

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

July 27, 2015

Council District: # 12

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

JOB ADDRESS: **8707 NORTH LINDLEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2769-019-044**

On June 22, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8707 North Lindley Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

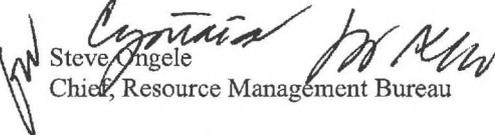
Pursuant to Section 98.0421, the property owner was issued an order on June 22, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	483.84
Title Report fee	42.00
Grand Total	\$ 932.40

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$932.40** 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 **\$932.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11749
Dated as of: 06/17/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN#: 2769-019-044

Property Address: 8707 N LINDLEY AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Elie's Village LLC, a California limited liability company

Grantor : Bahman Behkar and Mehrangiz Saghizadeh, husband and wife as joint tenants

Deed Date : 3/28/2007

Recorded : 4/2/2007

Instr No. : 20070772780

MAILING ADDRESS: Elie's Village, LLC,
PO BOX 260455 ENCINO CA 91426

MAILING ADDRESS: Elie's Village, LLC,
3627 Hayvenhurst Ave., Encino, CA 91436

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel A, in the City of Los Angeles, County of Los Angeles, State of California, as shown on Parcel Map L.A. No. 461 as per Map Recorded in Book 4 Page 5 of Parcel Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2769-019-044

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$1,622,000.00

Dated : 6/24/2014

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

Work Order No. T11749

SCHEDULE B (Continued)

Trustor : Elie's Village LLC, a California limited liability company
Trustee : Pacific Alliance Bank
Beneficiary : Pacific Alliance Bank
Recorded : 6/27/2014 **Instr No. :** 20140667038

MAILING ADDRESS: Pacific Alliance Bank, Main Office, 8400 E. Valley Blvd., Rosemead, CA 91770.

MAILING ADDRESS: Pacific Alliance Bank, 8400 E. Valley Boulevard, Rosemead, CA 91770.

Type of Document: A financing statement filed in the Office of the County Recorder, showing
Debtor : Elle's Village LLC, a California Limited Liability Company
Secured Party : Pacific Alliance Bank
Recorded : 6/27/2014 **Instr No. :** 20140667041

MAILING ADDRESS: Elle's Village LLC, a California Limited Liability Company,
3627 Havenhurst Avenue, Encino CA 91436

MAILING ADDRESS: Pacific Alliance Bank, 8400 E. Valley Blvd. Rosemead, CA 91770

RECORDING REQUESTED BY
NORTH AMERICAN TITLE 91402
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

04/02/07



20070772780

ELIE'S VILLAGE, LLC
3627 HAYVENHURST AVE.
ENCINO, CA 91436

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Ass Parcel No 2769-019-044

Title Order No. 6019084-62

Escrow No 229794-PD

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is COUNTY \$0.00 & CITY \$0.00 Total transfer tax: 0.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale

OR transfer is exempt from tax for the following reason: THIS CONVEYANCE CHANGES THE MANNER IN WHICH TITLE IS HELD. GRANTOR(S) AND GRANTEE(S) REMAIN IN THE SAME AND CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST, R & T 11911.

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

BAHMAN BEHKAR AND MEHRANGIZ SAGHIZADEH, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to

ELIE'S VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the City of LOS ANGELES, County of LOS ANGELES, State of CALIFORNIA:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

ALSO KNOWN AS: 8707 LINDLEY AVENUE NORTHRIDGE, CA 91325

Date: March 28, 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

)}
)

On 3/28/07
me, MARCA PHELPS
Public and for said State, personally appeared BAHMAN BEHKAR & MEHRANGIZ SAGHIZADEH
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 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

before
& Notary

Bahman Behkar
BAHMAN BEHKAR

Mehrangiz Saghizadeh
MEHRANGIZ SAGHIZADEH

Signature: *Marcia Phelps*



(FOR NOTARY SEAL OR STAMP)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDER'S MEMO:
LEGIBLE COPY ATTACHED HERETO

"The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property R & T 11923 (d)"

RECORDING REQUESTED BY
NORTH AMERICAN TITLE 91402
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

04/02/07

20070772780

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**ELIE'S VILLAGE, LLC
3627 HAYVENHURST AVE.
ENCINO, CA 91436**

Assessor's Parcel No 2769-019-044 Title Order No 6019084-62 Escrow No 229794-PD

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is COUNTY \$0.00 & CITY \$0.00 Total transfer tax 0.00

- computed on full value of property conveyed or
- computed on full value less value of liens or encumbrances remaining at time of sale

Or transfer is exempt from tax for the following reason **THIS CONVEYANCE CHANGES THE MANNER IN WHICH TITLE IS HELD, GRANTOR(S) AND GRANTEE(S) REMAIN THE SAME AND CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST, R & T 11911.**

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

BAHMAN BEHKAR AND MEHRANGIZ SAGHIZADEH, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to

ELIE'S VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
the following described real property in the City of **LOS ANGELES**, County of **LOS ANGELES**, State of **CALIFORNIA**:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

ALSO KNOWN AS **8707 LINDLEY AVENUE NORTHRIDGE, CA 91325**

Date. **March 28, 2007**

STATE OF CALIFORNIA)
COUNTY OF)

On)
me,) before) **BAHMAN BEHKAR**
Public in and for said State, personally appeared) a Notary)

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

MEHRANGIZ SAGHIZADEH

Signature

(FOR NOTARY SEAL OR STAMP)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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I certify (or declare) under penalty of perjury that the foregoing is true and correct.

APR 02 2007

DATE



SIGNATURE
Civic Center Title Services, Inc.
C. Miclat-Agent

NORWALK
PLACE OF EXECUTION

07 0772780

140 5293-30
RECORDATION REQUESTED BY:

PACIFIC ALLIANCE BANK
Main Office
8400 E. Valley Blvd.
Rosemead, CA 91770

WHEN RECORDED MAIL TO:

PACIFIC ALLIANCE BANK
Main Office
8400 E. Valley Blvd.
Rosemead, CA 91770

SEND TAX NOTICES TO:

PACIFIC ALLIANCE BANK
Main Office
8400 E. Valley Blvd.
Rosemead, CA 91770

06/27/2014



20140667038

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated June 24, 2014, among Elie's Village LLC, a California limited liability company, whose address is 3627 Havenhurst Avenue, Encino, CA 91436 ("Trustor"); PACIFIC ALLIANCE BANK, whose address is Main Office, 8400 E. Valley Blvd., Rosemead, CA 91770 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Pacific Alliance Bank, whose address is 8400 E. Valley Boulevard, Rosemead, CA 91770 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

See Exhibit "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 8707 Lindley Avenue, Los Angeles, CA 91325. The Assessor's Parcel Number for the Real Property is 2769-019-044.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property

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Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means PACIFIC ALLIANCE BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated June 24, 2014, in the original principal amount of \$1,622,000.00 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

Trustee. The word "Trustee" means Pacific Alliance Bank, whose address is 8400 E. Valley Boulevard, Rosemead, CA 91770 and any substitute or successor trustees.

Trustor. The word "Trustor" means ELIE'S VILLAGE LLC, a California Limited Liability Company.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

ELIE'S VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: Bahman Behkar
Bahman Behkar, Member of ELIE'S VILLAGE LLC, a California Limited Liability Company

By: Mehrangiz Saghizadeh
Mehrangiz Saghizadeh, Member of ELIE'S VILLAGE LLC, a California Limited Liability Company

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

On 06 24, 20 14 before me, CALVIN SHIH a NOTARY PUBLIC
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

On 06 24, 20 14 before me, CALVIN SHIH a NOTARY PUBLIC
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

Handwritten: HOS29330

Handwritten: 2

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

PACIFIC ALLIANCE BANK
8400 E. Valley Blvd.
Rosemead, CA 91770



THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name), if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
Elle's Village LLC, a California limited liability company

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

1c. MAILING ADDRESS

CITY	STATE	POSTAL CODE	COUNTRY
Encino	CA	91438	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name), if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

2c. MAILING ADDRESS

CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY). Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME
PACIFIC ALLIANCE BANK

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

3c. MAILING ADDRESS

CITY	STATE	POSTAL CODE	COUNTRY
Rosemead	CA	91770	USA

4. COLLATERAL: This financing statement covers the following collateral:

All Fixtures; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing.

Handwritten: 12d

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable) Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

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UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a ORGANIZATION'S NAME
Elle's Village LLC, a California limited liability company

OR
9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name, do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a ORGANIZATION'S NAME

OR
10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a ORGANIZATION'S NAME

OR
11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT

covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 18 (if Debtor does not have a record interest)
**ELLE'S VILLAGE LLC, a California Limited Liability Company
3627 Havenhurst Avenue
Encino, CA 91436**

16. Description of real estate.
Exhibit "A".

17. MISCELLANEOUS:

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **July 27, 2015**

JOB ADDRESS: **8707 NORTH LINDLEY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2769-019-044**

Last Full Title: **06/17/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ELIE'S VILLAGE, LLC
P.O. BOX 260455
ENCINO, CA 91426
CAPACITY: OWNERS

- 2). ELIE'S VILLAGE, LLC
3627 HAYVENHURST AVE.
ENCINO, CA 91436
CAPACITY: OWNERS

- 3). PACIFIC ALLIANCE BANK
8400 E. VALLEY BLVD.
ROSEMEAD, CA 91770
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
8707 LINDLEY AVE, NORTHRIDGE, CA 91325-3083



Owner Information

Owner Name: **ELIES VILLAGE LLC**
 Mailing Address: **PO BOX 260455, ENCINO CA 91426-0455 B004**
 Vesting Codes: **// CO**

Location Information

Legal Description:	P M 4-5 EX OF STS LOT A	APN:	2769-019-044
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1152.02 / 3	Subdivision:	ZELZAH
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	4-5	Tract #:	
Legal Lot:	A	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NR	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/02/2007 / 03/28/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	772781
Document #:	772780		

Last Market Sale Information

Recording/Sale Date:	11/16/2001 / 09/28/2001	1st Mtg Amount/Type:	\$892,500 / CONV
Sale Price:	\$1,275,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	2190539
Document #:	2190538	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$115.38
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	AFFINITY BK		
Seller Name:	NOVINBAKHT KEYVAN		

Prior Sale Information

Prior Rec/Sale Date:	07/02/1999 / 04/22/1999	Prior Lender:	PACIFIC CREST BK
Prior Sale Price:	\$920,000	Prior 1st Mtg Amt/Type:	\$600,000 / CONV
Prior Doc Number:	1214039	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1986 / 1986	Total Rooms/Offices:		Garage Area:	
Gross Area:	11,050	Total Restrooms:		Garage Capacity:	
Building Area:	11,050	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.44	County Use:	STORES (1101)
Lot Area:	19,166	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:	9	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$3,032,896	Assessed Year:	2014	Property Tax:	\$38,358.53
Land Value:	\$1,639,404	Improved %:	46%	Tax Area:	16
Improvement Value:	\$1,393,492	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$3,032,896				

Comparable Sales Report

For Property Located At

8707 LINDLEY AVE, NORTHRIDGE, CA 91325-3083



12 Comparable(s) Selected.

Report Date: 07/27/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,275,000	\$1,200,000	\$37,350,000	\$8,129,167
Bldg/Living Area	11,050	9,440	12,405	11,042
Price/Sqft	\$115.38	\$112.38	\$3,125.78	\$714.86
Year Built	1986	1922	2008	1963
Lot Area	19,166	6,191	50,373	20,084
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$3,032,896	\$298,872	\$7,294,040	\$1,920,137
Distance From Subject	0.00	2.06	24.60	16.26

*= user supplied for search only

Comp #:	1	Distance From Subject: 2.06 (miles)			
Address:	7612 BALBOA BLVD, VAN NUYS, CA 91406-2202				
Owner Name:	PROPERTY ZONE LLC				
Seller Name:	BRONSTONE J A & L P TRUST				
APN:	2205-008-021	Map Reference:	14-F2 /	Building Area:	10,500
County:	LOS ANGELES, CA	Census Tract:	1321.02	Total Rooms/Offices:	
Subdivision:	1000	Zoning:	LAM2	Total Restrooms:	
Rec Date:	04/21/2015	Prior Rec Date:		Yr Built/Eff:	1948 /
Sale Date:	04/10/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	442178	Acres:	0.60		
1st Mtg Amt:		Lot Area:	26,011		
Total Value:	\$363,768	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.48 (miles)			
Address:	17714 VANOWEN ST, RESEDA, CA 91335-5601				
Owner Name:	RETIREMENT SUITES LP				
Seller Name:	NK VANOWEN				
APN:	2122-015-002	Map Reference:	14-D4 /	Building Area:	11,150
County:	LOS ANGELES, CA	Census Tract:	1327.00	Total Rooms/Offices:	
Subdivision:	15872	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/10/2014	Prior Rec Date:	01/06/2014	Yr Built/Eff:	1955 / 1955
Sale Date:	11/03/2014	Prior Sale Date:	12/20/2013	Air Cond:	YES
Sale Price:	\$2,500,000	Prior Sale Price:	\$2,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1194390	Acres:	0.62		
1st Mtg Amt:		Lot Area:	27,037		
Total Value:	\$1,201,891	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 12.5 (miles)			
Address:	1022 SWARTHMORE AVE, PACIFIC PALISADES, CA 90272-2505				
Owner Name:	PALISADES VILLAGE CO LLC				
Seller Name:	WILSON FAMILY TRUST				
APN:	4423-016-023	Map Reference:	40-D3 /	Building Area:	11,949
County:	LOS ANGELES, CA	Census Tract:	2625.01	Total Rooms/Offices:	
Subdivision:	16987	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/26/2014	Prior Rec Date:	01/12/2006	Yr Built/Eff:	1954 / 1960
Sale Date:	11/12/2014	Prior Sale Date:	12/16/2005	Air Cond:	YES
Sale Price:	\$37,350,000	Prior Sale Price:	\$208,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1282444	Acres:	0.43		
1st Mtg Amt:	\$29,999,900	Lot Area:	18,869		
Total Value:	\$1,628,641	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 13.31 (miles)			
Address:	8800 BEVERLY BLVD, WEST HOLLYWOOD, CA 90048				
Owner Name:	HIGH STREET ROBERTSON LLC				
Seller Name:	KATSENES PROPERTIES LLC				
APN:	4334-001-020	Map Reference:	33-D6 /	Building Area:	11,013
County:	LOS ANGELES, CA	Census Tract:	7004.00	Total Rooms/Offices:	
Subdivision:	7615	Zoning:	WDC2A*	Total Restrooms:	

Rec Date:	02/18/2015	Prior Rec Date:	01/24/2002	Yr Built/Eff:	1949 / 1950
Sale Date:	02/06/2015	Prior Sale Date:	01/09/2002	Air Cond:	YES
Sale Price:	\$31,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	N	Roof Mat:	
Document #:	176372	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,306		
Total Value:	\$1,666,902	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	14.66 (miles)
Address:	1475 S ROBERTSON BLVD, LOS ANGELES, CA 90035-3413		
Owner Name:	SOLEBURY LLC		
Seller Name:	WEINTRAUB SYLVIA & DENIS M		
APN:	4305-014-078	Map Reference:	42-D3 /
County:	LOS ANGELES, CA	Census Tract:	2170.01
Subdivision:	6800	Zoning:	LAC2
Rec Date:	10/27/2014	Prior Rec Date:	04/18/1997
Sale Date:	10/22/2014	Prior Sale Date:	
Sale Price:	\$8,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1131960	Acres:	0.33
1st Mtg Amt:		Lot Area:	14,340
Total Value:	\$2,528,086	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	12,242	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1962 / 1972
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	16.22 (miles)
Address:	5030 W PICO BLVD, LOS ANGELES, CA 90019-4128		
Owner Name:	DW DIAMOND BAR LLC		
Seller Name:	REYNOLDS DEAN TRUST		
APN:	5070-017-006	Map Reference:	43-A3 /
County:	LOS ANGELES, CA	Census Tract:	2172.00
Subdivision:	1740	Zoning:	LAC4
Rec Date:	06/12/2015	Prior Rec Date:	08/23/1979
Sale Date:	06/08/2015	Prior Sale Date:	
Sale Price:	\$1,200,000	Prior Sale Price:	\$106,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	697709	Acres:	0.14
1st Mtg Amt:	\$800,000	Lot Area:	6,191
Total Value:	\$298,872	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	10,678	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1947 / 1957
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	20.5 (miles)
Address:	317 E 7TH ST, LOS ANGELES, CA 90014-2209		
Owner Name:	649 LOFTS LP		
Seller Name:	HEIDT FINANCE LLC		
APN:	5148-023-018	Map Reference:	44-D4 /
County:	LOS ANGELES, CA	Census Tract:	2063.00
Subdivision:	NORDHOLDT	Zoning:	LAR5
Rec Date:	06/26/2015	Prior Rec Date:	12/30/1986
Sale Date:	06/03/2015	Prior Sale Date:	12/1986
Sale Price:	\$3,750,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	766422	Acres:	0.34
1st Mtg Amt:	\$3,250,000	Lot Area:	14,892
Total Value:	\$1,946,797	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	10,985	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1922 / 1935
Air Cond:		Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	8	Distance From Subject:	21.12 (miles)
Address:	5318 S VERMONT AVE, LOS ANGELES, CA 90037-3530		
Owner Name:	ADAR INVESTMENTS GROUP INC		
Seller Name:	ADAR INVESTMENT GROUP INC		
APN:	5001-005-014	Map Reference:	51-F3 /
County:	LOS ANGELES, CA	Census Tract:	2327.00
Subdivision:	BURCKS GOLDEN TR	Zoning:	LAC2
Rec Date:	06/18/2015	Prior Rec Date:	06/02/2011
Sale Date:	06/17/2015	Prior Sale Date:	03/22/2011
Sale Price:	\$1,585,000	Prior Sale Price:	\$1,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	728233	Acres:	0.22
1st Mtg Amt:		Lot Area:	9,616
Total Value:	\$888,354	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	11,198	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1995 / 1995
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	9	Distance From Subject:	21.19 (miles)
Address:	4601 S BROADWAY, LOS ANGELES, CA 90037-2729		
Owner Name:	CENTRAL LLC		
Seller Name:	GOLDEN STAR LLC		
APN:	5110-009-001	Map Reference:	52-A2 /
Building Area:	11,250		

County:	LOS ANGELES, CA	Census Tract:	2319.00	Total Rooms/Offices:	
Subdivision:	WALNUT PARK	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/21/2014	Prior Rec Date:	07/23/2004	Yr Built/Eff:	1931 / 1931
Sale Date:	11/18/2014	Prior Sale Date:	07/09/2004	Air Cond:	YES
Sale Price:	\$1,750,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	N	Roof Mat:	
Document #:	1248829	Acres:	0.26		
1st Mtg Amt:	\$1,100,000	Lot Area:	11,260		
Total Value:	\$1,023,376	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	23.03 (miles)
Address:	5581 HUNTINGTON DR N, LOS ANGELES, CA 90032-1362		
Owner Name:	11305 WEST MOORPARK LLC		
Seller Name:	SANDALE LLC		
APN:	5309-024-018	Map Reference:	36-F4 /
County:	LOS ANGELES, CA	Census Tract:	2011.20
Subdivision:	SHORT LINE VILLA TR	Zoning:	LAC2
Rec Date:	07/14/2015	Prior Rec Date:	05/09/2006
Sale Date:	06/19/2015	Prior Sale Date:	03/13/2006
Sale Price:	\$4,100,000	Prior Sale Price:	\$1,580,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	847631	Acres:	0.59
1st Mtg Amt:	\$2,605,000	Lot Area:	25,832
Total Value:	\$2,344,785	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	9,689	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	2008 / 2008
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	11	Distance From Subject:	23.4 (miles)
Address:	2551 W MAIN ST, ALHAMBRA, CA 91801-1652		
Owner Name:	AKS FAMILY DEV LLC		
Seller Name:	AMHERST CAPITAL PARTNERS LLC		
APN:	5339-003-044	Map Reference:	37-A4 /
County:	LOS ANGELES, CA	Census Tract:	4808.04
Subdivision:	DOLGEVILLE 07	Zoning:	ALCPD*
Rec Date:	11/03/2014	Prior Rec Date:	04/06/2012
Sale Date:	10/28/2014	Prior Sale Date:	03/30/2012
Sale Price:	\$2,435,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1162238	Acres:	1.16
1st Mtg Amt:		Lot Area:	50,373
Total Value:	\$7,294,040	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	12,405	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	2006 / 2006
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	12	Distance From Subject:	24.6 (miles)
Address:	4545 E 3RD ST, LOS ANGELES, CA 90022-1656		
Owner Name:	ULTIMA PROPERTIES LLC		
Seller Name:	KO JUI Y		
APN:	5250-013-033	Map Reference:	45-E5 /
County:	LOS ANGELES, CA	Census Tract:	5305.00
Subdivision:	4970	Zoning:	LCC2*
Rec Date:	07/01/2015	Prior Rec Date:	08/31/2005
Sale Date:	04/24/2015	Prior Sale Date:	08/01/2005
Sale Price:	\$1,880,000	Prior Sale Price:	\$1,665,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	789527	Acres:	0.49
1st Mtg Amt:	\$1,316,000	Lot Area:	21,287
Total Value:	\$1,856,130	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	9,440	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1989 / 1989
Air Cond:	YES	Pool:	
Roof Mat:			

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**
JOB ADDRESS: **8707 NORTH LINDLEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2769-019-044**

Date: **July 27, 2015**

CASE#: **466659**
ORDER NO: **A-3034657**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 22, 2012**
COMPLIANCE EXPECTED DATE: **June 27, 2012**
DATE COMPLIANCE OBTAINED: **July 24, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3034657

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**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATELOS
VICTOR H. CUEVAS

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

ELIE'S VILLAGE, LLC C/O BAHMAN BEHKAR & MEHRANGIZ
SAGHIZADEH
3627 HAYVENHURST AVENUE
ENCINO, CA 91436

CASE #: 466659

ORDER #: A-3034657
EFFECTIVE DATE: June 22, 2012
COMPLIANCE DATE: June 27, 2012

OWNER OF
SITE ADDRESS: 8707 N LINDLEY AVE
ASSESSORS PARCEL NO.: 2769-019-044
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The temporary signs are in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove all temporary signs that were installed without a permit.
A permit can be obtained for a period of not more than 30 days and not reinstalled for a period of 30 days, and shall not exceed a total of 90 days in any calendar year.

Code Section(s) in Violation: 14.4.16, 12.21A.1(a) of the L.A.M.C.

Location: Ste's A & B & E & H & J have temporary signs either on the store or in the corner landscaped area.

Comments: Blade (windsail)type banners are not permissible in the City of Los Angeles.

2. The Wall sign requires a permit.

You are therefore ordered to: Obtain all required permits and approvals for the Wall sign.

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1.(a), 14.4.10 of the L.A.M.C.

PD.1

JUN 19 2012



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

Location: Ste. A an approx 3ft X 8ft wall sign.

3. Street or sidewalk obstructions.

You are therefore ordered to: 1) Discontinue constructing, depositing or maintaining the structure, sign or other obstacle of any kind which will interfere with the free passage of pedestrians or vehicles along the street, sidewalk or parkway.

Code Section(s) in Violation: 56.08(e)1 of the L.A.M.C.

Location: On public walkway at south drive entrance.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 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 \$1,925.00.

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3088.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: June 18, 2012

JAMES BUCHAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3088

DS
REVIEWED BY