Prior Rec Date:	04/30/2004
Sale Date:	10/22/2014	Prior Sale Date:	04/14/2004
Sale Price:	\$680,000	Prior Sale Price:	\$570,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1207976	Acres:	0.50
1st Mtg Amt:	\$382,976	Lot Area:	21,723
Total Value:	\$661,099	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	616 /

Comp #:	7	Distance From Subject:	8.53 (miles)
Address:	2624 W SUNSET BLVD, LOS ANGELES, CA 90026-3906		
Owner Name:	2624 SUNSET BOULEVARD LLC		
Seller Name:	LANIGAN LESLEY-ANN		
APN:	5402-013-011	Map Reference:	35-B5 /
County:	LOS ANGELES, CA	Census Tract:	1958.04
Subdivision:	ROWLAND HEIGHTS	Zoning:	LAC2
Rec Date:	07/11/2014	Prior Rec Date:	
Sale Date:	06/23/2014	Prior Sale Date:	
Sale Price:	\$800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	717538	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,498
Total Value:	\$80,754	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	9.11 (miles)
Address:	1178 N WESTERN AVE, LOS ANGELES, CA 90029		
Owner Name:	COMPASS WORLD INVESTMENTS INC		
Seller Name:	SIMONIAN FAMILY TRUST		
APN:	5536-009-005	Map Reference:	34-E4 /
County:	LOS ANGELES, CA	Census Tract:	1911.20
Subdivision:	NORTH PARK	Zoning:	LAC4
Rec Date:	08/04/2014	Prior Rec Date:	01/04/1978
Sale Date:	07/30/2014	Prior Sale Date:	
Sale Price:	\$1,900,000	Prior Sale Price:	\$85,000

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	805661	Acres:	0.27		
1st Mtg Amt:	\$1,260,000	Lot Area:	11,870		
Total Value:	\$968,961	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	10.78 (miles)
Address:	5531 CHERRY AVE, LONG BEACH, CA 90805-5503		
Owner Name:	GIFFIN AUTOMOTIVE ENTS LLC		
Seller Name:	POWELL JAMES F & CANDELARIA		
APN:	7128-031-030	Map Reference:	70-E1 /
County:	LOS ANGELES, CA	Census Tract:	5706.02
Subdivision:	6061	Zoning:	LBCCA
Rec Date:	10/22/2014	Prior Rec Date:	02/09/2010
Sale Date:	05/19/2014	Prior Sale Date:	08/13/2009
Sale Price:	\$1,150,000	Prior Sale Price:	\$1,050,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1116859	Acres:	0.31
1st Mtg Amt:	\$612,000	Lot Area:	13,519
Total Value:	\$863,451	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	7,104	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1950 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	10	Distance From Subject:	13.25 (miles)
Address:	773 W CALIFORNIA AVE, GLENDALE, CA 91203-1591		
Owner Name:	PARSEKHIAN RASMIK & JASIK		
Seller Name:	HAZARIAN SCOTT		
APN:	5638-018-027	Map Reference:	25-B3 /
County:	LOS ANGELES, CA	Census Tract:	3017.02
Subdivision:	5468	Zoning:	GLM2YY
Rec Date:	10/16/2014	Prior Rec Date:	10/31/2002
Sale Date:	10/10/2014	Prior Sale Date:	04/02/2002
Sale Price:	\$2,450,000	Prior Sale Price:	\$2,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1094023	Acres:	0.28
1st Mtg Amt:	\$1,100,000	Lot Area:	12,361
Total Value:	\$1,299,627	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,650	Total Rooms/Offices:	
Total Restrooms:	1.00	Yr Built/Eff:	1955 /
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	11	Distance From Subject:	13.61 (miles)
Address:	235 E PACIFIC COAST HWY, LONG BEACH, CA 90806-6201		
Owner Name:	SOCAL EQUITY HOLDINGS INC		
Seller Name:	BAUTISTA ABEL & VERONICA		
APN:	7209-015-024	Map Reference:	75-C3 /
County:	LOS ANGELES, CA	Census Tract:	5730.02
Subdivision:	CLAGUE TR	Zoning:	LBDP29
Rec Date:	02/19/2015	Prior Rec Date:	06/19/2006
Sale Date:	11/18/2014	Prior Sale Date:	04/13/2006
Sale Price:	\$725,000	Prior Sale Price:	\$815,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	184392	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,221
Total Value:	\$908,552	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,810	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1922 / 1932
Air Cond:		Pool:	
Roof Mat:			

Comp #:	12	Distance From Subject:	14.49 (miles)
Address:	801 E MAIN ST, ALHAMBRA, CA 91801-4055		
Owner Name:	GARFF PROPERTIES-ALN LLC		
Seller Name:	OBAC INC		
APN:	5336-021-028	Map Reference:	37-C3 /
County:	LOS ANGELES, CA	Census Tract:	4803.02
Subdivision:	STANTON & WEEKS	Zoning:	ALCPD*
Rec Date:	10/10/2014	Prior Rec Date:	
Sale Date:	10/06/2014	Prior Sale Date:	
Sale Price:	\$4,650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1073796	Acres:	0.65
1st Mtg Amt:		Lot Area:	28,395
Total Value:	\$797,999	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	5,760	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1947 / 1957
Air Cond:		Pool:	
Roof Mat:			

Comp #:	13	Distance From Subject:	16.43 (miles)
Address:	3901 E BROADWAY, LONG BEACH, CA 90803-6108		
Owner Name:	PARK FAMILY TRUST		
Seller Name:	SIMPKINS E E LIVING TRUST		
APN:	7255-026-013	Map Reference:	76-A6 /
County:	LOS ANGELES, CA	Census Tract:	5772.00
Building Area:	6,489	Total Rooms/Offices:	

Subdivision:	MIRA MAR	Zoning:	LBCNP	Total Restrooms:	
Rec Date:	09/19/2014	Prior Rec Date:	06/16/2000	Yr Built/Eff:	1971 / 1978
Sale Date:	08/04/2014	Prior Sale Date:	05/03/2000	Air Cond:	YES
Sale Price:	\$1,025,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	994790	Acres:	0.15		
1st Mtg Amt:	\$563,750	Lot Area:	6,508		
Total Value:	\$465,001	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject:	17.36 (miles)
Address:	14761 BESSEMER ST, VAN NUYS, CA 91411-2712		
Owner Name:	5777 VNB LLC		
Seller Name:	C B AUTO BODY INC		
APN:	2241-024-003	Map Reference:	15-D5 /
County:	LOS ANGELES, CA	Census Tract:	1283.03
Subdivision:	1200	Zoning:	LAM2
Rec Date:	10/01/2014	Prior Rec Date:	12/30/1986
Sale Date:	10/01/2014	Prior Sale Date:	12/1986
Sale Price:	\$1,100,000	Prior Sale Price:	\$458,590
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1041993	Acres:	0.29
1st Mtg Amt:	\$1,000,000	Lot Area:	12,806
Total Value:	\$731,818	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,804	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1973 / 1973
Air Cond:		Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	15	Distance From Subject:	18.21 (miles)
Address:	6961 VAN NUYS BLVD, VAN NUYS, CA 91405-3936		
Owner Name:	GUTIERREZ JORGE		
Seller Name:	GELLMAN H LIVING TRUST		
APN:	2219-026-036	Map Reference:	15-D4 /
County:	LOS ANGELES, CA	Census Tract:	1278.03
Subdivision:	27138	Zoning:	LAC2
Rec Date:	02/05/2015	Prior Rec Date:	09/20/1993
Sale Date:	01/23/2015	Prior Sale Date:	
Sale Price:	\$950,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	129256	Acres:	0.46
1st Mtg Amt:	\$680,000	Lot Area:	20,213
Total Value:	\$313,159	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,938	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	/ 1957
Air Cond:		Pool:	
Roof Mat:			

Comp #:	16	Distance From Subject:	21.53 (miles)
Address:	15421 PLUMMER ST, NORTH HILLS, CA 91343		
Owner Name:	R & D ANDRADE INC		
Seller Name:	ALLISON CHRISTINA TRUST		
APN:	2656-011-028	Map Reference:	8-C4 /
County:	LOS ANGELES, CA	Census Tract:	1172.01
Subdivision:	13164	Zoning:	LAP
Rec Date:	06/30/2014	Prior Rec Date:	
Sale Date:	05/05/2014	Prior Sale Date:	
Sale Price:	\$860,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	671425	Acres:	0.41
1st Mtg Amt:	\$750,000	Lot Area:	17,884
Total Value:	\$239,957	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1972 / 1972
Air Cond:		Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject:	21.77 (miles)
Address:	15831 AMAR RD, LA PUENTE, CA 91744-2107		
Owner Name:	PENA ENRIQUE & LETICIA		
Seller Name:	JOHNSON NORA L		
APN:	8252-005-018	Map Reference:	92-A4 /
County:	LOS ANGELES, CA	Census Tract:	4075.02
Subdivision:	15090	Zoning:	LCC2*
Rec Date:	01/05/2015	Prior Rec Date:	06/14/1967
Sale Date:	11/25/2014	Prior Sale Date:	
Sale Price:	\$600,000	Prior Sale Price:	\$25,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	4854	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,831
Total Value:	\$193,517	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	6,080	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1978 / 1978
Air Cond:		Pool:	
Roof Mat:			

EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **March 24, 2015**

JOB ADDRESS: **8500 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6034-030-001**

CASE#: **77864**

ORDER NO: **A-3156083**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 4, 2012**

COMPLIANCE EXPECTED DATE: **December 9, 2012**

DATE COMPLIANCE OBTAINED: **March 12, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3156083

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VICE-PRESIDENT
VAN AMBATELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

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

ORDER TO COMPLY

LEVIT, GENNADY
1600 W 84TH ST
LOS ANGELES, CA 90047

CASE #: 77864
ORDER #: A-3156083
EFFECTIVE DATE: December 04, 2012
COMPLIANCE DATE: December 09, 2012

PROPERTY OWNER OF
SITE ADDRESS: 8500 S WESTERN AVE
ASSESSORS PARCEL NO.: 6034-030-001
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: EYE CANDY CUSTOMS

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 September 04, 2012 and billed on invoice # 559181.

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

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

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

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 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.

3-12-15



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

PENALTY WARNING:

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

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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

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

REPEAT VIOLATIONS:

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

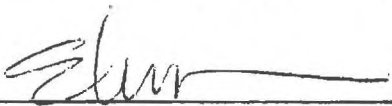
- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales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

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3044.

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

Inspector:



Date: November 26, 2012

CLAUDE NUCKOLS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044


REVIEWED BY

On **NOV 20 2012** the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature



CODE ENFORCEMENT BUREAU

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

www.ladbs.org