

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

June 03, 2015

Council District: # 8

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

JOB ADDRESS: **6101 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6002-025-032**

On August 28, 2013 pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **6101 South Normandie Avenue, Los Angeles, California**, (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 526.42</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 **\$526.42** 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 **\$526.42** 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

*for Steve Ongele*  
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. T11335**  
**Dated as of: 05/02/2015**

**Prepared for: City of Los Angeles**

**SCHEDULE A**

*(Reported Property Information)*

**APN #: 6007-025-032**

**Property Address: 6101 S NORMANDIE AVE** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : Thomas Incho Hwang and Young He Hwang, husband and wife, as trustees, and the subsequent trustees, of the T and T family trust, dated August 1, 2004.**

**Grantor : Thomas I. Hwang, AKA Thomas In Cho Hwang, who acquired the title as an unmarried man**

**Deed Date : 12/18/2007**

**Recorded : 11/7/2008**

**Instr No. : 20081979171**

**Mailing Address: Thomas Incho Hwang and Young He Hwang, trustees, and the subsequent trustees, of the T and T family trust  
PO BOX 20969 LOS ANGELES CA 90006**

**Mailing Address: Thomas Incho Hwang and Young He Hwang, trustees, and the subsequent trustees, of the T and T family trust  
136 South La Peer Dr Beverly Hills, CA 90211**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Situated in the City of Los Angeles, County of Los Angeles, State of California: That portion of the Northwest quarter of Section 24, Township 2 South, Range 14 West, San Bernardino meridian, in the City of Los Angeles, County of Los Angeles, State of California, bounded and described as follows. Beginning at a point in the Southerly line of Sixty-First Street, 60 feet wide, distant 30 feet Westerly from its intersection with the Westerly line of Normandie Avenue, 60 feet wide, as said street and avenue are shown on Map of Tract No., 9508, recorded in Book 133, Page 2 of Maps, in the Office of the County Recorder of Los Angeles County; thence Southeasterly in a direct*

**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. T11335**

**SCHEDULE B (Continued)**

line 14.12 feet to a point in a line parallel with and distant 20 feet Westerly, measured at right angles from said Westerly line of Normandie Avenue, said last mentioned point being distant along said parallel line 10 feet Southerly from said Southerly line; thence Southerly along said parallel line to the Northerly line of that certain parcel of land described in deed recorded in Book 40414, Page 55, Official Records, in the Office of said County Recorder; thence Westerly along said last mentioned Northerly line, to the Easterly line of said Tract No., 9508; thence Northerly along said last mentioned Easterly line to said Southerly line of Sixty-First Street; thence Easterly along said Southerly line to the point of beginning

Assessor's Parcel No: 6002-025-032

**MORTGAGES/LIENS**

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

**Type of Document:** A pending Court Action as disclosed by a recorded notice:

**Plaintiff:** Federal Deposit Insurance Corporation, as Receiver for Mid City Bank, N.A.,

**Defendant:** In Cho Hwang, an individual & Young He Hwang, an individual  
**County:** Los Angeles

**Court:** Superior Court of The State of California County of Los Angeles

**Case No.:** NC 014546

**Nature of Action:** Affecting the title to real property

**Attorney:** Jean C. Wilcox, Esq. Bar No. 97963

**Address:** P. O. Box 9349 NEWPORT BEACH, CA, 92658

**Recorded:** 6/28/1994

**Instr No.:** 1994 1230535

RECORDING REQUESTED BY:

80- 107358

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

WHEN RECORDED MAIL TO:

JAN 30 1980 AT 8 A.M.

Recorder's Office

RAY SIK YUN, et ux  
IN CHO HWANG, et ux

2863 W. Olympic Blvd.,  
Los Angeles, Ca. 90005

SURVEY MONUMENT FEE \$10. CODE 99

FEE  
\$5  
34

ORDER # 79-46680-5  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO ABOVE:

DOCUMENTARY STAMPS: \$ 42.35 S.S. 78829  
Los Angeles, CA

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

PHILLIPS PETROLEUM COMPANY

a corporation organized under the laws of the State of Delaware, subject to the exceptions and reservations set out below, hereby GRANTS to: RAY SIK YUN and UNYI YUN, husband and wife, as joint tenants as to an undivided 1/2 interest and IN CHO HWANG, and YOUNG HE HWANG, husband and wife, as joint tenants as to an undivided 1/2 interest.

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

AS PER SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO taxes, any and all zoning ordinances, questions of survey, restrictions and easements of record or in place.

ALSO SUBJECT to that certain unrecorded Lease Agreement dated October 16, 1975 between Phillips Petroleum Company, as Lessor, and Woodrow Grechen, as Lessee.

EXCEPTING therefrom and reserving unto the Grantor, its successors and assigns, all oil, gas and other hydrocarbon substances and all minerals, in, under and that may be produced from depth below 500 feet of the surface of the above described real property, but without the right of entry upon the surface thereof.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

IN WITNESS WHEREOF, said corporation has caused its corporate name to be affixed hereto and this instrument to be executed by its Attorney-in-Fact thereto duly authorized.

Dated 11/14/79

PHILLIPS PETROLEUM COMPANY

By M. Collins 185  
Attorney-in-Fact

W

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF WASHINGTON )

80- 107358

2

On Thursday, 16, 1928, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas J. Collins, Attorney-in-Fact of PHILLIPS PETROLEUM COMPANY, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and he acknowledged to me that such corporation executed the same, and also known to me to be the person whose name is subscribed to the within instrument as Attorney-in-Fact of said corporation, and he acknowledged to me that he subscribed the name of said corporation therein as principal and his own name as Attorney-in-Fact. WITNESS my hand and official seal.

Dianna Wright  
Signature

Dianna Wright  
Name (typed or printed)  
Notary Public in and for said State

My Commission Expires: 5/10/33 79 46680 5

94 1230535

1 After Recording  
Please Return to:

2 Jean C. Wilcox, Esq., Bar No. 97963  
3 FEDERAL DEPOSIT INSURANCE CORPORATION  
Legal Division, 4 Park Plaza  
4 Irvine, CA 92714  
5 Mailing: P.O. Box 9349  
Newport Beach, CA 92658-9349  
Telephone: (714) 263-7492

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. 12 P.M. JUN 28 1994  
PAST

6 Attorneys for Plaintiff Federal  
7 Deposit Insurance Corporation,  
as Receiver for Mid City Bank, N.A.

FEE \$16 C  
4

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10 COUNTY OF LOS ANGELES

11  
12 FEDERAL DEPOSIT INSURANCE ) CASE NO. NC 014546  
CORPORATION, as Receiver for )  
13 Mid City Bank, N.A., )  
14 Plaintiff, )  
15 vs. )  
16 IN CHO HWANG, an individual, )  
YOUNG HE HWANG, an individual; )  
17 and DOES 1 through 25, inclusive, )  
18 Defendants. )

19  
20 NOTICE IS HEREBY GIVEN that the above-entitled action stating a  
21 real property claim, as described in this notice, was commenced on June  
22 24, 1994, in the above-named court by FEDERAL DEPOSIT INSURANCE  
23 CORPORATION, as Receiver for Mid City Bank, N.A. ("Plaintiff"), against  
24 the above-identified defendants. Said action is now pending in the  
25 above-named court.

26 The action affects title to two specific real properties situated  
27 in Los Angeles County, State of California. The action seeks a  
28 partition of:

1 (1) Real property commonly known as 1355 West Willow, Long Beach,  
2 California and more particularly described as follows:

3 Lots 28, 29, 30, 31 and 32 in Block "H" of Tract No. 10643, in  
4 the City of Long Beach, County of Los Angeles, State of  
5 California, as per map recorded in Book 166 Page(s) 1 to 3  
6 inclusive of maps, in the Office of the County Recorder of  
7 said County.

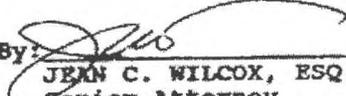
8 Excepting all oil, gas and other minerals in and under said  
9 property together with the exclusive right to sue such portion  
10 of said property lying more than 500 feet below the surface  
11 thereof, for the extractions of oil, gas and other minerals  
12 from said property of properties in the vicinity thereof;  
13 however, with no rights of surface entry whatsoever.

14 (2) Real property commonly known as 6101 S. Normandie Avenue, Los  
15 Angeles, California and more particularly described as follows:

16 See Exhibit "A"

17 DATED: June 27, 1994

FEDERAL DEPOSIT INSURANCE  
CORPORATION, Legal Division

18 By:   
19 JEAN C. WILCOX, ESQ.  
20 Senior Attorney  
21 Attorneys for Plaintiff  
22 Federal Deposit Insurance  
23 Corporation, as Receiver of  
24 Mid City Bank, N.A.

25 (s)365

26  
27  
28 **94-1230535**

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PROOF OF SERVICE BY MAIL

I am a resident of or employed in Orange County, over the age of eighteen years and not a party to or interested in the within cause. My business address is:

Post Office Box 9349  
Newport Beach, California 92658-9349  
Jamboree Center  
4 Park Plaza  
Irvine, California 92714

On June 27, 1994, at Irvine, California, I served the attached Notice of Pendency of Action (Code of Civil Procedure Section 405.20; 28 U.S.C. Section 1964) on all adverse parties by placing a copy thereof in a sealed envelope with return receipt requested, certified mail postage and return receipt fees thereon fully prepaid. I am "readily familiar" with this firm's practice of collection and processing correspondence for mailing. Under that practice it is deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Irvine, California in the ordinary course of business. I am aware that on motion of the party served, a service is presumed invalid if the postal cancellation date is more than one day after the date of deposit for mailing in affidavit. The document so served bore a notation of the date and place of mailing or was accompanied by an unsigned copy of this proof of service by mail. The names and addresses of the persons so served are as follows:

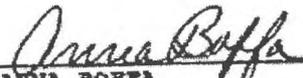
In Cho Hwang  
136 S. Lapeer Drive  
Beverly Hills, CA 90211

Young He Hwang  
136 S. Lapeer Drive  
Beverly Hills, CA 90211

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on June 27, 1994, at Irvine, California.

94-1230535

  
ANNA BOFFA

95 266689

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA 1995  
1 MIN. PAST 11 A.M. FEB 16 1995

WHEN RECORDED MAIL TO:

Thomas Hwang  
P. O. Box 20620  
L. A. Ca 90006

FEE \$13 J  
3

Space above this line for Recorder's use

44

80

MAIL TAX STATEMENTS TO:

as above

DOCUMENTARY TRANSFER TAXES 121.50-City, \$29.70-County

- Computed on the Consideration or value of property conveyed; or
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

### QUITCLAIM DEED

NOTIFICATION SERVICE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Federal Deposit Insurance Corporation as Receiver for Mid City Bank

does hereby REMISE, RELEASE and FOREVER QUITCLAIM to  
Richard D. Hwang, a Single Man & James J. Hwang, a Single Man  
the following real property located in the City of Los Angeles  
County of Los Angeles, State of California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Federal Deposit Insurance Corporation  
as Receiver for Mid City Bank

By: [Signature]

Title: REGIONAL MANAGER

Date: 02/02/95

STATE OF CALIFORNIA  
COUNTY OF Orange

On February 2, 1995 before me, Lorraine Esterhill  
personally appeared Robert W. Blouin

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

WITNESS my hand and official seal.

Lorraine Esterhill  
Signature



95 266689

APR 5 2002

02-0812864

AND WHEN RECORDED MAIL TO

NAME THOMAS I. HWANG  
 ADDRESS 1271 STONER AVE #205  
 CITY & STATE Los Angeles, Ca 90025

Title Order No \_\_\_\_\_ Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME THOMAS I. HWANG  
 STREET ADDRESS P.O. BOX 20620  
 CITY & STATE Los Angeles, Ca 90006

### Quitclaim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is \$ -0- This conveyance is in dissolution  
 unincorporated area  City of \_\_\_\_\_ of marriage by one spouse to the  
 Parcel No \_\_\_\_\_ other, R & T 11927  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

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

YOUNG HE HWANG  
 hereby REMISE, RELEASE AND FOREVER QUITCLAIM to  
 THOMAS I. HWANG, an unmarried man

the following described real property in the City of Los Angeles,  
 county of Los Angeles state of California.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated 04/03/2002  
 STATE OF CALIFORNIA  
 COUNTY OF Los Angeles ss.  
 On this 3rd day of April, in the year  
2002

*Young He Hwang*  
 YOUNG HE HWANG

before me, the undersigned, a Notary Public in  
 and for said County and State, personally appeared  
Young He Hwang

personally known to me (or proved to me on the basis of satisfactory  
 evidence) to be the person whose name  
 is subscribed to the within instrument and  
 acknowledged that she executed the  
 same

Signature *Joung Hee Kim*  
 Joung Hee Kim



Name (Typed or Printed) \_\_\_\_\_  
 Notary Public in and for said County and State Los Angeles, CA (This area for official notarial seal)

## EXHIBIT "A"

a. The real property commonly known as 6101 S. Normandie Ave., Los Angeles, Calif. in the city of Los Angeles, County of Los Angeles, State of California, and more particularly described as follow:

That portion of the northwest quarter of Section 24, Township 2 South, Range 14 West, San Bernardino meridian, in the City of Los Angeles, County of Los Angeles, State of California, bounded and described as follows:

Beginning at a point in the southerly line of Sixty-First Street, 60 feet wide, distant 30 feet westerly from its intersection with the westerly line of Normandie Avenue, 60 feet wide, as said street and avenue are shown on Map of Tract No. 9508, recorded in Book 133, Page 2 of Maps, in the Office of the County Recorder of Los Angeles County; thence southeasterly in a direct line 14.12 feet to a point in a line parallel with and distant 20 feet westerly, measured at right angles from said westerly line of Normandie Avenue, said last mentioned point being distant along said parallel line 10 feet southerly from said southerly line; thence southerly along said parallel line to the northerly line of that certain parcel of land described in deed recorded in Book 40414, Page 55, Official Records, in the Office of said County Recorder; thence westerly along said last mentioned northerly line, to the easterly line of said Tract No. 9508; thence northerly along said last mentioned easterly line to said southerly line of Sixty-First Street; thence easterly along said southerly line to the point of beginning.

EXCEPTING therefrom all oil, gas and other hydrocarbon substances and all minerals, in, under and that may be produced from depth below 500 feet of the surface of the above described real property, but without the right of entry upon the surface thereof.

Accessor's Parcel No.: 6002-025-032

b. The real property commonly known as 6401 S. Western Ave., Los Angeles, Calif. in the city of Los Angeles, County of Los Angeles, State of California, and more particularly described as follow:

Lots 78, 79, 80, 81, 82 and the North 6.44 feet of Lot 83 on tract 6596, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 106, Page 99 of Maps, in the office of the County Recorder of said County.

Accessor's Parcel No.: 6016-005-013

RECORDING REQUESTED BY  
THOMAS I. HWANG & YOUNG HE HWANG  
WHEN RECORDED MAIL TO



20081979171

NAME: THOMAS AND YOUNG HWANG  
MAILING: 136 S. LA PEER DR.  
ADDRESS: BEVERLY HILLS, CA 90211

MAIL TAX STATEMENTS TO:  
THOMAS AND YOUNG HE HWANG  
136 SOUTH LA PEER DR  
BEVERLY HILLS, CA 90211

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

# GRANT DEED

APN: 6002-025-032  
AKA 6101 S Normandie Ave., Los Angeles, Calif

THE UNDERSIGNED GRANTOR(S) AFFIRM(S) THAT THERE IS NO TRANSFER TAX BASED  
ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (\$0) CONSIDERATION

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, I (WE),

THOMAS I. HWANG, AKA THOMAS IN CHO HWANG, WHO ACQUIRED THE TITLE AS AN UNMARRIED MAN

GRANT(S) AS COMMUNITY PROPERTY TO: THOMAS INCHO HWANG AND YOUNG HE HWANG,  
HUSBAND AND WIFE, AS TRUSTEES, AND THE SUBSEQUENT TRUSTEES, OF THE T and T FAMILY  
TRUST, DATED AUGUST 1, 2004

THAT REAL PROPERTY SITUATED IN THE CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES STATE OF CALIFORNIA, DESCRIBED AS:

That portion of the northwest quarter of Section 24, Township 2 South, Range 14 West, San Bernardino meridian,  
in the City of Los Angeles, County of Los Angeles, State of California, bounded and described as follows:

Beginning at a point in the southerly line of Sixty-First Street, 60 feet wide, distant 30 feet westerly from its  
intersection with the westerly line of Normandie Avenue, 60 feet wide, as said street and avenue are shown on  
Map of Tract No., 9508, recorded in Book 133, Page 2 of Maps, in the Office of the County Recorder of  
Los Angeles County; thence southeasterly in a direct line 14.12 feet to a point in a line parallel with and  
distant 20 feet westerly, measured at right angles from said westerly line of Normandie Avenue, said last  
mentioned point being distant along said parallel line 10 feet southerly from said southerly line; thence southerly  
along said parallel line to the northerly line of that certain parcel of land described in deed recorded in Book  
40414, Page 55, Official Records, in the Office of said County Recorder; thence westerly along said last  
mentioned northerly line, to the easterly line of said Tract No., 9508; thence northerly along said last mentioned  
easterly line to said southerly line of Sixty-First Street; thence easterly along said southerly line to the point of  
beginning

EXCEPTING therefrom all oil, gas and other hydrocarbon substances and all minerals, in, under and that may be  
produced from depth below 500 feet of the surface of the above described real property, but without the  
right of entry upon the surface thereof.

THIS IS A TRANSFER TO A REVOCABLE TRUST FOR THE BENEFIT OF THE GRANTOR(S) R&T 11911

EXECUTED ON THE 18th DAY OF Dec, ~~2004~~ <sup>2007</sup>, AT Los Angeles, CALIFORNIA

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss

(47) *[Signature]*

on Dec, 18, 2007 before me,  
personally appeared

*[Signature]*  
THOMAS INCHO HWANG

Thomas Incho Hwang & Young He Hwang  
( ) personally known to me 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.

*[Signature]*  
YOUNG HE HWANG

WITNESS MY HAND AND OFFICIAL SEAL:

*[Signature]*  
Notary Signature



# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS** Date: **June 03, 2015**  
JOB ADDRESS: **6101 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6002-025-032**

Last Full Title: **05/02/2015**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1). THOMAS INCHO HWANG & YOUNG HE HWANG  
TRUSTEES OF THE T & T FAMILY TRUST  
P.O. BOX 20969  
LOS ANGELES, CA 90006 CAPACITY: OWNERS
  
- 2). THOMAS INCHO HWANG & YOUNG HE HWANG  
TRUSTEES OF THE T & T FAMILY TRUST  
136 S. LA PEER DR  
BEVERLY HILLS, CA 90211 CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
**6101 S NORMANDIE AVE, LOS ANGELES, CA 90044-2723**



### Owner Information

Owner Name: **HWANG THOMAS I (TE)/HWANG RICHARD D**  
Mailing Address: **PO BOX 20969, LOS ANGELES CA 90006-0969 B014**  
Vesting Codes: **/ A / TR**

### Location Information

Legal Description: **LOT COM AT NE COR OF LOT 24 TR # 9508 TH S 001'30" E 54.57 FT TH S 8946' W 0.9 FT TH S 014' E 40 FT TH N 8946' E 100.75 FT TO W LINE OF NORMANDIE AVE TH N THEREON AND W ON S LINE OF 61ST ST LOT 24**

County: **LOS ANGELES, CA**  
Census Tract / Block: **2372.01 / 3**  
Township-Range-Sect: **2S-14-24**  
Legal Book/Page: **133-2**  
Legal Lot: **24**  
Legal Block:  
Market Area: **C34**  
Neighbor Code:

APN: **6002-025-032**  
Alternate APN:  
Subdivision: **9508**  
Map Reference: **51-E4 /**  
Tract #: **9508**  
School District: **LOS ANGELES**  
School District Name:  
Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **11/07/2008 / 12/18/2007** Deed Type: **GRANT DEED**  
Sale Price:  
Document #: **1979171** 1st Mtg Document #:

### Last Market Sale Information

Recording/Sale Date: **02/16/1995 /** 1st Mtg Amount/Type: **/**  
Sale Price: **\$27,000** 1st Mtg Int. Rate/Type: **/**  
Sale Type: **FULL** 1st Mtg Document #: **/**  
Document #: **266689** 2nd Mtg Amount/Type: **/**  
Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**  
Transfer Document #: **Price Per SqFt: \$30.00**  
New Construction: **Multi/Split Sale:**  
Title Company:  
Lender:  
Seller Name: **FEDERAL DEPOSIT INS CORP**

### Prior Sale Information

Prior Rec/Sale Date: **09/23/1991 / 08/1991** Prior Lender:  
Prior Sale Price: **\$91,000** Prior 1st Mtg Amt/Type: **/**  
Prior Doc Number: **1498645** Prior 1st Mtg Rate/Type: **/**  
Prior Deed Type: **GRANT DEED**

### Property Characteristics

Year Built / Eff: **1957 / 1957** Total Rooms/Offices  
Gross Area: **900** Total Restrooms: **1.00** Garage Area:  
Building Area: **900** Roof Type: Garage Capacity:  
Tot Adj Area: Roof Material: Parking Spaces:  
Above Grade: Construction: Heat Type:  
# of Stories: Foundation: Air Cond:  
Other Improvements: Exterior wall: Pool:  
Basement Area: Quality:  
Condition:

### Site Information

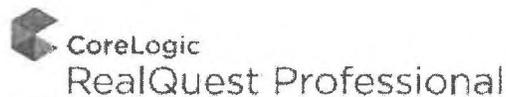
Zoning: **LAC2** Acres: **0.22** County Use: **AUTO SVC SHOP (2600)**  
Lot Area: **9,441** Lot Width/Depth: **x** State Use:  
Land Use: **AUTO REPAIR** Commercial Units: Water Type:  
Site Influence: Sewer Type: Building Class:

### Tax Information

Total Value: **\$134,138** Assessed Year: **2014** Property Tax: **\$1,974.99**  
Land Value: **\$130,161** Improved %: **3%** Tax Area: **204**  
Improvement Value: **\$3,977** Tax Year: **2014** Tax Exemption:  
Total Taxable Value: **\$134,138**

## Comparable Sales Report

For Property Located At



**6101 S NORMANDIE AVE, LOS ANGELES, CA 90044-2723**

14 Comparable(s) Selected.

Report Date: 05/22/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$27,000	\$233,500	\$4,724,500	\$1,915,071
Bldg/Living Area	900	912	1,032	982
Price/Sqft	\$30.00	\$237.30	\$4,696.97	\$1,931.67
Year Built	1957	1938	1973	1959
Lot Area	9,441	2,529	15,532	10,004
Bedrooms	0	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$134,138	\$25,555	\$1,730,000	\$424,706
Distance From Subject	0.00	6.69	17.79	12.51

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>6.69 (miles)</b>			
Address:	<b>1301 W SUNSET BLVD, LOS ANGELES, CA 90026-4424</b>				
Owner Name:	<b>KAC VENTURE LLC</b>				
Seller Name:	<b>CHUNG VIVIEN Y &amp; JIN O</b>				
APN:	<b>5406-014-035</b>	Map Reference:	<b>35-D6 /</b>	Building Area:	<b>960</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1977.00</b>	Total Rooms/Offices:	
Subdivision:	<b>ANGELENO HEIGHTS</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>02/03/2015</b>	Prior Rec Date:	<b>08/10/2005</b>	Yr Built/Eff:	<b>1962 / 1962</b>
Sale Date:	<b>12/10/2014</b>	Prior Sale Date:	<b>07/05/2005</b>	Air Cond:	
Sale Price:	<b>\$1,500,000</b>	Prior Sale Price:	<b>\$650,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>121743</b>	Acres:	<b>0.31</b>		
1st Mtg Amt:	<b>\$728,000</b>	Lot Area:	<b>13,408</b>		
Total Value:	<b>\$1,031,182</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>7.92 (miles)</b>			
Address:	<b>8001 EASTERN AVE, BELL GARDENS, CA 90201</b>				
Owner Name:	<b>YUM YUM DONUT SHOPS INC</b>				
Seller Name:	<b>LEE JOCELYN J M</b>				
APN:	<b>6227-028-001</b>	Map Reference:	<b>59-E2 /</b>	Building Area:	<b>1,014</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5342.01</b>	Total Rooms/Offices:	
Subdivision:	<b>11124</b>	Zoning:	<b>BGCM*</b>	Total Restrooms:	
Rec Date:	<b>05/07/2015</b>	Prior Rec Date:	<b>03/10/1995</b>	Yr Built/Eff:	<b>1964 / 1964</b>
Sale Date:	<b>04/29/2015</b>	Prior Sale Date:		Air Cond:	<b>OFFICE</b>
Sale Price:	<b>\$635,000</b>	Prior Sale Price:	<b>\$245,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>527241</b>	Acres:	<b>0.25</b>		
1st Mtg Amt:		Lot Area:	<b>10,972</b>		
Total Value:	<b>\$335,689</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject: <b>8.45 (miles)</b>			
Address:	<b>730 N SAN FERNANDO RD, LOS ANGELES, CA 90065-1155</b>				
Owner Name:	<b>BOGHOSIAN ANDRE/SHAHOUNI MELINE</b>				
Seller Name:	<b>730 SAN FERNANDO ROAD LLC</b>				
APN:	<b>5453-007-024</b>	Map Reference:	<b>35-F4 /</b>	Building Area:	<b>1,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1853.20</b>	Total Rooms/Offices:	
Subdivision:	<b>ROBERT MARSH &amp; CO COTTAGE</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	
Rec Date:	<b>08/26/2014</b>	Prior Rec Date:	<b>01/08/2008</b>	Yr Built/Eff:	<b>1958 / 1958</b>
Sale Date:	<b>08/14/2014</b>	Prior Sale Date:	<b>11/07/2007</b>	Air Cond:	
Sale Price:	<b>\$418,000</b>	Prior Sale Price:	<b>\$541,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>893898</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$406,800</b>	Lot Area:	<b>5,416</b>		
Total Value:	<b>\$271,225</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>	Distance From Subject: <b>8.48 (miles)</b>		
Address:	<b>1001 S ATLANTIC BLVD, LOS ANGELES, CA 90022</b>			
Owner Name:	<b>HERRERA JOSEPH</b>			

Seller Name:	<b>HERRERA LOUIS &amp; SYLVIA</b>		
APN:	<b>5245-012-010</b>	Map Reference:	<b>53-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5317.02</b>
Subdivision:	<b>9436</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>11/10/2014</b>	Prior Rec Date:	<b>02/27/1976</b>
Sale Date:	<b>11/06/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$45,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1191608</b>	Acres:	<b>0.21</b>
1st Mtg Amt:	<b>\$425,000</b>	Lot Area:	<b>8,978</b>
Total Value:	<b>\$66,623</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>8.75 (miles)</b>
Address:	<b>2811 ABBOT KINNEY BLVD, VENICE, CA 90291</b>		
Owner Name:	<b>ARCP UO PORTFOLIO II LP</b>		
Seller Name:	<b>CF UNITED PROPCO LLC</b>		
APN:	<b>4229-013-001</b>	Map Reference:	<b>49-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2741.00</b>
Subdivision:	<b>5878</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>10/15/2014</b>	Prior Rec Date:	<b>01/05/2004</b>
Sale Date:	<b>09/24/2014</b>	Prior Sale Date:	<b>12/09/2003</b>
Sale Price:	<b>\$4,724,500</b>	Prior Sale Price:	<b>\$575,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1085865</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>7,006</b>
Total Value:	<b>\$666,895</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>12.4 (miles)</b>
Address:	<b>1900 FLOWER ST, GLENDALE, CA 91201-2027</b>		
Owner Name:	<b>1900 ALEX P LLC</b>		
Seller Name:	<b>GRIGORIAN-CHILINGARYAN TRUST</b>		
APN:	<b>5624-029-005</b>	Map Reference:	<b>24-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3016.01</b>
Subdivision:	<b>6811</b>	Zoning:	<b>GLC1YY</b>
Rec Date:	<b>11/13/2014</b>	Prior Rec Date:	<b>07/16/1999</b>
Sale Date:	<b>10/26/2014</b>	Prior Sale Date:	<b>06/18/1999</b>
Sale Price:	<b>\$1,200,000</b>	Prior Sale Price:	<b>\$250,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1208311</b>	Acres:	<b>0.24</b>
1st Mtg Amt:	<b>\$815,000</b>	Lot Area:	<b>10,451</b>
Total Value:	<b>\$313,440</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>13.09 (miles)</b>
Address:	<b>801 E MAIN ST REAR, ALHAMBRA, CA 91801-4055</b>		
Owner Name:	<b>GARFF PROPERTIES-ALN LLC</b>		
Seller Name:	<b>OBAC INC</b>		
APN:	<b>5336-021-023</b>	Map Reference:	<b>37-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4803.02</b>
Subdivision:	<b>1901</b>	Zoning:	<b>ALCPD*</b>
Rec Date:	<b>10/10/2014</b>	Prior Rec Date:	
Sale Date:	<b>10/06/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$4,650,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1073796</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,529</b>
Total Value:	<b>\$25,555</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>13.15 (miles)</b>
Address:	<b>17 N GRANADA AVE, ALHAMBRA, CA 91801</b>		
Owner Name:	<b>GARFF PROPERTIES-ALN LLC</b>		
Seller Name:	<b>OBAC INC</b>		
APN:	<b>5336-021-039</b>	Map Reference:	<b>37-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4803.02</b>
Subdivision:	<b>1901</b>	Zoning:	<b>ALRPD*</b>
Rec Date:	<b>10/10/2014</b>	Prior Rec Date:	
Sale Date:	<b>10/06/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$4,650,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1073796</b>	Acres:	<b>0.36</b>
1st Mtg Amt:		Lot Area:	<b>15,532</b>
Total Value:	<b>\$106,036</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>13.25 (miles)</b>
Address:	<b>3801 CHERRY AVE, LONG BEACH, CA 90807-4322</b>		

Owner Name:	<b>GIBSON SHELBY N &amp; CECILY</b>		
Seller Name:	<b>HERMAN FAMILY TRUST</b>		
APN:	<b>7137-025-027</b>	Map Reference:	<b>70-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5719.00</b>
Subdivision:	<b>11222</b>	Zoning:	<b>LBR1N</b>
Rec Date:	<b>05/04/2015</b>	Prior Rec Date:	<b>09/24/1993</b>
Sale Date:	<b>04/17/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$233,500</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>505537</b>	Acres:	<b>0.30</b>
1st Mtg Amt:	<b>\$233,280</b>	Lot Area:	<b>13,056</b>
Total Value:	<b>\$472,720</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>13.51 (miles)</b>
Address:	<b>5401 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91601-2723</b>		
Owner Name:	<b>CHANDLER NOHO LLC</b>		
Seller Name:	<b>WCOT OF JSM COSENZA LLC</b>		
APN:	<b>2350-012-031</b>	Map Reference:	<b>23-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1253.10</b>
Subdivision:	<b>TOLUCA</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>01/28/2015</b>	Prior Rec Date:	<b>07/27/1998</b>
Sale Date:	<b>01/27/2015</b>	Prior Sale Date:	<b>09/23/1997</b>
Sale Price:	<b>\$3,500,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>96399</b>	Acres:	<b>0.31</b>
1st Mtg Amt:		Lot Area:	<b>13,320</b>
Total Value:	<b>\$1,730,000</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>16.42 (miles)</b>
Address:	<b>6200 KESTER AVE, VAN NUYS, CA 91411-2104</b>		
Owner Name:	<b>6200 KESTER APARTMENTS LLC</b>		
Seller Name:	<b>ROJO MARY A FAMILY TRUST</b>		
APN:	<b>2241-016-013</b>	Map Reference:	<b>15-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1283.03</b>
Subdivision:	<b>1200</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>04/13/2015</b>	Prior Rec Date:	
Sale Date:	<b>11/25/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$1,200,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>401720</b>	Acres:	<b>0.21</b>
1st Mtg Amt:	<b>\$800,000</b>	Lot Area:	<b>9,006</b>
Total Value:	<b>\$65,559</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>17.55 (miles)</b>
Address:	<b>8863 NORRIS AVE, SUN VALLEY, CA 91352-2739</b>		
Owner Name:	<b>ZORIC MARIJAN &amp; ANKICA</b>		
Seller Name:	<b>SHAHVERDIAN GEORGE</b>		
APN:	<b>2408-025-018</b>	Map Reference:	<b>9-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1211.02</b>
Subdivision:	<b>8257</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>12/16/2014</b>	Prior Rec Date:	<b>07/25/2007</b>
Sale Date:	<b>12/02/2014</b>	Prior Sale Date:	<b>04/04/2007</b>
Sale Price:	<b>\$950,000</b>	Prior Sale Price:	<b>\$641,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1365433</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$427,500</b>	Lot Area:	<b>5,765</b>
Total Value:	<b>\$277,515</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/ 1</b>

Comp #:	<b>13</b>	Distance From Subject:	<b>17.7 (miles)</b>
Address:	<b>11123 TUXFORD ST, SUN VALLEY, CA 91352-2632</b>		
Owner Name:	<b>ARTCO ENTS LLC</b>		
Seller Name:	<b>TUXFORD ST TRUST</b>		
APN:	<b>2408-033-035</b>	Map Reference:	<b>9-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1211.02</b>
Subdivision:	<b>8727</b>	Zoning:	<b>LAM3</b>
Rec Date:	<b>08/26/2014</b>	Prior Rec Date:	<b>06/15/2006</b>
Sale Date:	<b>08/21/2014</b>	Prior Sale Date:	<b>03/20/2006</b>
Sale Price:	<b>\$650,000</b>	Prior Sale Price:	<b>\$780,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>894922</b>	Acres:	<b>0.25</b>
1st Mtg Amt:		Lot Area:	<b>10,744</b>
Total Value:	<b>\$509,645</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	14	Distance From Subject:	17.79 (miles)
Address:	13025 VALLEY BLVD, LA PUENTE, CA 91746-1808		
Owner Name:	RUFFIN TECH CENTER LTD		
Seller Name:	STEIN JULIUS TRUST		
APN:	8563-012-024	Map Reference:	48-B3 /
County:	LOS ANGELES, CA	Census Tract:	4083.01
Subdivision:	8227	Zoning:	LCM1BE*
Rec Date:	02/26/2015	Prior Rec Date:	
Sale Date:	02/20/2015	Prior Sale Date:	
Sale Price:	\$1,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	213363	Acres:	0.32
1st Mtg Amt:		Lot Area:	13,873
Total Value:	\$73,793	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	936
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1970 /
		Air Cond:	
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: June 03, 2015

JOB ADDRESS: 6101 SOUTH NORMANDIE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6002-025-032

CASE#: 195734

ORDER NO: A-3672728

EFFECTIVE DATE OF ORDER TO COMPLY: December 22, 2014

COMPLIANCE EXPECTED DATE: January 06, 2015

DATE COMPLIANCE OBTAINED: No Compliance to Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3672728

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

THOMAS I HWANG, T AND T FAMILY TRUST  
136 S LA PEER DR  
BEVERLY HILLS, CA 90211

CASE #: 195734  
ORDER #: A-3672728  
EFFECTIVE DATE: December 22, 2014  
COMPLIANCE DATE: January 06, 2015

PROPERTY OWNER OF  
SITE ADDRESS: 6101 S NORMANDIE AVE  
ASSESSORS PARCEL NO.: 6002-025-032  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: RIVIERA AUTO SALES

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.

Section 12.21 A.6 of the Los Angeles Municipal Code, Used Car Sales.

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 VINYL / METAL FRAME AWNING APPROXIMATELY 8ft x 16ft 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.

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

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

(1) electrical diagnostics;

(2) battery charging and changing;

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

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

**3. (V #10.) Unapproved open storage in a C2 zone.**

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1A.1, and 12.21A.1.(a) of the L.A.M.C.

**4. (V #13-SALES LOT) Provide/maintain off street supplemental customer parking # spaces: 4**

You are therefore ordered to: 1) All used vehicle sales areas established after January 1, 2005, shall provide supplemental customer parking on site, at the rate of at least one space for every 2000 sq. ft. of vehicle sales area. This parking is in addition to all other parking required for the lot. There shall be a minimum of two parking spaces provided for any used vehicle sales area. These parking spaces shall be identified by a sign permanently posted immediately adjacent to each parking space stating "Reserved for (name of auto sales business)" The sign shall be a minimum 70 sq. inches in area and posted at a minimum height of 80 inches from the bottom of the sign to the finish grade below.

Code Section(s) in Violation: 12.26.I.3(b) and 12.21A.1.(a) of the L.A.M.C.

**5. (V #16.) Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash, debris, and/or overgrown vegetation or other similar material.

2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, and 91.8104.2 of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING :**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.**

A proposed noncompliance fee in the amount of \$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.

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

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

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

**APPEAL PROCEDURES:**

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

and/or

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

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

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

**REPEAT VIOLATIONS :**

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

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

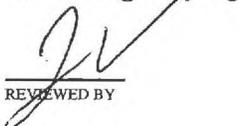
Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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

Inspector: 

Date: December 16, 2014

MARK RUDE  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044  
mark.rude@lacity.org

  
REVIEWED BY

The undersigned hereby certifies that notice  
by regular mail was mailed on this date  
to the addresses on this day

DEC 18 2014

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