

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 13, 2015

Council District: # 14

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

JOB ADDRESS: **716 NORTH MISSION ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5410-010-026**

On January 29, 2013 and November 20, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **716 North Mission Road, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	610.08
Title Report fee	42.00
Grand Total	\$ 4,502.08

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,502.08** 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 **\$4,502.08** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10925

Prepared for: City of Los Angeles

Dated as of: 1/8/2015

SCHEDULE A (Reported Property Information)

APN #: 5410-010-026

Property Address: 716 N MISSION ROAD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument: Quitclaim Deed

Grantee : Steven Carlson, Trustee of The Kristen M. Carlson Trust U/D/T Arnold and Ruth Carlson Family Trust, dated June 18, 1992, an undivided 50% interest, and Richard Carlson, Trustee of the Richard Carlson Living Trust, dated December 14, 2004, an undivided 50% interest

Grantor : Richard Carlson and Steven Carlson, Co-Trustees of the Arnold and Ruth Carlson Family Trust, dated June 18, 1992, as amended

Deed Date : 6/17/2011

Recorded : 6/29/2011

Instr No. : 20110881568

MAILING ADDRESS: Steven Carlson, Trustee of The Kristen M. Carlson Trust U/D/T Arnold and Ruth Carlson Family Trust, dated June 18, 1992, an undivided 50% interest, and Richard Carlson, Trustee of the Richard Carlson Living Trust

1920 N. MAIN Street Los Angeles, CA 90031-3217.

Type of Instrument: Quit Claim Deed

Recorded: 06/29/2011 as Instrument No. 20110881559

Type of Instrument: Affidavit – Change of Trustee

Recorded: 12/14/2010 as Instrument No. 20101849578 of Official Records

SCHEDULE B

LEGAL DESCRIPTION

PARCEL A-1:

That portion of Lot 2 of tract no. 3296, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 36 pages 30 and 31 of maps, in the office of the county recorder of said county. That portion of lot 1 of the

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. T10925

SCHEDULE B (Continued)

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 7/1/2011

Instr No. : 20110899545

Mailing Address: Arnold W & Ruth Carlson Trust AR, 1920 N Main St, Los Angeles CA 90031

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

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 7/22/2011

Instr No. : 20110984714

Mailing Address: Arnold W & Ruth Carlson Trust AR, 1920 N Main St, Los Angeles CA 90031 ✓

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

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. : 20140724859

Mailing Address: Kristen M. Carlson Steven Carlson of T, 1920 N Main St Los Angeles CA 90031

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

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. T10925

SCHEDULE B (Continued)

Arroyo De Los Posos Subdivision, in said city, county and state, as per map recorded in book 66 pages 81 and 82 of miscellaneous records, in the office of the county recorder of said county, and that portion of that certain public alley, 20 feet wide, in said city, county and state, as vacated by the council of the city of los angeles under ordinance no. 3698, new series, included within the following described lines: Beginning at a point of intersection of the westerly line of said lot 2, with that certain course having a bearing and length of north 67 degrees 58 minutes 10 seconds east 77.18 feet in the northerly boundary of that certain parcel of land described as parcel 11 in the deed to metropolitan coach lines. recorded on October 2, 1953 in book 42833 page 312, official records. As instrument no. 1116, in the office of the county recorder of said county; thence north 67 degrees 58 minutes 10 seconds east, along said certain course, 77.18 feet to its easterly terminus; thence north 22 degrees 01 minutes 50 seconds west, continuing along the boundary of said certain parcel of land, 80.97 feet to a point in the southerly line of mission road (100 feet wide) as established by deed recorded in book 4478 page 1 of deed, in the office of the county recorder of said county; thence westerly along said southerly line to its point of intersection with the westerly line of said lot 1; thence southerly along said westerly line to the most southerly corner of said lot 1, said corner being a point in the westerly boundary of said certain public alley; thence easterly at right angles to said westerly boundary 10.00 feet to a point in the westerly line of said lot 2; thence southerly along said westerly line to the point of beginning.

PARCEL A-2:

That Portion of the west half of that certain public alley. 20 feet wide, in the city of los angeles, in the county of los angeles, state of California, as vacated by the council of the city of los angeles under ordinance no. 3968, new series, bounded on the south by that certain course having a bearing and length of south 61 degrees 50 minutes east, 10 feet in the northerly boundary of that certain parcel of land described as parcel "c" in the deed to metropolitan coach lines, recorded on July 5, 1956 in book 51649 page 31, official records. As instrument no. 2018, in the office of the county recorder of said county and bounded on the north by the following described line: Beginning At The Most Southerly Corner Of Lot 1 of The Arroyo De Los Posos Subdivision, As Per Map Recorded In Book 66 Pages 81 And 82 Of Miscellaneous Records, In The Office of the county Recorder Of Said County, Said Corner Being A Point In The Westerly Boundary Of Said Certain Public Alley; Thence Easterly at right angles to said westerly boundary 10.00 feet to a point in the center line of said certain public alley, said center line being the westerly boundary of lot 2 of tract no. 3296, as per map recorded in book 36 pages 30 and 31 of maps, in the office of the county recorder of said county.

PARCEL B:

Parcels "a", "b" and "c" of parcel map L.A. No. 3755, in the city of los angeles, in the county of los angeles, state of California, as per map filed in book 94 pages 11 and 12 of parcel maps, in the office of the county recorder of said county.

MORTGAGES/LIENS

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

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/11/2008

Instr No. : 20080066784

Mailing Address: Carlson Trust Arnold & Ruth, 1920 N Main St, Los Angeles CA 90031

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

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 5/23/2008

Instr No. : 20080919755

Mailing Address: Carlson Trust Arnold & Ruth, 1920 N Main St, Los Angeles CA 90031

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

RECORDING REQUESTED BY

86 1227041

AND WHEN RECORDED MAIL TO

Arthur Carlson & Ruth
Carlson
1920 North Main Street
Los Angeles, CA 90031

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

1 MIN. 4 P.M. SEP 16 1986
PAST.

FEE \$9 N

3

MAIL TAX STATEMENTS TO

same as above

SURVEY MONUMENT FEE \$10.00 CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NND0578
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TICON TITLE INSURENS

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$620.00
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of LOS ANGELES, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

RPM INVESTMENTS, INC. a California Corporation

a corporation organized under the laws of the State of California hereby GRANTS to

ARTHUR CARLSON and RUTH CARLSON, HUSBAND AND WIFE AS JOINT TENANTS

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

DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, AS EXHIBIT "A".

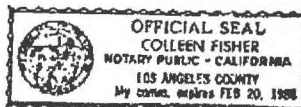
In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and VICE PRESIDENT/ Secretary
thereunto duly authorized.

Dated September 15, 1986

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On September 16, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark R. Minsky personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and PHILIP R. GRAF personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

Signature Colleen Fisher



(This area for official notarial seal)

Title Order No. Escrow or Loan No. 86-4210

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

FREEMAN, FREEMAN & SMILEY

AND WHEN RECORDED MAIL TO:

Arnold W. Carlson and
Ruth Carlson, Trustees
c/o Carlson Industries
1920 North Main Street
Los Angeles, CA 90031

MAIL TAX STATEMENT TO:

Arnold W. Carlson and
Ruth Carlson, Trustees
c/o Carlson Industries
1920 North Main Street
Los Angeles, CA 90031

93 164922

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

1 MIN. 11 A.M. JAN 27 1993
PAST.

FEE \$11

A
3

INDIVIDUAL QUITCLAIM DEED

Assessor's Parcel Nos. 5410-010-026; 5410-009-016

The undersigned grantors declare: Documentary transfer tax is \$-0-. This conveyance transfers the grantors' interest into their revocable living trust, R & T 11911.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ARNOLD CARLSON and RUTH CARLSON, husband and wife as joint tenants

hereby REMISE, RELEASE and QUITCLAIM to

ARNOLD W. CARLSON and RUTH CARLSON, Trustees of the
ARNOLD AND RUTH CARLSON FAMILY TRUST dated June 18, 1992

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

See Exhibit "A" attached hereto and incorporated herein
by this reference.

[vacant lot]

Dated: 12/28/92

Arnold Carlson
ARNOLD CARLSON

Ruth Carlson
RUTH CARLSON

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} SS.

On December 28, 1992, before me, Fran LEITNER, personally appeared ARNOLD CARLSON and RUTH CARLSON, personally known to me or (proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Fran Leitner
NOTARY PUBLIC

REGORDING REQUESTED BY:
FREEMAN, FREEMAN & SMILEY
A Limited Liability Partnership including Law Corporations

AND WHEN RECORDED MAIL TO:
PERSONAL & CONFIDENTIAL
RICHARD CARLSON, TRUSTEE
C/O CARLSON INDUSTRIES
1920 N. MAIN STREET
LOS ANGELES, CA 90031-3217

MAIL TAX STATEMENTS TO:
PERSONAL & CONFIDENTIAL
RICHARD CARLSON, TRUSTEE
C/O CARLSON INDUSTRIES
1920 N. MAIN STREET
LOS ANGELES, CA 90031-3217



QUITCLAIM DEED

Assessor's Parcel No.: 5410-010-026, 5410-009-018

The undersigned transferors declare:

Documentary transfer tax is \$-0-. This is a bonafide gift and grantor received nothing in return, R&T 11911.

FOR NO CONSIDERATION,

RICHARD CARLSON and STEVEN CARLSON, Co-Trustees of THE ARNOLD AND RUTH CARLSON FAMILY TRUST, dated June 18, 1992, as amended

hereby REMISE, RELEASE and QUITCLAIM to

RICHARD CARLSON, Trustee of THE RICHARD CARLSON LIVING TRUST, dated December 14, 2004

An undivided fifty percent (50%) interest in and to the following described real property in the County of Los Angeles, State of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Commonly known as 748 & 750 North Mission Road, Los Angeles, CA.

THIS CONVEYANCE IS EXEMPT FROM REASSESSMENT PURSUANT TO R&T SECTION 63.1(a)(2).

Dated: 6/17/11


RICHARD CARLSON, Trustee

Dated: 6/17/11


STEVEN CARLSON, Trustee

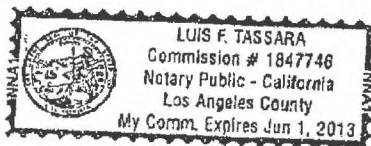
State of California)
County of Los Angeles) ss.

On 06/17/2011, 2011 before me, LUIS F TASSARA, Notary Public, personally appeared RICHARD CARLSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.


NOTARY PUBLIC



1312623.1
9044-345

State of California

County of Los Angeles } ss.

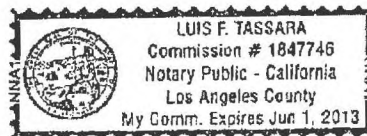
On 06/17/2011, 2011 before me, Luis F. Tassara, Notary Public, personally appeared STEVEN CARLSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Luis F. Tassara

NOTARY PUBLIC



1312623.1
9044-345

RECORDING REQUESTED BY:
FREEMAN, FREEMAN & SMILEY
A Limited Liability Partnership including Law Corporations

AND WHEN RECORDED MAIL TO:
PERSONAL & CONFIDENTIAL
STEVEN CARLSON, TRUSTEE
C/O CARLSON INDUSTRIES
1920 N. MAIN STREET
LOS ANGELES, CA 90031-3217

MAIL TAX STATEMENTS TO:
PERSONAL & CONFIDENTIAL
STEVEN CARLSON, TRUSTEE
C/O CARLSON INDUSTRIES
1920 N. MAIN STREET
LOS ANGELES, CA 90031-3217



QUITCLAIM DEED

Assessor's Parcel No.: 5410-010-026, 5410-009-018

The undersigned transferors declare:

Documentary transfer tax is \$-0-. This is a bonafide gift and grantor received nothing in return, R&T 11911.

FOR NO CONSIDERATION,

RICHARD CARLSON and STEVEN CARLSON, Co-Trustees of THE ARNOLD AND RUTH CARLSON FAMILY TRUST, dated June 18, 1992, as amended

hereby REMISE, RELEASE and QUITCLAIM to

STEVEN CARLSON, Trustee of THE KRISTEN M. CARLSON TRUST U/D/T ARNOLD AND RUTH CARLSON FAMILY TRUST, dated June 18, 1992

An undivided fifty percent (50%) interest in and to the following described real property in the County of Los Angeles, State of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Commonly known as 748 & 750 North Mission Road, Los Angeles, CA.

Dated: 6/17/11


RICHARD CARLSON, Trustee

Dated: 6/17/11

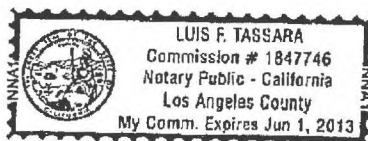

STEVEN CARLSON, Trustee

State of California)
County of Los Angeles) ss.

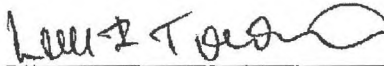
On 06/17/2011, 2011 before me, LUIS F. TASSARA, Notary Public, personally appeared RICHARD CARLSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



1312346.1
9044-345


NOTARY PUBLIC

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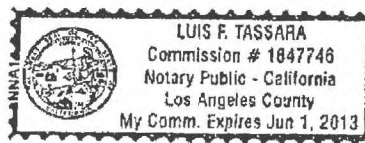
State of California)
County of Los Angeles) ss.

On 06/17/2011, 2011 before me, Luis F. Tassara, Notary Public,
personally appeared STEVEN CARLSON, who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person 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.

Luis F. Tassara
NOTARY PUBLIC



1312346.1
9044-345

RECORDING REQUESTED BY:
FREEMAN, FREEMAN, & SMILEY, LLP

AND WHEN RECORDED MAIL TO:

PERSONAL & CONFIDENTIAL
RICHARD CARLSON AND STEVEN CARLSON, CO-TRUSTEES
C/O CARLSON INDUSTRIES
1920 N. MAIN STREET
LOS ANGELES, CA 90031-3217

MAIL TAX STATEMENTS TO:

PERSONAL & CONFIDENTIAL
RICHARD CARLSON AND STEVEN CARLSON, CO-TRUSTEES
C/O CARLSON INDUSTRIES
1920 N MAIN STREET
LOS ANGELES, CA 90031-3217

12/14/2010



20101849578

AFFIDAVIT - CHANGE OF TRUSTEE
(Section 18105 Probate Code of the State of California)

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

The undersigned, RICHARD CARLSON and STEVEN CARLSON, of legal age, being first duly sworn, depose and say.

1. THE ARNOLD AND RUTH CARLSON FAMILY TRUST was created on June 18, 1992 by ARNOLD CARLSON and RUTH CARLSON, as Settlers Pursuant to the powers retained by them as Settlers, the Trust Agreement was amended by First Amendment and Complete Restatement dated June 12, 2002, Second Amendment To and Complete Restatement dated December 18, 2007 and Third Amendment dated March 20, 2008
2. ARNOLD W CARLSON and RUTH CARLSON served as Trustees of the Trust from its inception until their resignation on December 18, 2007, at which date RICHARD CARLSON and STEVEN CARLSON became successor Co-Trustees of the Trust. Attached hereto are the relevant pages from the Second Amendment and Complete Restatement of the Arnold Carlson and Ruth Carlson Family Trust containing copies of the Certification of Acting Trustees and Resignation executed by Arnold W. Carlson and Ruth Carlson and the Certification of Successor Co-Trustees and Consent to Act as Successor Co-Trustees executed by Richard Carlson and Steven Carlson
3. The current Co-Trustees of THE ARNOLD AND RUTH CARLSON FAMILY TRUST, dated June 18, 1992, as amended, are RICHARD CARLSON and STEVEN CARLSON
4. The real property affected by this Affidavit - Change of Trustee is that certain real property located in Los Angeles County, State of California, commonly known as 121 S. Hope Street, #407, Los Angeles, California, and more fully described as follows:

See legal description attached hereto as Exhibit "A" and made a part hereof.

APN 5151-002-110

5. The real property affected by this Affidavit - Change of Trustee is that certain real property located in Los Angeles County, State of California, commonly known as 568 North Mission Road, Los Angeles, California, and more fully described as follows:

See legal description attached hereto as Exhibit "B" and made a part hereof.

APN 5410-008-028

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- 13 The real property affected by this Affidavit – Change of Trustee is that certain real property located in Los Angeles County, State of California, commonly known as 1931, 2007, 2011, 2017 & 2019 N. Main Street, 525 & 534 S. Avenue 20 & vacant land, Los Angeles, California, and more fully described as follows:

See legal description attached hereto as Exhibit "H" and made a part hereof

APN: 5410-018-008, 009, 010, 017, 018, 033, 034, 035, 036 & 037

- 14 The real property affected by this Affidavit – Change of Trustee is that certain real property located in Los Angeles County, State of California, commonly known as Vacant land, Los Angeles, California, and more fully described as follows.

See legal description attached hereto as Exhibit "I" and made a part hereof

APN 8129-001-006, 8130-024-001 & 002

15. The real property affected by this Affidavit – Change of Trustee is that certain real property located in Los Angeles County, State of California, commonly known as Vacant land, Los Angeles, California, and more fully described as follows:

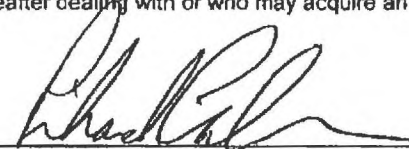
See legal description attached hereto as Exhibit "J" and made a part hereof.

APN: 8130-024-006, 007, 008, 009, 010 & 011

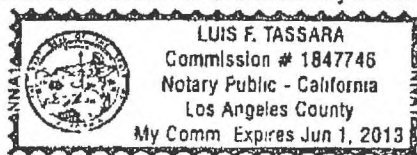
- 16 Titleholder of the foregoing interests in such real property is now RICHARD CARLSON and STEVEN CARLSON, Co-Trustees of THE ARNOLD AND RUTH CARLSON FAMILY TRUST, dated June 18, 1992, as amended

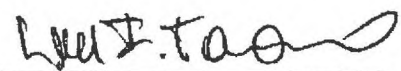
- 17 That this Affidavit is made for the protection and benefit of the beneficiaries of THE ARNOLD AND RUTH CARLSON FAMILY TRUST and all other parties hereafter dealing with or who may acquire an interest in the above-described property

Dated: 12/09/, 2010


RICHARD CARLSON

SUBSCRIBED AND SWORN TO (or Affirmed) before me on this 09 day of DECEMBER, 2010, by RICHARD CARLSON, proved to me on the basis of satisfactory evidence to be the person who appeared before me



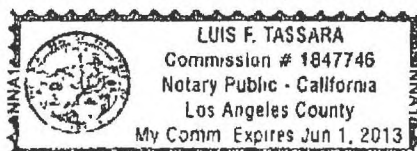

NOTARY PUBLIC

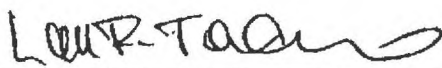
[SEAL]

Dated 12/09/, 2010


STEVEN CARLSON

SUBSCRIBED AND SWORN TO (or Affirmed) before me on this 09 day of DECEMBER, 2010, by STEVEN CARLSON, proved to me on the basis of satisfactory evidence to be the person who appeared before me




NOTARY PUBLIC

[SEAL]

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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

01/11/08



20080066784

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. 4336626)

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.

ARROYO DE LOS POSOS SUBDIVISION LT 1 M R 66-81/81 1/2

BROOKLYN TRACT M R 3-316/317

TR 3296 2 1 M 8 36-30/31

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 5410-010-026

AKA 716 N MISSION ROAD
LOS ANGELES

Owner.

CARLSON TRUST ARNOLD & RUTH
1920 N MAIN ST
LOS ANGELES CA, 90031

DATED This 04th Day of January, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

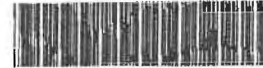
Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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

05/23/08



20080919755

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No. 4446620)

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

ARROYO DE LOS POSOS SUBDIVISION LT 1 M R 66-81/81 1/2

BROOKLYN TRACT M R 3-316/317

TR 3296 2 1 M 8 36-30/31

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APN 5410-010-026

AKA 716 N MISSION ROAD
LOS ANGELES

Owner

CARLSON ARNOLD W & RUTH TRS
1920 N MAIN ST
LOS ANGELES CA, 90031

DATED. This 16th Day of May, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No 5049093)

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

ARROYO DE LOS POSOS SUBDIVISION LT 1 M R 66-81/81 1/2

BROOKLYN TRACT M R 3-316/317

TR 3296 2 1 M B 36-30/31

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 5410-010-026

AKA 716 N MISSION ROAD 716-720 N
LOS ANGELES



Owner

3

C/O ARNOLD W & RUTH CARLSON TRUST AR
1920 N MAIN ST
LOS ANGELES CA,90031

DATED This 17th Day of June, 2011

CITY OF LOS ANGELES

BY 
 Karen Penner, Acting Bureau Chief
Resource Management Bureau

2

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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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:

ARROYO DE LOS POSOS SUBDIVISION LT 1 M R 66-81/81 1/2

BROOKLYN TRACT M R 3-316/317

TR 3296 2 1 M B 36-30/31

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 5410-010-026

AKA 716 N MISSION ROAD UNIT#A INC
LOS ANGELES

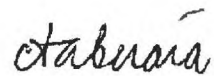

Owner:

3

C/O ARNOLD W & RUTH CARLSON TRUST AR
1920 N MAIN ST
LOS ANGELES CA,90031

DATED: This 07th Day of July, 2011

CITY OF LOS ANGELES

By 


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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6084543)

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:

ARROYO DE LOS POSOS SUBDIVISION LT 1 M R 66-81/81 1/2

BROOKLYN TRACT M R 3-316/317

TR 3296 2 1 M B 36-30/31

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 5410-010-026

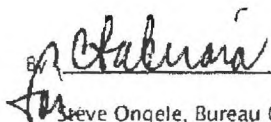
AKA 716 N MISSION ROAD 716-720 N
LOS ANGELES

Owner:

KRISTEN M. CARLSON STEVEN CARLSON OF T
1920 N MAIN ST
LOS ANGELES CA,90031

DATED This 26th Day of June, 2014

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **716 NORTH MISSION ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5410-010-026**

Date: **May 13, 2015**

Last Full Title: **01/08/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). STEVEN CARLSON, TRUSTEE
THE KRISTEN M. CARLSON TRUST U/D/T ARNOLD AND RUTH CARLSON FAMILY TRUST
1920 N. MAIN ST.
LOS ANGELES, CA 90031-3217
CAPACITY: OWNER
- 2). RICHARD CARLSON, TRUSTEE
THE RICHARD CARLSON LIVING TRUST
1920 N. MAIN ST.
LOS ANGELES, CA 90031-3217
CAPACITY: OWNER
- 3). STEVEN & KRISTEN M. CARLSON, TRUSTEES
CARLSON R TRUST C/O CARLSON INDUSTRIES
1920 N. MAIN ST.
LOS ANGELES, CA 90031-3217
CAPACITY: OWNERS
- 4). ARNOLD W. & RUTH CARLSON TRUST AR
1920 N. MAIN ST.
LOS ANGELES, CA 90031
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
716 N MISSION RD, LOS ANGELES, CA 90033-1214



CoreLogic®

RealQuest Professional

Owner Information

Owner Name: **CARLSON STEVEN & KRISTEN M/CARLSON R TRUST**
 Mailing Address: **1920 N MAIN ST, LOS ANGELES CA 90031-3217 C/O CARLSON INDUSTRIES**
 Vesting Codes: **// TR**

Location Information

Legal Description: **CITY LANDS OF LOS ANGELES LOT ON SE LINE OF MISSION RD COM NE 150 FT FROM NE LINE OF LOT 4 ARROYO DE LOS POSOS SUB TH N 6758'15" E 50 FT WITH A UNIFORM DEPTH OF 105 FT SE AT R/A**
 County: **LOS ANGELES, CA** APN: **5410-010-002**
 Census Tract / Block: **2035.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **44-F2 /**
 Legal Lot: Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **BOYH** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/29/2011 / 06/17/2011** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **881569** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **01/27/1993 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **164917** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale: **MULTI**

Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

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

Property Characteristics

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

Site Information

Zoning: LAM1	Acres: 0.12	County Use: VACANT INDUSTRIAL (300V)
Lot Area: 5,251	Lot Width/Depth: 50 x 105	State Use:
Land Use: INDUSTRIAL LOT	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$201,708	Assessed Year: 2014	Property Tax: \$2,598.35
Land Value: \$201,708	Improved %:	Tax Area: 12703
Improvement Value:	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$201,708		

Comparable Sales Report

For Property Located At

716 N MISSION RD, LOS ANGELES, CA 90033-1214

CoreLogic®

RealQuest Professional

20 Comparable(s) Selected.

Report Date: 05/12/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,000	\$34,648,500	\$5,201,525
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,251	105	707,923	53,268
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$201,708	\$576	\$13,505,035	\$1,274,847
Distance From Subject	0.00	0.84	5.48	2.65

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.84 (miles)			
Address:	1653 N MAIN ST, LOS ANGELES, CA 90012-1917				
Owner Name:	HA LONG BAYE LLC				
Seller Name:	NGUY DAVID V & MY D T				
APN:	5409-003-023	Map Reference:	44-F1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2060.10	Total Rooms/Offices:	
Subdivision:	WILHARDT	Zoning:	LAMR2	Total Restrooms:	
Rec Date:	08/28/2014	Prior Rec Date:	08/08/1988	Yr Built/Eff:	/
Sale Date:	08/25/2014	Prior Sale Date:	00/1988	Air Cond:	
Sale Price:	\$950,000	Prior Sale Price:	\$11,523,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	907340	Acres:	0.19		
1st Mtg Amt:	\$600,000	Lot Area:	8,217		
Total Value:	\$352,343	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 1.16 (miles)			
Address:	713 E 3RD ST, LOS ANGELES, CA 90013				
Owner Name:	CHINO AMERICANA CONCEPTS 20133				
Seller Name:	KARP TRUST				
APN:	5163-009-006	Map Reference:	44-E3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2060.31	Total Rooms/Offices:	
Subdivision:	JOHNSTON TR	Zoning:	LAM3	Total Restrooms:	
Rec Date:	08/21/2014	Prior Rec Date:	02/05/2008	Yr Built/Eff:	/
Sale Date:	07/25/2014	Prior Sale Date:	01/10/2008	Air Cond:	
Sale Price:	\$1,600,000	Prior Sale Price:	\$1,450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	880283	Acres:	0.15		
1st Mtg Amt:	\$800,000	Lot Area:	6,415		
Total Value:	\$850,900	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 1.2 (miles)			
Address:	300 S ALAMEDA ST, LOS ANGELES, CA 90013-1706				
Owner Name:	ART DISTRICT DEV LLC/ART DISTRICT INVESTMENT PARTNE				
Seller Name:	WEINER I D & G A TRUST				
APN:	5163-010-001	Map Reference:	44-E3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2060.31	Total Rooms/Offices:	
Subdivision:	JOHNSTON	Zoning:	LAM3	Total Restrooms:	
Rec Date:	09/05/2014	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	10/03/2013	Prior Sale Date:		Air Cond:	
Sale Price:	\$6,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	935439	Acres:	0.07		
1st Mtg Amt:	\$3,250,000	Lot Area:	3,177		
Total Value:	\$24,920	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 1.25 (miles)
 Address: 137 N AVENUE 18, LOS ANGELES, CA 90031
 Owner Name: METABOLIC STUDIO LLC
 Seller Name: 101 N AVENUE 18 LLC
 APN: 5447-019-004 Map Reference: 35-F6 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1990.00 Total Rooms/Offices:
 Subdivision: CITY LANDS Zoning: LAM2 Total Restrooms:
 Rec Date: 12/04/2014 Prior Rec Date: 07/02/1992 Yr Built/Eff: /
 Sale Date: 12/02/2014 Prior Sale Date: 06/1992 Air Cond:
 Sale Price: \$7,100,000 Prior Sale Price: \$285,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1308353 Acres: 0.13
 1st Mtg Amt: Lot Area: 5,745
 Total Value: \$214,958 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 5 Distance From Subject: 1.26 (miles)
 Address: 143 N AVENUE 18, LOS ANGELES, CA 90031
 Owner Name: METABOLIC STUDIO LLC
 Seller Name: 101 N AVENUE 18 LLC
 APN: 5447-019-003 Map Reference: 35-F6 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1990.00 Total Rooms/Offices:
 Subdivision: CITY LANDS Zoning: LAM2 Total Restrooms:
 Rec Date: 12/04/2014 Prior Rec Date: 07/02/1992 Yr Built/Eff: /
 Sale Date: 12/02/2014 Prior Sale Date: 06/1992 Air Cond:
 Sale Price: \$7,100,000 Prior Sale Price: \$285,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1308353 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,959
 Total Value: \$188,088 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 6 Distance From Subject: 2.06 (miles)
 Address: 3754 MEDFORD ST, LOS ANGELES, CA 90063
 Owner Name: NET ZERO ENERGY PROPERTIES LLC
 Seller Name: HERTZ MICHAEL
 APN: 5224-013-021 Map Reference: 45-C2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5307.00 Total Rooms/Offices:
 Subdivision: 6332 Zoning: LCM1* Total Restrooms:
 Rec Date: 01/21/2015 Prior Rec Date: 09/12/2007 Yr Built/Eff: /
 Sale Date: 06/02/2014 Prior Sale Date: 08/30/2007 Air Cond:
 Sale Price: \$77,500 Prior Sale Price: \$250,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 70510 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,866
 Total Value: \$95,431 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 7 Distance From Subject: 2.46 (miles)
 Address: 2323 E 15TH ST, LOS ANGELES, CA 90021
 Owner Name: SANTA FE 15 PROPERTY LLC
 Seller Name: CTMC LLC
 APN: 5168-010-006 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 2060.31 Total Rooms/Offices:
 Subdivision: Zoning: LAM3 Total Restrooms:
 Rec Date: 12/30/2014 Prior Rec Date: 12/30/2014 Yr Built/Eff: /
 Sale Date: 12/30/2014 Prior Sale Date: 12/30/2014 Air Cond:
 Sale Price: \$34,648,500 Prior Sale Price: \$16,302,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1417168 Acres: 16.25
 1st Mtg Amt: Lot Area: 707,923
 Total Value: \$13,505,035 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 8 Distance From Subject: 2.56 (miles)
 Address: 2466 E 16TH ST, LOS ANGELES, CA 90021
 Owner Name: SONG H M & KIM N Y TRUST
 Seller Name: CTMC LLC
 APN: 5168-010-007 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 2060.31 Total Rooms/Offices:
 Subdivision: Zoning: LAM3 Total Restrooms:
 Rec Date: 02/13/2015 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 02/11/2015 Prior Sale Date: Air Cond:
 Sale Price: \$5,125,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 164851 Acres: 1.85

1st Mtg Amt:		Lot Area:	80,503
Total Value:	\$1,406,356	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 2.77 (miles)	
Address:	2615 ARVIA ST, LOS ANGELES, CA 90065		
Owner Name:	MITCHELL FLYER INC		
Seller Name:	CHAVEZ 1982 TRUST		
APN:	5454-035-028	Map Reference:	35-E4 /
County:	LOS ANGELES, CA	Census Tract:	1852.03
Subdivision:	MACKAYE	Zoning:	LAMR1
Rec Date:	10/16/2014	Prior Rec Date:	09/01/1999
Sale Date:	10/02/2014	Prior Sale Date:	08/23/1999
Sale Price:	\$300,000	Prior Sale Price:	\$40,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1094587	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,791
Total Value:	\$119,356	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 2.84 (miles)	
Address:	2570 E 25TH ST, VERNON, CA 90058-1211		
Owner Name:	MK PARTNERS LLC		
Seller Name:	VEGGIE INVESTMENTS LLC		
APN:	5168-025-032	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5324.00
Subdivision:	H M AMES SUB/GLASSELL	Zoning:	VEM*
Rec Date:	01/30/2015	Prior Rec Date:	
Sale Date:	01/12/2015	Prior Sale Date:	
Sale Price:	\$3,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	113078	Acres:	0.68
1st Mtg Amt:	\$5,000,000	Lot Area:	29,772
Total Value:	\$798,541	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 2.86 (miles)	
Address:	2412 EADS ST, LOS ANGELES, CA 90031		
Owner Name:	FROGTOWN FUND LLC		
Seller Name:	2412 EADS STREET LLC		
APN:	5445-002-031	Map Reference:	35-D4 /
County:	LOS ANGELES, CA	Census Tract:	1972.00
Subdivision:	5963	Zoning:	LACM
Rec Date:	12/19/2014	Prior Rec Date:	10/02/1985
Sale Date:	12/16/2014	Prior Sale Date:	
Sale Price:	\$420,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1385859	Acres:	0.22
1st Mtg Amt:		Lot Area:	9,798
Total Value:	\$54,632	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: 2.93 (miles)	
Address:	3222 E WASHINGTON BLVD, VERNON, CA 90058-8022		
Owner Name:	3222 WASHINGTON LLC		
Seller Name:	CAMFIELD WASHINGTON 1 LLC		
APN:	5169-023-037	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5324.00
Subdivision:		Zoning:	VEM*
Rec Date:	11/03/2014	Prior Rec Date:	
Sale Date:	07/14/2014	Prior Sale Date:	
Sale Price:	\$8,340,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1161294	Acres:	2.34
1st Mtg Amt:	\$6,670,000	Lot Area:	101,791
Total Value:	\$2,641,940	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 2.94 (miles)	
Address:	1683 BLAKE AVE, LOS ANGELES, CA 90031-1041		
Owner Name:	NKAB-II LP		
Seller Name:	BLAKE AVENUE HOLDINGS LLC		
APN:	5442-009-011	Map Reference:	35-D3 /
County:	LOS ANGELES, CA	Census Tract:	1972.00
Subdivision:	5963	Zoning:	LACM
Rec Date:	09/24/2014	Prior Rec Date:	
		Yr Built/Eff:	/

Sale Date:	09/17/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,800,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1006949	Acres:			
1st Mtg Amt:		Lot Area:	105		
Total Value:	\$576	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 2.97 (miles)			
Address:	1521 S HOPE ST, LOS ANGELES, CA 90015				
Owner Name:	CHMC HOPE STREET FAMILY CENTER				
Seller Name:	CRA OF LA				
APN:	5134-012-900	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2240.10	Total Rooms/Offices:	
Subdivision:	J H BRYAN'S FIGUEROA STREET SU	Zoning:	LAR5	Total Restrooms:	
Rec Date:	10/27/2014	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	10/17/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1132506	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,755		
Total Value:	\$72,407	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 3.03 (miles)			
Address:	1810 E 25TH ST, VERNON, CA 90058				
Owner Name:	DEDEAUX PROPERTIES LLC				
Seller Name:	ALAMEDA CORRIDOR TRANSPORTATIO				
APN:	6302-009-908	Map Reference:	/	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	5324.00	Total Rooms/Offices:	
Subdivision:		Zoning:	VEM*	Total Restrooms:	
Rec Date:	12/12/2014	Prior Rec Date:	12/12/2014	Yr Built/Eff:	/
Sale Date:	12/05/2014	Prior Sale Date:	12/05/2014	Air Cond:	
Sale Price:	\$588,000	Prior Sale Price:	\$1,012,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1354795	Acres:	0.84		
1st Mtg Amt:		Lot Area:	36,667		
Total Value:		# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 3.05 (miles)			
Address:	1541 E 23RD ST, LOS ANGELES, CA 90011				
Owner Name:	MOON CHRIS H/PARK MYUNG S				
Seller Name:	STUART F COOPER INC				
APN:	5118-006-011	Map Reference:	52-D1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2270.10	Total Rooms/Offices:	
Subdivision:	DALTON ORANGE GROVE TR	Zoning:	LAR2	Total Restrooms:	
Rec Date:	02/03/2015	Prior Rec Date:	04/27/1990	Yr Built/Eff:	/
Sale Date:	01/28/2015	Prior Sale Date:	03/1990	Air Cond:	
Sale Price:	\$6,275,000	Prior Sale Price:	\$110,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	121727	Acres:	0.13		
1st Mtg Amt:	\$2,680,000	Lot Area:	5,635		
Total Value:	\$165,080	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 3.14 (miles)			
Address:	2511 COMPTON AVE, LOS ANGELES, CA 90011				
Owner Name:	JJW HOLDINGS LLC				
Seller Name:	STUART F COOPER CO				
APN:	5118-010-002	Map Reference:	52-D1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2270.20	Total Rooms/Offices:	
Subdivision:	TWENTY-FIFTH STREET	Zoning:	LAM1	Total Restrooms:	
Rec Date:	10/06/2014	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	04/22/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,235,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1054161	Acres:	0.27		
1st Mtg Amt:	\$1,011,500	Lot Area:	11,941		
Total Value:	\$280,642	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 3.34 (miles)			
Address:	2823 BENEDICT ST, LOS ANGELES, CA 90039				

Owner Name:	CONAWAY DENNIS J		
Seller Name:	SAUCEDA CHRISTINE V		
APN:	5442-010-013	Map Reference:	35-D3 /
County:	LOS ANGELES, CA	Census Tract:	1872.00
Subdivision:	3416	Zoning:	LACM
Rec Date:	10/22/2014	Prior Rec Date:	12/31/1992
Sale Date:	09/12/2014	Prior Sale Date:	
Sale Price:	\$30,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1114971	Acres:	0.12
1st Mtg Amt:	\$350,000	Lot Area:	5,015
Total Value:	\$132,903	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	4.79 (miles)
Address:	1645 E SLAUSON AVE, LOS ANGELES, CA 90011-5056		
Owner Name:	RAMIREZ LUIS FAMILY TRUST		
Seller Name:	DOUMANI L FAMILY TRUST		
APN:	5105-020-016	Map Reference:	52-D4 /
County:	LOS ANGELES, CA	Census Tract:	5327.00
Subdivision:	SLAUSON BOWENS JUNCTION TR	Zoning:	LAMR1
Rec Date:	09/03/2014	Prior Rec Date:	
Sale Date:	03/20/2014	Prior Sale Date:	
Sale Price:	\$140,000	Prior Sale Price:	
Sale Type:	UNKNOWN	Prior Sale Type:	
Document #:	924042	Acres:	0.06
1st Mtg Amt:	\$110,000	Lot Area:	2,750
Total Value:	\$28,464	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	5.48 (miles)
Address:	450 FERNANDO CT, GLENDALE, CA 91204-2724		
Owner Name:	BIT HOLDINGS SEVENTY-FOUR INC		
Seller Name:	AVALON LAND CO LLC		
APN:	5640-020-024	Map Reference:	25-C6 /
County:	LOS ANGELES, CA	Census Tract:	3024.01
Subdivision:	W C B RICHARDSONS	Zoning:	GLM2*
Rec Date:	10/01/2014	Prior Rec Date:	08/02/2005
Sale Date:	09/25/2014	Prior Sale Date:	04/20/2004
Sale Price:	\$15,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	1041793	Acres:	0.59
1st Mtg Amt:		Lot Area:	25,542
Total Value:	\$3,289,526	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER
JOB ADDRESS: 716 NORTH MISSION ROAD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5410-010-026

Date: May 13, 2015

CASE#: 76050
ORDER NO: A-3187332

EFFECTIVE DATE OF ORDER TO COMPLY: January 24, 2013
COMPLIANCE EXPECTED DATE: January 29, 2013
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3187332

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY

BENITO REYES
716 N MISSION ROAD
LOS ANGELES, CA 90033

CASE #: 76050
ORDER #: A-3187332
EFFECTIVE DATE: January 24, 2013
COMPLIANCE DATE: January 29, 2013

BUSINESS OPERATOR OF

SITE ADDRESS: 716 N MISSION ROAD 716-720 N MISSION RD
ASSESSORS PARCEL NO.: 5410-010-026

ZONE: M1; Limited Industrial Zone

NAME OF BUSINESS IN VIOLATION: TRANSFORMERS AUTO BODY/ VAMPIRE AUTO REPAIR

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on November 05, 2012 and billed on invoice # 566317.

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 days 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 98.041 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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

PENALTY WARNING:

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

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS:

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

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

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

[illegible]

Date: January 17, 2013

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

REVIEWED BY

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

JAN 18 2013

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



CODE ENFORCEMENT BUREAU

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

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: May 13, 2015

JOB ADDRESS: 716 NORTH MISSION ROAD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5410-010-026

CASE#: 76050

ORDER NO: A-3376823

EFFECTIVE DATE OF ORDER TO COMPLY: November 15, 2013

COMPLIANCE EXPECTED DATE: November 20, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3376823

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

BENITO REYES
716 N MISSION ROAD
LOS ANGELES, CA 90033

CASE #: 76050

ORDER #: A-3376823

EFFECTIVE DATE: November 15, 2013
COMPLIANCE DATE: November 20, 2013

BUSINESS OPERATOR OF

SITE ADDRESS: 716 N MISSION ROAD 716-720 N MISSION RD

ASSESSORS PARCEL NO.: 5410-010-026

ZONE: M1; Limited Industrial Zone

NAME OF BUSINESS IN VIOLATION: TRANSFORMERS AUTO BODY/ VAMPIRE AUTO REPAIR

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 August 19, 2013 and billed on invoice # 589410.

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 98.041 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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

PENALTY WARNING:

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

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS:

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

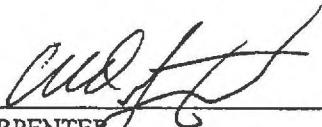
- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales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

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:

Date: November 08, 2013


ULRIC CARPENTER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3337
Ulric.Carpenter@lacity.org


REVIEWED BY

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

NOV 13 2013

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