

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
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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

May 21, 2015

Council District: # 15

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

JOB ADDRESS: **1502 SOUTH ROBERTSON BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4303-002-052**

On January 27, 2014, 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: **1502 South Robertson Blvd., 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)	277.54
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 4,169.54</b>

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 **\$4,169.54** 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 **\$4,169.54** 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

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### ***Property Title Report***

**Work Order No. T10692**  
**Dated as of: 08/13/2014**

**Prepared for: City of Los Angeles**

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#### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 4303-002-052**

**Property Address: 1502 S ROBERTSON BLVD** ✓ **City: Los Angeles**      **County: Los Angeles**

#### **VESTING INFORMATION**

**Type of Instrument** QUITCLAIM DEED

**Grantor:** HOOSHANG RADNIA AND EDNA RADNNIA, AS TRUSTEES OF THE HOOSHANG RADNIA FAMILY TRUST, DATED MARCH 11, 1991

**Grantee:** ROBERTSON CASHIO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

**Instrument:** 02/0281278

**Book/Page:** N/A

**Dated:** 01/09/2002

**Recorded:** 02/05/2002

**MAILING ADDRESS:** ROBERTSON CASHIOC, LLC, 5970 EAST FLORENCE AVENUE,  
BELL GARDEN, CALIFORNIA 90201.

#### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

LOTS 31, 32, 33, AND 34 OF TRACT 6721, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71 PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

#### **MORTGAGES/LIENS**

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

**Type of Instrument** MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 02/07/2006, RECORDED 02/10/2006 AS  
INSTRUMENT NO. 06/0320240

**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

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**Work Order No. T10692**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 06/29/2007, RECORDED 07/06/2007 AS INSTRUMENT NO. 20071613311

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 11/05/2008, RECORDED 11/21/2008 AS INSTRUMENT NO. 20082063849

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 08/20/2009, RECORDED 08/28/2009 AS INSTRUMENT NO. 20091328903

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 06/25/2010, RECORDED 07/02/2010 AS INSTRUMENT NO. 20100912459

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 01/30/2012, RECORDED 02/10/2012 AS INSTRUMENT NO. 20120236350

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 02/21/2013, RECORDED 03/08/2013 AS

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

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**Work Order No. T10692**

**SCHEDULE B (Continued)**

INSTRUMENT NO.20130356027

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 02/27/2014, RECORDED 03/07/2014 AS INSTRUMENT NO.20140238509

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 02/27/2014, RECORDED 03/07/2014 AS INSTRUMENT NO.20140238510

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

**MAILING ADDRESS:** ROBERTSON CASHIO LLC, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 06/26/2014, RECORDED 07/14/2014 AS INSTRUMENT NO.20140724868

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

**MAILING ADDRESS:** CASHIO LLC ROBERTSON, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

NOTICE OF PENDING LIEN, DATED 07/22/2014, RECORDED 08/08/2014 AS INSTRUMENT NO.20140830325

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

**MAILING ADDRESS:** CASHIO LLC ROBERTSON, 5970 FLORENCE AVE, BELL GARDENS CA, 90201.

02-0281278 ✓

Recording requested by and  
When recorded return to:

ROBERTSON CASHIO, LLC  
5970 East Florence Avenue  
Bell Garden, California 90201

Mail Tax Statements to:

SAME AS THE ABOVE

The undersigned quitclaimors declare: Documentary transfer tax is **NONE**.  
The grantors and grantees in this conveyance are comprised of the same parties who continue  
to hold the same proportionate interest in the property, Rev. & Tax Code Section 11923(d).

### QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, HOOSHANG RADNIA and EDNA RADNNIA, as Trustees of  
THE HOOSHANG RADNIA FAMILY TRUST, dated MARCH 11, 1991, hereby REMISE, RELEASE AND  
FOREVER QUITCLAIM to **ROBERTSON CASHIO, LLC**, a California Limited Liability Company, all of their  
rights, title and interest in and to the following described real property in the County of Los Angeles, State of  
California:

Lots 31, 32, 33 and 34 of Tract 6721, in the City of Los Angeles, in the County of Los  
Angeles, State of California, as per map recorded in Book 71 Page 21 of Maps, in the office  
of the county recorder of Los Angeles County.

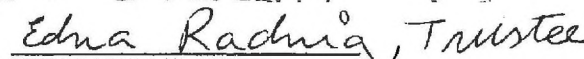
Common Address: 1502 SOUTH ROBERTSON BOULEVARD, LOS ANGELES, CALIFORNIA.  
APN: 4303-002-052.

Dated: JANUARY 9, 2002.

THE HOOSHANG RADNIA FAMILY TRUST,  
dated MARCH 11, 1991

THE HOOSHANG RADNIA FAMILY TRUST,  
dated MARCH 11, 1991

  
HOOSHANG RADNIA, Trustee

  
EDNA RADNIA, Trustee

HOOSHANG RADNIA, Trustee

3

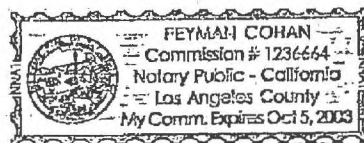
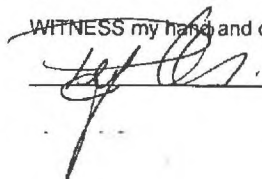
## ACKNOWLEDGMENT

02-0281278

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

On **JANUARY 9, 2002**, before me, the undersigned, a Notary Public in and for said State, personally appeared **HOOSHANG RADNIA** and **EDNA RADNIA**, 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.



# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**

**Date: May 21, 2015**

JOB ADDRESS: **1502 SOUTH ROBERTSON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4303-002-052**

Last Full Title: **08/13/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1). ROBERTSON CASHIO, LLC  
5970 E. FLORENCE AVE.  
BELL GARDEN, CA 90201

CAPACITY: OWNER

**Property Detail Report**

For Property Located At :

**1502 S ROBERTSON BLVD, LOS ANGELES, CA 90035-4232**

CoreLogic

RealQuest Professional

Bldg Card: 000 of 002

**Owner Information**

Owner Name: **ROBERTSON CASHIO LLC**  
 Mailing Address: **5970 FLORENCE AVE, BELL GARDENS CA 90201-4628 C059**  
 Vesting Codes: **// CO**

**Location Information**

Legal Description: **TRACT NO 6721 (EX OF ST) LOT 31 AND (EX OF ST) LOTS 32, 33 AND LOT 34**  
 County: **LOS ANGELES, CA** APN: **4303-002-052**  
 Census Tract / Block: **2170.02 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **6721**  
 Legal Book/Page: **71-21** Map Reference: **42-D3 /**  
 Legal Lot: **34** Tract #: **6721**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C09** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **02/05/2002 / 01/09/2002** Deed Type: **QUIT CLAIM DEED**  
 Sale Price:  
 Document #: **281278** 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date: **07/28/1994 /** 1st Mtg Amount/Type: **\$500,000 / CONV**  
 Sale Price: **\$550,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #: **1403306**  
 Document #: **1403305** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$216.54**  
 New Construction: Multi/Split Sale:  
 Title Company: **PACIFIC TITLE GUARANTY CO.**  
 Lender: **LENDER SELLER**  
 Seller Name: **NASCH JULIUS & ELVIRA TRUS**

**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:	<b>1978 /</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>2,540</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>2,540</b>	Roof Type:		Parking Spaces:	<b>12</b>
Tot Adj Area:		Roof Material:	<b>ROLL COMPOSITION</b>	Heat Type:	<b>HEATED</b>
Above Grade:		Construction:	<b>CONCRETE BLOCK</b>	Air Cond:	
# of Stories:	<b>1.00</b>	Foundation:	<b>CONCRETE</b>	Pool:	
Other Improvements:		Exterior wall:	<b>CONCRETE BLOCK</b>	Quality:	<b>AVERAGE</b>
		Basement Area:		Condition:	<b>AVERAGE</b>

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.33</b>	County Use:	<b>SERVICE STA-FULL SVC (2500)</b>
Lot Area:	<b>14,453</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SERVICE STATION</b>	Commercial Units:		Water Type:	
Site Influence:	<b>CORNER</b>	Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$678,253</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$9,021.69</b>
Land Value:	<b>\$411,063</b>	Improved %:	<b>39%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$267,190</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$678,253</b>				

**Comparable Sales Report**

For Property Located At

**1502 S ROBERTSON BLVD, LOS ANGELES, CA 90035-4232**

CoreLogic

RealQuest Professional

**5 Comparable(s) Selected.**

Report Date: 05/20/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$550,000	\$2,130,000	\$6,142,000	\$3,155,600
Bldg/Living Area	2,540	2,241	2,690	2,416
Price/Sqft	\$216.54	\$878.71	\$2,283.27	\$1,282.95
Year Built	1978	1965	2011	1988
Lot Area	14,453	13,498	25,992	17,384
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$678,253	\$431,104	\$2,009,080	\$1,281,492
Distance From Subject	0.00	12.46	20.90	17.57

\*= user supplied for search only

Comp #:	1	Distance From Subject: 12.46 (miles)			
Address:	2714 ARTESIA BLVD, REDONDO BEACH, CA 90278-3314				
Owner Name:	BUSSOPP INC				
Seller Name:	CIRCLE K STORES INC				
APN:	4082-011-028	Map Reference:	62-F5 /	Building Area:	2,436
County:	LOS ANGELES, CA	Census Tract:	6206.01	Total Rooms/Offices:	
Subdivision:	REDONDO VILLA TR	Zoning:	RBC-2	Total Restrooms:	
Rec Date:	11/05/2014	Prior Rec Date:	12/01/1992	Yr Built/Eff:	1989 / 1989
Sale Date:	09/26/2014	Prior Sale Date:		Air Cond:	OFFICE
Sale Price:	\$2,151,000	Prior Sale Price:	\$1,533,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TILE
Document #:	1174367	Acres:	0.60		
1st Mtg Amt:	\$1,897,000	Lot Area:	25,992		
Total Value:	\$2,009,080	# of Stories:	1.00		
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 16.65 (miles)			
Address:	22235 FIGUEROA ST, CARSON, CA 90745-4408				
Owner Name:	ARCP UO PORTFOLIO I LP				
Seller Name:	CF UNITED PROPCO LLC				
APN:	7341-001-099	Map Reference:	69-A5 /	Building Area:	2,690
County:	LOS ANGELES, CA	Census Tract:	5435.01	Total Rooms/Offices:	
Subdivision:	1111	Zoning:	CACG&D*	Total Restrooms:	
Rec Date:	10/15/2014	Prior Rec Date:	09/01/2005	Yr Built/Eff:	2011 / 2011
Sale Date:	09/30/2014	Prior Sale Date:	08/17/2005	Air Cond:	
Sale Price:	\$6,142,000	Prior Sale Price:	\$1,050,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1086108	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,219		
Total Value:	\$1,279,456	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 17.84 (miles)			
Address:	15904 LAKEWOOD BLVD, BELLFLOWER, CA 90706-4317				
Owner Name:	ARCP UO PORTFOLIO V LP				
Seller Name:	CF UNITED PROPCO LLC				
APN:	7105-001-003	Map Reference:	66-A3 /	Building Area:	2,287
County:	LOS ANGELES, CA	Census Tract:	5542.01	Total Rooms/Offices:	
Subdivision:	8211	Zoning:	BFCG*	Total Restrooms:	
Rec Date:	10/15/2014	Prior Rec Date:	06/14/2011	Yr Built/Eff:	1966 / 1975
Sale Date:	09/24/2014	Prior Sale Date:	06/10/2011	Air Cond:	
Sale Price:	\$2,205,000	Prior Sale Price:	\$425,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1086094	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,285		
Total Value:	\$1,643,978	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 20 (miles)		
Address:	2995 LONG BEACH BLVD, LONG BEACH, CA 90806-1532			
Owner Name:	ARCP UO PORTFOLIO I LP			
Seller Name:	CF UNITED PROPCO LLC			
APN:	7206-023-067	Map Reference:	/	Building Area: 2.241

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5722.02</b>	Total Rooms/Offices:	
Subdivision:	<b>CROWES VISTA DEL MAR TR</b>	Zoning:	<b>LBDP29</b>	Total Restrooms:	
Rec Date:	<b>10/15/2014</b>	Prior Rec Date:	<b>12/04/2003</b>	Yr Built/Eff:	<b>1965 /</b>
Sale Date:	<b>09/30/2014</b>	Prior Sale Date:	<b>10/31/2003</b>	Air Cond:	
Sale Price:	<b>\$3,150,000</b>	Prior Sale Price:	<b>\$1,000,010</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1086113</b>	Acres:	<b>0.39</b>		
1st Mtg Amt:		Lot Area:	<b>16,926</b>		
Total Value:	<b>\$1,043,843</b>	# of Stories:			
Land Use:	<b>SERVICE STATION</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject: <b>20.9 (miles)</b>			
Address:	<b>2 E DUARTE RD, ARCADIA, CA 91006-3511</b>				
Owner Name:	<b>YU ALAN C &amp; TERESA H</b>				
Seller Name:	<b>REXINGER DUARTE TRUST</b>				
APN:	<b>5781-005-032</b>	Map Reference:	<b>28-E6 /</b>	Building Area:	<b>2,424</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4308.02</b>	Total Rooms/Offices:	
Subdivision:	<b>13252</b>	Zoning:	<b>ARC2YY</b>	Total Restrooms:	
Rec Date:	<b>12/26/2014</b>	Prior Rec Date:	<b>02/28/1994</b>	Yr Built/Eff:	<b>2010 / 2010</b>
Sale Date:	<b>12/15/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$2,130,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1406246</b>	Acres:	<b>0.31</b>		
1st Mtg Amt:	<b>\$1,800,000</b>	Lot Area:	<b>13,498</b>		
Total Value:	<b>\$431,104</b>	# of Stories:			
Land Use:	<b>SERVICE STATION</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **May 21, 2015**

JOB ADDRESS: **1502 SOUTH ROBERTSON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4303-002-052**

CASE#: **76574**

ORDER NO: **A-3419950**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 22, 2014**

COMPLIANCE EXPECTED DATE: **January 27, 2014**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3419950

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

ROBERTSON CASHIO LLC  
5970 FLORENCE AVE  
BELL GARDENS, CA 90201

CASE #: 76574

ORDER #: A-3419950

EFFECTIVE DATE: January 22, 2014

COMPLIANCE DATE: January 27, 2014

PROPERTY OWNER OF

SITE ADDRESS: 1502 S ROBERTSON BLVD

ASSESSORS PARCEL NO.: 4303-002-052

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: BEST AUTOMOTIVE

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 06, 2013 and billed on invoice # 597515.

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 \$50.00 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 additional information please feel free to contact at (213)252-3044.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:



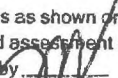
Date: January 16, 2014

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

  
REVIEWED BY

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

JAN 16 2014

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

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS  
JOB ADDRESS: 1502 SOUTH ROBERTSON BLVD., LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4303-002-052

Date: May 21, 2015

CASE#: 374564  
ORDER NO: A-3419958

EFFECTIVE DATE OF ORDER TO COMPLY: January 22, 2014  
COMPLIANCE EXPECTED DATE: January 27, 2014  
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3419958

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

ROBERTSON CASHIO LLC  
5970 FLORENCE AVE  
BELL GARDENS, CA 90201

CASE #: 374564

ORDER #: A-3419958

EFFECTIVE DATE: January 22, 2014

COMPLIANCE DATE: January 27, 2014

PROPERTY OWNER OF

SITE ADDRESS: 1502 S ROBERTSON BLVD UNIT #A

ASSESSORS PARCEL NO.: 4303-002-052

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: 16 MIN. SMOG

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):**

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A proposed noncompliance fee in the amount of \$10.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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and/or

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- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

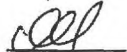
Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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

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

Date: January 16, 2014

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

  
REVIEWED BY

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

JAN 16 2014

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