

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

December 15, 2016

Council District: # 8

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

JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6032-017-028**

On March 07, 2015, and September 30, 2015, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **8423 South Figueroa Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on August 20, 2015, and August 31, 2016, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance and annual inspection fees as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 914.00
System Development Surcharge	54.84
Non-Compliance Code Enforcement Fee	2,640.00
Late Charge/Collection Fee (250%)	6,600.00
Accumulated Interest (1%/month)	1,463.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 11,713.84</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$11,713.84** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$11,713.84** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

---

**Property Title Report**

**Work Order No. T13656**  
**Dated as of: 08/24/2016**

**Prepared for: City of Los Angeles**

---

**SCHEDULE A**

*(Reported Property Information)*

**APN #: 6032-017-028**

**Property Address: 8423 S FIGUEROA ST** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : MIGUEL MARMOLEJO ARAUJO AND MARIA DELOSANGELES ARAUJO AS TRUSTEES OF THE MIGUEL MARMOLEJO ARAUJO AND MARIA DELOSANGELES ARAUJO JOINT LIVING TRUST**

**Grantor : MIGUEL MARMOLEJO ARAUJO AND MARIA DELOSANGELES ARAUJO AND MARIA ANGELES ARAUJO,**

**Deed Date : 08/06/2009**

**Recorded : 09/03/2009**

**Instr No. : 09-1357092**

**MAILING ADDRESS: MIGUEL MARMOLEJO ARAUJO AND MARIA DELOSANGELES ARAUJO AS TRUSTEES OF THE MIGUEL MARMOLEJO ARAUJO AND MARIA DELOSANGELES ARAUJO JOINT LIVING TRUST  
1204 W 53RD ST LOS ANGELES CA 90037**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 94,95 Abbreviated Description: LOT:94,95 CITY:REGION/CLUSTER: 25/25624**

**SUBD: WOOD & SCHLEICHERS FIGUEROA PARK SQUARE WOOD AND SCHLEICHERS**

**FIGUEROA PARK SQUARE LOTS 94 AND LOT 95 IMP1=COM,1581SF,YB:1954,1STY;**

**IMP2=COM, 1 UNIT,2108SF,YB:1968,1STY;IMP3=COM,960SF,YB:1950,1STY.City/Muni/Twp:**

**REGION/CLUSTER: 25/25624**

**MORTGAGES/LIENS**

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

**Recording Requested By:**

uDeed, LLC  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**After Recording Mail To:**

uDeed, LLC - 24701  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

APN: 6032-017-028



**QUITCLAIM DEED**

TITLE OF DOCUMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 EXEMPT (5): This conveyance transfers an interest into or out of a Living Trust, R&T 11930.

- ( ) Computed on full value of property conveyed, or
- ( ) Computed on full value less liens and encumbrances remaining thereon at time of sale.
- ( ) Unincorporated area ( **X** ) City of **Los Angeles**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Miguel Marmolejo Araujo and Maria de los Angeles Araujo, also known as Maria Angeles Araujo, husband and wife as joint tenants**, GRANTOR, hereby remises, releases and forever quitclaims to **Miguel Marmolejo Araujo and Maria de los Angeles Araujo, as Trustees of The Miguel Marmolejo Araujo and Maria de los Angeles Araujo Joint Living Trust**, GRANTEE, that certain real property situated in the County of **Los Angeles**, State of **California**, described as follows:

LOTS 94 AND 95 OF WOOD AND SCHLEICHER'S FIGUEROA PARK SQUARE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 102 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORE commonly known as: **8423 South Figueroa Street**  
**Los Angeles, California 90003**

Prior Recorded Doc. Ref.: **Grant Deed: Recorded: September 2, 1981; Doc. No. 81-880101**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

**MAIL TAX STATEMENTS**

**Miguel Marmolejo Araujo, Trustee, et al, 1204 West 53rd Street, Los Angeles, CA 90037**

WITNESS my/our hand(s), this 06 day of agost, 2009.

*Miguel Marmolejo Araujo*  
Miguel Marmolejo Araujo

*Maria Angeles Araujo*  
Maria de los Angeles Araujo  
a/k/a Maria Angeles Araujo

STATE OF California )  
COUNTY OF Los Angeles ) SS

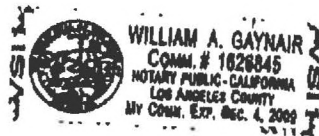
On August 6, 2009, before me, William A. Gaynair, Notary Public,  
(Insert Name of Notary Public and Title)  
personally appeared **Miguel Marmolejo Araujo and Maria de los Angeles Araujo a/k/a Maria Angeles Araujo**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

NOTARY STAMP/SEAL

WITNESS my hand and official seal.

*William A. Gaynair*  
Notary Public  
*William A. Gaynair*  
Printed Name of Notary Public  
My Commission Expires: Dec 4, 2009



**ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.**

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type:  
Number of Pages: \_\_\_\_\_ Date of Document:  
Signer(s) Other Than Named Above.

# EXHIBIT B

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: **December 15, 2016**

JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6032-017-028**

Last Full Title: **08/24/2016**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MIGUEL MARMOLEJO ARAUJO  
AND MARIA DELOSANGELES ARAUJO,  
TRUSTEES, THE MIGUEL MARMOLEJO  
ARAUJO AND MARIA DELOSANGELES ARAUJO  
AND MARIA DELOSANGELES ARAUJO  
1204 W 53<sup>RD</sup> ST  
LOS ANGELES, CA 90037

CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
**8423 S FIGUEROA ST, LOS ANGELES, CA 90003**



Bldg Card: 000 of 003

### Owner Information

Owner Name: **ARAUJO MIGUEL M (TE) & MARIA D/MARIA MIGUEL & ARAUJO**  
 Mailing Address: **1204 W 53RD ST, LOS ANGELES CA 90037-3435 C025**  
 Vesting Codes: **// TE**

### Location Information

Legal Description: **WOOD AND SCHLEICHERS FIGUEROA PARK SQUARE LOTS 94 AND LOT 95**  
 County: **LOS ANGELES, CA** APN: **6032-017-028**  
 Census Tract / Block: **2383.20 / 2** Alternate APN:  
 Township-Range-Sect: **WOOD & SCHLEICHERS FIGUEROA PARK SQUARE**  
 Legal Book/Page: **58-A1 /**  
 Legal Lot: **95** Map Reference:  
 Legal Block: **95** Tract #:  
 Market Area: **C36** School District: **LOS ANGELES**  
 Neighbor Code: **C36** School District Name:  
 Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **09/03/2009 / 08/06/2009** Deed Type: **QUIT CLAIM DEED**  
 Sale Price:  
 Document #: **1357092** 1st Mtg Document #:

### Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

### 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>1954 /</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>4,649</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>4,649</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

### Site Information

Zoning: <b>LAC2</b>	Acres: <b>0.36</b>	County Use: <b>AUTO SVC-NO GAS (2670)</b>
Lot Area: <b>15,750</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>AUTO REPAIR</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

### Tax Information

Total Value: <b>\$276,569</b>	Assessed Year: <b>2016</b>	Property Tax: <b>\$10,828.99</b>
Land Value: <b>\$214,548</b>	Improved %: <b>22%</b>	Tax Area: <b>212</b>
Improvement Value: <b>\$62,021</b>	Tax Year: <b>2016</b>	Tax Exemption:
Total Taxable Value: <b>\$276,569</b>		

## Comparable Summary

For Property Located At



**8423 S FIGUEROA ST, LOS ANGELES, CA 90003**

**17 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 17

	Subject Property	Low	High	Average
Sale Price	\$0	\$350,000	\$7,800,000	\$2,066,353
Bldg/Living Area	4,649	3,990	4,940	4,419
Price/Sqft	\$0.00	\$85.78	\$1,772.73	\$469.00
Year Built	1954	1927	1999	1963
Lot Area	15,750	2,500	22,394	11,436
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$276,569	\$347,567	\$3,299,562	\$881,038
Distance From Subject	0.00	1.12	23.78	12.22

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
		8423 S FIGUEROA ST		1954			4,649	15,750	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/>	1	9809 S MAIN ST	\$515,000	1951		05/27/2016	3,990	5,949	1.12
<input checked="" type="checkbox"/>	2	4525 STAUNTON AVE	\$1,600,000	1980		04/14/2016	4,656	6,598	3.66
<input checked="" type="checkbox"/>	3	4525 S DOWNEY RD	\$831,000	1971		05/12/2016	4,000	10,685	5.3
<input checked="" type="checkbox"/>	4	1803 5TH AVE	\$2,707,000	1941		08/29/2016	4,722	10,001	5.92
<input checked="" type="checkbox"/>	5	5620 W WASHINGTON BLVD	\$1,800,000	1955		07/15/2016	4,940	6,550	7.01
<input checked="" type="checkbox"/>	6	3327 W SUNSET BLVD	\$7,800,000	1965		05/25/2016	4,400	2,500	8.71
<input checked="" type="checkbox"/>	7	8124 ALONDRA BLVD	\$1,400,000	1944		08/17/2016	4,830	14,922	8.82
<input checked="" type="checkbox"/>	8	4514 N FIGUEROA ST	\$1,500,000	1932		05/16/2016	4,860	8,285	10.31
<input checked="" type="checkbox"/>	9	1756 PACIFIC AVE	\$1,100,000	1927		07/29/2016	4,812	7,576	12.96
<input checked="" type="checkbox"/>	10	525 N GLENDALE AVE	\$3,250,000	1998		04/18/2016	3,992	11,044	13.49
<input checked="" type="checkbox"/>	11	12627 HADLEY ST	\$350,000	1965		09/21/2016	4,080	12,855	13.94
<input checked="" type="checkbox"/>	12	2406 DURFEE AVE	\$750,000	1999		10/28/2016	4,080	19,970	16.12
<input checked="" type="checkbox"/>	13	15847 LEFFINGWELL RD	\$1,225,000	1970		11/28/2016	4,356	20,706	16.86
<input checked="" type="checkbox"/>	14	11059 SHERMAN WAY	\$1,675,000	1974		11/18/2016	4,465	11,114	17.36
<input checked="" type="checkbox"/>	15	11153 TUXFORD ST	\$1,850,000	1967		10/17/2016	4,200	22,394	19.47
<input checked="" type="checkbox"/>	16	215 N AZUSA AVE	\$5,000,000	1969		06/23/2016	4,232	7,401	22.84
<input checked="" type="checkbox"/>	17	20944 VANOWEN ST	\$1,775,000	1976		06/29/2016	4,516	15,865	23.78

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**8423 S FIGUEROA ST, LOS ANGELES, CA 90003****17 Comparable(s) Selected.**

Report Date: 12/14/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$350,000	\$7,800,000	\$2,066,353
Bldg/Living Area	4,649	3,990	4,940	4,419
Price/Sqft	\$0.00	\$85.78	\$1,772.73	\$469.00
Year Built	1954	1927	1999	1963
Lot Area	15,750	2,500	22,394	11,436
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$276,569	\$347,567	\$3,299,562	\$881,038
Distance From Subject	0.00	1.12	23.78	12.22

\* = user supplied for search only

Comp #: **1** Distance From Subject: **1.12 (miles)**  
 Address: **9809 S MAIN ST, LOS ANGELES, CA 90003-4137**  
 Owner Name: **AGADJANIAN RUBINA**  
 Seller Name: **MANNING ARIL**  
 APN: **6053-015-016** Map Reference: **58-B3 /** Building Area: **3,990**  
 County: **LOS ANGELES, CA** Census Tract: **2405.00** Total Rooms/Offices:  
 Subdivision: **MONETA AVE HOME TR** Zoning: **LAR4** Total Restrooms:  
 Rec Date: **05/27/2016** Prior Rec Date: **05/06/2004** Yr Built/Eff: **1951 / 1959**  
 Sale Date: **05/24/2016** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$515,000** Prior Sale Price: **\$90,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat: **ROLL COMPOSITION**  
 Document #: **609667** Acres: **0.14**  
 1st Mtg Amt: **\$300,000** Lot Area: **5,949**  
 Total Value: **\$540,462** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **3.66 (miles)**  
 Address: **4525 STAUNTON AVE, VERNON, CA 90058-1936**  
 Owner Name: **PICO PLACE LLC/DISTRICT ON HIGHLAND VILLAGE L**  
 Seller Name: **HERRERA D G LIVING TRUST**  
 APN: **5106-007-010** Map Reference: **52-D2 /** Building Area: **4,656**  
 County: **LOS ANGELES, CA** Census Tract: **2288.00** Total Rooms/Offices:  
 Subdivision: **KELLAR TR RESUB** Zoning: **LAM2** Total Restrooms:  
 Rec Date: **04/14/2016** Prior Rec Date: **05/24/1990** Yr Built/Eff: **1980 /**  
 Sale Date: **01/27/2016** Prior Sale Date: **03/1990** Air Cond:  
 Sale Price: **\$1,600,000** Prior Sale Price: **\$21,360** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **416583** Acres: **0.15**  
 1st Mtg Amt: **\$1,040,000** Lot Area: **6,598**  
 Total Value: **\$370,643** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **5.3 (miles)**  
 Address: **4525 S DOWNEY RD, VERNON, CA 90058**  
 Owner Name: **4441 DOWNEY ROAD LLC**  
 Seller Name: **PACKERS INVESTORS LLC**  
 APN: **6303-017-018** Map Reference: **53-B2 /** Building Area: **4,000**  
 County: **LOS ANGELES, CA** Census Tract: **5324.00** Total Rooms/Offices:  
 Subdivision: **6056** Zoning: **VEM\*** Total Restrooms:  
 Rec Date: **05/12/2016** Prior Rec Date: **10/13/2010** Yr Built/Eff: **1971 / 1971**  
 Sale Date: **05/10/2016** Prior Sale Date: **10/13/2010** Air Cond:  
 Sale Price: **\$831,000** Prior Sale Price: **\$9,131,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **547210** Acres: **0.25**  
 1st Mtg Amt: Lot Area: **10,685**  
 Total Value: **\$378,788** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **5.92 (miles)**  
 Address: **1803 5TH AVE, LOS ANGELES, CA 90019**  
 Owner Name: **135 STANDARD STREET LLC**  
 Seller Name: **ROUZBEHI MOHAMMAD**  
 APN: **5072-021-010** Map Reference: **43-D4 /** Building Area: **4,722**  
 County: **LOS ANGELES, CA** Census Tract: **2181.20** Total Rooms/Offices:  
 Subdivision: **CENTRAL ARLINGTON HEIGHTS** Zoning: **LACM** Total Restrooms:  
 Rec Date: **08/29/2016** Prior Rec Date: **02/23/2007** Yr Built/Eff: **1941 / 1945**  
 Sale Date: **08/24/2016** Prior Sale Date: **01/25/2007** Air Cond:  
 Sale Price: **\$2,707,000** Prior Sale Price: **\$2,290,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1028920** Acres: **0.23**  
 1st Mtg Amt: Lot Area: **10,001**  
 Total Value: **\$1,244,945** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **7.01 (miles)**  
 Address: **5620 W WASHINGTON BLVD, LOS ANGELES, CA 90016-1915**  
 Owner Name: **WASHINGTON & CLYDE LLC**  
 Seller Name: **KYTLICA VLADIMIR & HEIKE**  
 APN: **5063-022-038** Map Reference: **42-E4 /** Building Area: **4,940**  
 County: **LOS ANGELES, CA** Census Tract: **2184.00** Total Rooms/Offices:  
 Subdivision: **6377** Zoning: **LACM** Total Restrooms:  
 Rec Date: **07/15/2016** Prior Rec Date: **11/25/1998** Yr Built/Eff: **1955 / 1955**  
 Sale Date: **05/17/2016** Prior Sale Date: **11/12/1998** Air Cond:  
 Sale Price: **\$1,800,000** Prior Sale Price: **\$365,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **829374** Acres: **0.15**  
 1st Mtg Amt: **\$1,250,000** Lot Area: **6,550**  
 Total Value: **\$483,365** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **8.71 (miles)**  
 Address: **3327 W SUNSET BLVD, LOS ANGELES, CA 90026**  
 Owner Name: **3303 SUNSET LLC**  
 Seller Name: **IGLESIA DE CRISTO MINISTERIOS**  
 APN: **5426-006-007** Map Reference: **35-B4 /** Building Area: **4,400**  
 County: **LOS ANGELES, CA** Census Tract: **1954.00** Total Rooms/Offices:  
 Subdivision: **5036** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **05/25/2016** Prior Rec Date: **04/21/2003** Yr Built/Eff: **1965 / 1965**  
 Sale Date: **05/17/2016** Prior Sale Date: **04/07/2003** Air Cond: **NONE**  
 Sale Price: **\$7,800,000** Prior Sale Price: **\$260,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **598067** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,500**  
 Total Value: **\$483,258** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **8.82 (miles)**  
 Address: **8124 ALONDRA BLVD, PARAMOUNT, CA 90723-4463**  
 Owner Name: **KIM EUN D**  
 Seller Name: **ABED IMAD**  
 APN: **7103-004-021** Map Reference: **65-F3 /** Building Area: **4,830**  
 County: **LOS ANGELES, CA** Census Tract: **5539.02** Total Rooms/Offices:  
 Subdivision: **CLEARWATER** Zoning: **PACM\*** Total Restrooms:  
 Rec Date: **08/17/2016** Prior Rec Date: **09/20/2000** Yr Built/Eff: **1944 / 1990**  
 Sale Date: **06/01/2016** Prior Sale Date: **09/05/2000** Air Cond:  
 Sale Price: **\$1,400,000** Prior Sale Price: **\$320,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **976362** Acres: **0.34**  
 1st Mtg Amt: **\$840,000** Lot Area: **14,922**  
 Total Value: **\$407,315** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **10.31 (miles)**  
 Address: **4514 N FIGUEROA ST, LOS ANGELES, CA 90065-3040**  
 Owner Name: **TACO QUEST LLC**  
 Seller Name: **4514 N FIGUEROA LLC**  
 APN: **5467-007-001** Map Reference: **36-B3 /** Building Area: **4,860**  
 County: **LOS ANGELES, CA** Census Tract: **1851.00** Total Rooms/Offices:  
 Subdivision: **LUEKENS SUB** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **05/16/2016** Prior Rec Date: **05/01/2015** Yr Built/Eff: **1932 / 1949**  
 Sale Date: **03/15/2016** Prior Sale Date: **04/28/2015** Air Cond:  
 Sale Price: **\$1,500,000** Prior Sale Price: **\$1,250,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **556522** Acres: **0.19**  
 1st Mtg Amt: **\$961,750** Lot Area: **8,285**  
 Total Value: **\$1,269,062** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #:	<b>9</b>			Distance From Subject:	<b>12.96 (miles)</b>
Address:	<b>1756 PACIFIC AVE, LONG BEACH, CA 90813-1754</b>				
Owner Name:	<b>CHUN MYUNG K &amp; YEON H</b>				
Seller Name:	<b>SUH JIN G</b>				
APN:	<b>7269-009-021</b>	Map Reference:	<b>75-C3 /</b>	Building Area:	<b>4,812</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5754.02</b>	Total Rooms/Offices:	
Subdivision:	<b>STEVENS PARK TR</b>	Zoning:	<b>LBCCA</b>	Total Restrooms:	
Rec Date:	<b>07/29/2016</b>	Prior Rec Date:	<b>06/26/2006</b>	Yr Built/Eff:	<b>1927 / 1976</b>
Sale Date:	<b>07/26/2016</b>	Prior Sale Date:	<b>05/16/2006</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,100,000</b>	Prior Sale Price:	<b>\$639,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>	Roof Mat:	
Document #:	<b>890553</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:	<b>\$1,017,000</b>	Lot Area:	<b>7,576</b>		
Total Value:	<b>\$737,658</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>			Distance From Subject:	<b>13.49 (miles)</b>
Address:	<b>525 N GLENDALE AVE, GLENDALE, CA 91206-3307</b>				
Owner Name:	<b>DARYA MANAGEMENT LLC</b>				
Seller Name:	<b>SIMSOLLO FAMILY TRUST</b>				
APN:	<b>5643-011-046</b>	Map Reference:	<b>564-F4 /</b>	Building Area:	<b>3,992</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3019.00</b>	Total Rooms/Offices:	
Subdivision:	<b>1922</b>	Zoning:	<b>GLC2</b>	Total Restrooms:	
Rec Date:	<b>04/18/2016</b>	Prior Rec Date:	<b>11/07/2014</b>	Yr Built/Eff:	<b>1998 / 1998</b>
Sale Date:	<b>03/09/2016</b>	Prior Sale Date:	<b>10/30/2014</b>	Air Cond:	
Sale Price:	<b>\$3,250,000</b>	Prior Sale Price:	<b>\$3,250,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>432174</b>	Acres:	<b>0.25</b>		
1st Mtg Amt:		Lot Area:	<b>11,044</b>		
Total Value:	<b>\$3,299,562</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>11</b>			Distance From Subject:	<b>13.94 (miles)</b>
Address:	<b>12627 HADLEY ST, WHITTIER, CA 90601-4026</b>				
Owner Name:	<b>KDW WASHES INC</b>				
Seller Name:	<b>CHITTUM LAURA A TRUST</b>				
APN:	<b>8135-001-031</b>	Map Reference:	<b>55-D4 /</b>	Building Area:	<b>4,080</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5015.03</b>	Total Rooms/Offices:	
Subdivision:	<b>YOUNGS ADD</b>	Zoning:	<b>WHC2*</b>	Total Restrooms:	
Rec Date:	<b>09/21/2016</b>	Prior Rec Date:	<b>05/05/1981</b>	Yr Built/Eff:	<b>1965 /</b>
Sale Date:	<b>08/09/2016</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$350,000</b>	Prior Sale Price:	<b>\$222,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1145110</b>	Acres:	<b>0.30</b>		
1st Mtg Amt:		Lot Area:	<b>12,855</b>		
Total Value:	<b>\$347,567</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>12</b>			Distance From Subject:	<b>16.12 (miles)</b>
Address:	<b>2406 DURFEE AVE, EL MONTE, CA 91732-3708</b>				
Owner Name:	<b>OCHOA OCTAVIO</b>				
Seller Name:	<b>ANDRADE JOSE</b>				
APN:	<b>8108-012-011</b>	Map Reference:	<b>47-E3 /</b>	Building Area:	<b>4,080</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4340.03</b>	Total Rooms/Offices:	
Subdivision:	<b>POTRERO DE FELIPE LUGO RO</b>	Zoning:	<b>EMM1*</b>	Total Restrooms:	
Rec Date:	<b>10/28/2016</b>	Prior Rec Date:	<b>04/28/1989</b>	Yr Built/Eff:	<b>1999 / 1999</b>
Sale Date:	<b>10/01/2016</b>	Prior Sale Date:	<b>04/1989</b>	Air Cond:	
Sale Price:	<b>\$750,000</b>	Prior Sale Price:	<b>\$123,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1336145</b>	Acres:	<b>0.46</b>		
1st Mtg Amt:		Lot Area:	<b>19,970</b>		
Total Value:	<b>\$570,594</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>13</b>			Distance From Subject:	<b>16.86 (miles)</b>
Address:	<b>15847 LEFFINGWELL RD, WHITTIER, CA 90604-3327</b>				
Owner Name:	<b>JTR CO LLC</b>				
Seller Name:	<b>LELAND RUSSELL TRUST</b>				
APN:	<b>8229-024-024</b>	Map Reference:	<b>84-C4 /</b>	Building Area:	<b>4,356</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5035.02</b>	Total Rooms/Offices:	
Subdivision:	<b>3359</b>	Zoning:	<b>WHC2PP*</b>	Total Restrooms:	
Rec Date:	<b>11/28/2016</b>	Prior Rec Date:	<b>01/12/2005</b>	Yr Built/Eff:	<b>1970 /</b>
Sale Date:	<b>09/07/2016</b>	Prior Sale Date:	<b>01/06/2005</b>	Air Cond:	
Sale Price:	<b>\$1,225,000</b>	Prior Sale Price:	<b>\$317,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1480372</b>	Acres:	<b>0.48</b>		
1st Mtg Amt:	<b>\$616,932</b>	Lot Area:	<b>20,706</b>		
Total Value:	<b>\$1,189,263</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>14</b>			Distance From Subject:	<b>17.36 (miles)</b>
Address:	<b>11059 SHERMAN WAY, SUN VALLEY, CA 91352-4928</b>				
Owner Name:	<b>CHRIST CHAPEL LOS ANGELES INC</b>				
Seller Name:	<b>TAN &amp; GREEN VI LLC</b>				
APN:	<b>2315-028-017</b>	Map Reference:	<b>16-E3 /</b>	Building Area:	<b>4,465</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1230.10</b>	Total Rooms/Offices:	
Subdivision:	<b>23548</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>11/18/2016</b>	Prior Rec Date:	<b>09/02/2016</b>	Yr Built/Eff:	<b>1974 /</b>
Sale Date:	<b>11/14/2016</b>	Prior Sale Date:	<b>05/11/2016</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,675,000</b>	Prior Sale Price:	<b>\$1,125,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1453888</b>	Acres:	<b>0.26</b>		
1st Mtg Amt:		Lot Area:	<b>11,114</b>		
Total Value:	<b>\$824,905</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>15</b>			Distance From Subject:	<b>19.47 (miles)</b>
Address:	<b>11153 TUXFORD ST, SUN VALLEY, CA 91352-2632</b>				
Owner Name:	<b>11153 TUXFORD LLC</b>				
Seller Name:	<b>ISAGHOLIAN SEBOUH</b>				
APN:	<b>2408-035-008</b>	Map Reference:	<b>9-D6 /</b>	Building Area:	<b>4,200</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1211.02</b>	Total Rooms/Offices:	
Subdivision:	<b>LOS ANGELES LAND &amp; WATER COS</b>	Zoning:	<b>LAM3</b>	Total Restrooms:	
Rec Date:	<b>10/17/2016</b>	Prior Rec Date:	<b>11/04/2008</b>	Yr Built/Eff:	<b>1967 / 1969</b>
Sale Date:	<b>08/15/2016</b>	Prior Sale Date:	<b>10/30/2008</b>	Air Cond:	
Sale Price:	<b>\$1,850,000</b>	Prior Sale Price:	<b>\$325,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1268015</b>	Acres:	<b>0.51</b>		
1st Mtg Amt:	<b>\$1,480,000</b>	Lot Area:	<b>22,394</b>		
Total Value:	<b>\$1,040,000</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>16</b>			Distance From Subject:	<b>22.84 (miles)</b>
Address:	<b>215 N AZUSA AVE, WEST COVINA, CA 91791-1344</b>				
Owner Name:	<b>PROSPECTIVE INVESTMENT LP</b>				
Seller Name:	<b>CRYSTAL CAL NO 1 LLC</b>				
APN:	<b>8455-014-020</b>	Map Reference:	<b>88-D6 /</b>	Building Area:	<b>4,232</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4056.00</b>	Total Rooms/Offices:	
Subdivision:	<b>16472</b>	Zoning:	<b>WCCS*</b>	Total Restrooms:	
Rec Date:	<b>06/23/2016</b>	Prior Rec Date:	<b>11/27/2013</b>	Yr Built/Eff:	<b>1969 / 1970</b>
Sale Date:	<b>05/25/2016</b>	Prior Sale Date:	<b>10/28/2013</b>	Air Cond:	
Sale Price:	<b>\$5,000,000</b>	Prior Sale Price:	<b>\$3,900,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>725099</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:	<b>\$2,500,000</b>	Lot Area:	<b>7,401</b>		
Total Value:	<b>\$590,253</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	17	Distance From Subject:	23.78 (miles)
Address:	20944 VANOWEN ST, CANOGA PARK, CA 91303-3028		
Owner Name:	20944 VANOWEN APARTMENTS LLC		
Seller Name:	PARKER CHRISTOPHER & SARA		
APN:	2148-027-005	Map Reference:	12-D4 /
County:	LOS ANGELES, CA	Census Tract:	1349.03
Subdivision:	OWENSMOUTH	Zoning:	LAWC
Rec Date:	06/29/2016	Prior Rec Date:	01/20/2005
Sale Date:	01/29/2016	Prior Sale Date:	01/03/2005
Sale Price:	\$1,775,000	Prior Sale Price:	\$1,100,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	752421	Acres:	0.36
1st Mtg Amt:	\$1,150,000	Lot Area:	15,865
Total Value:	\$1,200,000	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	4,516
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1976 / 1976
		Air Cond:	OFFICE
		Pool:	
		Roof Mat:	TAR & GRAVEL

# EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: **December 15, 2016**

JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6032-017-028**

CASE#: **78294**

ORDER NO: **A-3854353**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 31, 2015**

COMPLIANCE EXPECTED DATE: **September 30, 2015**

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

---

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3854353

105013701603963

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
MAYOR**

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

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

**FRANK BUSH**  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

MIGUEL M & MARIA D ARAUJO, TRS ARAUJO LIVING TRUST  
1204 W 53RD ST  
LOS ANGELES, CA 90037-3435

**CASE #: 78294**  
**ORDER #: A-3854353**  
**EFFECTIVE DATE: August 31, 2015**  
**COMPLIANCE DATE: September 30, 2015**

PROPERTY OWNER OF  
SITE ADDRESS: **8423 S FIGUEROA ST UNIT- D**  
**8423-29 S. FIGUEROA ST.**  
ASSESSORS PARCEL NO.: 6032-017-028  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: RAYMOND AUTO BODY

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

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

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C., as follows:

**VIOLATION(S):**

- 1. (V #3-STANDARD) The approximate 8 ft x 50 ft attached wood framed patio cover was/is constructed without the required plans, permits, inspection, and approvals.**

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.104.2.4, and 91.104.2.2 of th L.A.M.C.

Location: Along the west property line and resting on the block wall

**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.**



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

105011320100300

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

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

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

**APPEAL PROCEDURES:**

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

and/or

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

Appeal rights for Code Sections other then 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 err 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.



1050113201603963


If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

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



Date: August 24, 2015

CLAUDIO MORENO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395  
Claudio.Moreno@lacity.org

  
REVIEWED BY

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

**AUG 26 2015**

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

# EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: **December 15, 2016**

JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6032-017-028**

CASE#: **78293**

ORDER NO: **A-3712032**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 02, 2015**

COMPLIANCE EXPECTED DATE: **March 07, 2015**

DATE COMPLIANCE OBTAINED: **March 21, 2016**

---

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3712032

1051104201500216

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS  
PRESIDENT**

**E. FELICIA BRANNON  
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
MAYOR**

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

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

**FRANK BUSH  
EXECUTIVE OFFICER**

**ORDER TO COMPLY**

**MIGUEL M. & MARIA A. ARAUJO, ARAUJO TRUST  
1204 W 53RD ST  
LOS ANGELES, CA 90037-3435**

**CASE #: 78293  
ORDER #: A-3712032  
EFFECTIVE DATE: March 02, 2015  
COMPLIANCE DATE: March 07, 2015**

**PROPERTY OWNER OF  
SITE ADDRESS: 8423 S FIGUEROA ST UNIT A 8423-29 S FIGUEROA ST  
ASSESSORS PARCEL NO.: 6032-017-028  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: F C TRANSMISSION**

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 December 09, 2014 and billed on invoice # 638216.

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.**

1051104201500216

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

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

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

**APPEAL PROCEDURES:**

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

and/or

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

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

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

**REPEAT VIOLATIONS:**

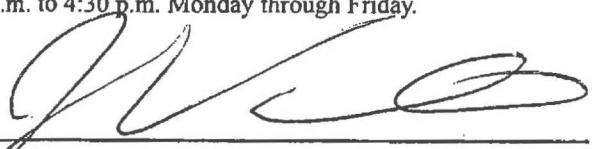
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation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

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

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

1051104201500216

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.



Inspector:


Date: February 25, 2015

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

  
REVIEWED BY

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

FEB 26 2015

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

# EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: **December 15, 2016**

JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6032-017-028**

CASE#: **78294**

ORDER NO: **A-3712036**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 02, 2015**

COMPLIANCE EXPECTED DATE: **March 07, 2015**

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

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3712036

1051104201500216

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATTILOS**  
PRESIDENT  
**E. FELICIA BRANNON**  
VICE-PRESIDENT  
**JOSELYN GEAGA-ROSENTHAL**  
**GEORGE HOVAGUIMIAN**  
**JAVIER NUNEZ**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI**  
MAYOR

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

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

**FRANK BUSH**  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

**MIGUEL M & MARIA D ARAUJO, TRS ARAUJO LIVING TRUST**  
1204 W 53RD ST  
LOS ANGELES, CA 90037-3435

**CASE #: 78294**  
**ORDER #: A-3712036**  
**EFFECTIVE DATE: March 02, 2015**  
**COMPLIANCE DATE: March 07, 2015**

**PROPERTY OWNER OF**  
**SITE ADDRESS: 8423 S FIGUEROA ST UNIT- D**  
**8423-29 S. FIGUEROA ST.**  
**ASSESSORS PARCEL NO.: 6032-017-028**  
**ZONE: C2; Commercial Zone**  
**NAME OF BUSINESS IN VIOLATION: RAYMOND AUTO BODY**

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 December 09, 2014 and billed on invoice # 638300.

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.**



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

1051104201500216

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

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

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

**APPEAL PROCEDURES:**

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

and/or

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

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

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

**REPEAT VIOLATIONS:**

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

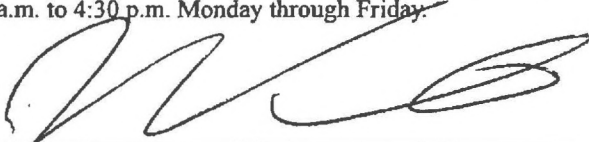
- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards...\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales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

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



1051104201500216

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.



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


Date: February 25, 2015

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

  
REVIEWED BY

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

FEB 20 2015

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

# EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**  
JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6032-017-028**

Date: **December 15, 2016**

CASE#: **75274**  
ORDER NO: **A-3712029**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 02, 2015**  
COMPLIANCE EXPECTED DATE: **March 07, 2015**  
DATE COMPLIANCE OBTAINED: **March 21, 2016**

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3712029

1051104201500216

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
MAYOR**

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

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

**FRANK BUSH  
EXECUTIVE OFFICER**

**ORDER TO COMPLY**

MIGUEL M. & MARIA A. ARAUJO, ARAUJO TRUST  
1204 W 53RD ST  
LOS ANGELES, CA 90037-3435

**CASE #: 75274  
ORDER #: A-3712029  
EFFECTIVE DATE: March 02, 2015  
COMPLIANCE DATE: March 07, 2015**

PROPERTY OWNER OF  
SITE ADDRESS: **8423 S FIGUEROA ST UNIT C**  
ASSESSORS PARCEL NO.: 6032-017-028  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: GONZALEZ TIRE CENTER & MUFFLER

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 December 09, 2014 and billed on invoice # 638492.

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.**



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

1051104201500216

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

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

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

**APPEAL PROCEDURES:**

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

and/or

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

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

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

**REPEAT VIOLATIONS:**

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


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

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

1051104201500216

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

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

Date: February 25, 2015

  
REVIEWED BY

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

FEB 26 2015

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