

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

July 06, 2015

Council District: # 9

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

JOB ADDRESS: **8002 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6030-020-001**

On November 22, 2013 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8002 South San Pedro Street, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order October 23, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	79.74
Title Report fee	42.00
Grand Total	\$ 3,293.30

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 **\$3,293.30** 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 **\$3,293.30** 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

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. T11537
Dated as of: 05/21/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6030-020-001

Property Address: 8002 S SAN PEDRO ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Regina Craig as her sole and separate property

Grantor : Paul H. Wells; Paul H. Wells, Jr.; Valemar Mascado

Deed Date : 2/3/1997

Recorded : 2/7/1997

Instr No. : 97 208650

MAILING ADDRESS : Regina Craig,
2147 W. Manchester Bl., Los Angeles, CA 90047.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles and State of California: Lot 1 in Block 2 of Tract No. 26, in the City of Los Angeles, as per map recorded in Book 14, Pages 2 and 3 of Maps, in the office of the county recorder of said county.

Assessor's Parcel No: 6030-020-001

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 : \$9,500.00

Dated : 10/1/1976

Trustor : Paul H. Wells

Trustee : Superior Escrow Company, a California Corporation

Beneficiary : Nolan H. Payton, Administrator of the Estate of Mamie Walker, Deceased

Recorded : 10/28/1976

Instr No. : 1126

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. T11537

SCHEDULE B (Continued)

MAILING ADDRESS : Superior Escrow Company, None Shown.

MAILING ADDRESS : Nolan H. Payton, 1728. West Santa Barbara Avenue, Los Angeles, CA 90062.

Assignment of the above referenced security instrument is as follows:

Assignee : Marcel Jordan

Recorded : 11/14/1997

Instr No. : 97 1810251

MAILING ADDRESS : Marcel Jordan, P.O. Box 7995, Long Beach, CA 90807.

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

Amount : \$220,000.00

Dated : 4/5/1991

Trustor : Paul H. Wells

Trustee : Ticor Title Insurance Company of California, a California Corporation

Beneficiary : James K. Wilson and J.W. Jones

Recorded : 4/10/1991

Instr No. : 91-509854

MAILING ADDRESS : Ticor Title Insurance Company of California, None Shown.

MAILING ADDRESS : James K. Wilson and J.W. Jones, None Shown.

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 3/10/2006

Instr No. : 06 0521118

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 4/20/2007

Instr No. : 20070957973

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 6/5/2009

Instr No. : 20090839547

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/15/2010

Instr No. : 20100067777

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 2/4/2011

Instr No. : 20110196413

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 11/1/2013

Instr No. : 20131561486

MAILING ADDRESS: Regina Craig et al, 2147 W Manchester Ave, Los Angeles CA, 90047

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

RECORDING REQUESTED BY
SAME AS BELOW

97 208650

AND WHEN RECORDED MAKE THIS DEED AND UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:
NAME: REGINA CRAIG
ADDRESS: 2147 W. MANCHESTER BL., LOS ANGELES, CA 90047
CITY: STATE: ZIP: OFF: TITLE: OWNER: #

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12:01 PM FEB 07 1997

\$ / 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

"The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less, and there is no additional consideration received by the grantor, R & T 11911"

DOCUMENTARY TRANSFER TAX: computed on full value of property conveyed, or computed on full value less liens and encumbrances remaining at time of sale.
Signature of Declarant or Agent Determining Tax: _____ Firm Name: _____

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged. (Wol. PAUL H. WELLS; PAUL H. WELLS, JR.; VALEMAR MASCADO

grant to: REGINA CRAIG AS HER SOLE AND SEPARATE PROPERTY
all that real property situated in the City of LOS ANGELES County, CALIFORNIA described as follows (insert legal description):

1/16 INTEREST:
LOT 1 IN BLOCK 2 OF TRACT 26, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 14, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
COMMONLY KNOWN AS: 310 E. BOTH STREET AND 8000-8004 S. SAN PEDRO LOS ANGELES, CA

Assessor's parcel No. 6030 020 001

Executed on 02/03 97 at LOS ANGELES CALIFORNIA

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Paul H. Wells
Paul H. Wells, Jr.
Valemar Mascado

On 02/03/97 before me, ROBBIE BRAGG personally appeared PAUL H. WELLS; PAUL WELLS, JR. VALEMAR MASCADO (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
Robbie Bragg

ROBBIE BRAGG
COMM. # 1049244
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires JAN 11, 1999

RIGHT THUMBPRINT (Optional)

[Empty box for thumbprint]

CAPACITY CLAIMED BY SIGNER(S)
INDIVIDUAL(S)
CORPORATE OFFICER(S)

PARTNER(S) LIMITED PARTNER(S)
ATTORNEY IN FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER

SIGNER IS REPRESENTING
(Name of Person(s) or Entity)

MAIL TAX STATEMENTS TO: REGINA CRAIG
REGINA CRAIG

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consider a lawyer if you doubt the form's fitness for your purpose and use. Workoffs makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WORKOFFS FORM 778 Rev. 3 886 (price class 3A)
GRANT DEED 1994 WORKOFFS FORMS, INC.

7 67775 39778 9

NOV 14 1997

CAMERA 2

97 1810251

RECORDING REQUESTED BY

MARCEL JORDAN

AND WHEN RECORDED MAIL TO:

MARCEL JORDAN
P.O. Box 7995
Long Beach, CA 90807

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
2:41 PM NOV 14 1997

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$10	0
DAF \$2	
L 20	2

ASSIGNMENT OF DEED OF TRUST

For Value Received, Nolan H. Payton, administrator of the Estate of Mamie Walker, deceased, being the sole beneficiary herein, hereby grants, assigns and transfers to MARCEL JORDAN, all beneficial interest under that certain First Deed of Trust dated December 1, 1976 executed by Paul H. Wells, a single man, to Superior Escrow Company, a California Corporation, as trustee, and recorded as Instrument No. 1126 on October 28, 1976 in the County Recorder's office of Los Angeles County, California, affecting the land as shown on the deed of trust therein described and below described. Together with the note or notes therein described or referred to, the money due and to become due there-on with interest, and all rights accrued or accrue under said Deed of Trust.

Lot 1 in Block 2 of Tract No. 26, in the city of Los Angeles, as per map recorded in Book 14, Pages 2 and 3 of Maps, in the office of the County Recorder of said County.

Dated: 11/14/97

Nolan H. Payton
NOLAN H. PAYTON, as
Administrator of the Estate of
Mamie Walker.

NOV 14 1997

NOV 14 1997

CAMERA 2

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 9807

State of California

County of Los Angeles

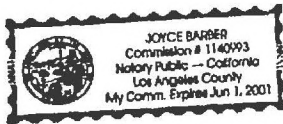
On November 14, 1997 before me,

Joyce Barber Notary
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Nolan H. Parker

NAME(S) OF SIGNER(S)

personally known to me - OR - I 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.

Joyce Barber
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Assignment of Deed of Trust
TITLE OR TYPE OF DOCUMENT

one
NUMBER OF PAGES

11-14-97
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

©1993 NATIONAL NOTARY ASSOCIATION • 2225 Fremont Ave., P.O. Box 7184 • Canoga Park, CA 91308-7184

NOV 14 1997

Recording Requested By: .

THOMAS E. REEKS .

Return To: .

THOMAS E. REEKS .
P.O. BOX 27416 .
LOS ANGELES, CA 90027 .

00 1244424

2

(Space above for Recorder's Use)
REQUEST FOR NOTICES OF DEFAULT AND SALE
(Civil Code § 2924b)

APN: 6030-020-001

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust recorded OCTOBER 28, 1976 in Instrument No. 1126, Bk. T10650, Pg 545 in the Official Records in the office of the County Recorder of Los Angeles County, California, executed by PAUL H. WELLS

as Trustor, in which NOLAN M. (or A or N) PAYTON, Administrator of the Est. of Mamie Walker, Dec'd. is named as Beneficiary and SUPERIOR ESCROW COMPANY, a Calif. corp. as Trustee, be mailed to:

THOMAS E. REEKS
P.O. BOX 27416
LOS ANGELES, CA 90027

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

Dated: August 1, 2000.

STATE OF CALIFORNIA)

) SS.

COUNTY OF LOS ANGELES)

Thomas E. Reeks

On August 1, 2000, before me, Alicia Ovanespour, a Notary Public, personally appeared Thomas E. Reeks, 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. (SEAL)

Signature: Alicia Ovanespour



RECORDING REQUESTED BY

W. L. SMITH III

AND WHEN RECORDED MAIL TO

91- 509854

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST 1 P.M. APR 10 1991

FEE \$9 P

Name W. L. SMITH III
Street Address 815 W. 94th ST.
City & State LOS ANGELES CA. 90003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT NO 0001055 TO 1942 CA 14 B5 (OPEN END) LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS THIS FORM FURNISHED BY TICOR TITLE INSURERS A P N

This Deed of Trust, made this 5th day of APRIL 1991, between PAUL H. WELLS, herein called Trustor, whose address is 815 W. 94th ST. LOS ANGELES, CA. 90003, and TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California Corporation, herein called Trustee, and JAMES K. WILSON AND J.W. JONES, herein called Beneficiary,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in THE CITY OF LOS ANGELES County, California, described as:

Lot 1 in Block 2 of Tract 26, in the city of LOS ANGELES, as per map Recorder in Book 14, pages 2 and 3 of Maps, in the office of the County Recorder of said county. Also known as 310 E. 80th ST. and 8000-8004 SO. SAN PEDRO ST. LOS ANGELES CA.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority herein after given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing:
1. Performance of each agreement of Trustor herein contained. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 220,000.00, executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:
(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor to comply with all laws affecting said property, or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default of notice of default hereunder or invalidate any act done pursuant to such notice.
(3) To appear in and defend any action or proceeding brought to affect the security hereof or the rights or powers of Beneficiary or Trustor and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
(4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on apportionment water hook; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be due or superior hereto; all costs, fees and expenses of this Trust.
(5) Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may, make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding brought to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
(6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may add or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure to do so.

(8) That at any time or from time to time, without liability therein and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property; consent to the making of any map or plan thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the title or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of this Trust, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name or for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby, or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property as the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of such purchase and payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinafter set forth.

Signature of Trustor

Paul H. Wells
PAUL H. WELLS

RECORD EXTRACT THIS BY ENACTED FOR TOO EARLY

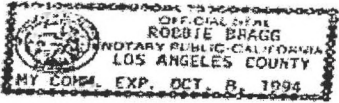
State of California)
County of Los Angeles)

On 4-10-1991 before me,
personally appeared Paul H. WELLS

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.

Signature Robbie Bragg



COMPLETE WIT

(By) _____
(By) _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

06 0521118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6030-020-001
AKA 8000 S SAN PEDRO ST
LOS ANGELES

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4170088)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 26 2 1 M B 14-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

DATED: This 07th Day of March, 2006

CRAIG REGINA ET AL
2147 W MANCHESTER AVE
LOS ANGELES CA, 90047

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By 
Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

04/20/07



20070957973

WHEN RECORDED MAIL TO

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4263180)

Telephone Number. (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 26 2 1 M 8 14-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6030-020-001
AKA 8000 S SAN PEDRO ST
LOS ANGELES

Owner
CRAIG REGINA ET AL
2147 W MANCHESTER AVE
LOS ANGELES CA, 90047

DATED: This 13th Day of April, 2007

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4603320)

Telephone Number (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows.

TR 26 2 1 M B 14-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6030-020-001
AKA 8000 S SAN PEDRO ST
LOS ANGELES

Owner.
CRAIG ET AL REGINA
2147 W MANCHESTER AVE
LOS ANGELES CA, 90047

DATED: This 29th Day of May, 2009

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

KP Karen Penner, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No. 4760418)

Telephone Number. (213) 482-6890 Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

TR 26 2 1 M B 14-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6030-020-001
AKA 8000 S SAN PEDRO ST AKA: 310 E
LOS ANGELES

Owner
CRAIG REGINA ET AL
2147 W MANCHESTER AVE
LOS ANGELES CA, 90047

DATED: This 06th Day of January, 2010

CITY OF LOS ANGELES

By *Karen Penera*
KP Karen Penera, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4982829)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows.

TR 26 2 1 M B 14-2/3

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6030-020-001
AKA 310 E 80TH ST
LOS ANGELES

Owner

PAUL WELLS ET AL REGINA CRAIG AND
2147 W MANCHESTER AVE
LOS ANGELES CA, 90047

DATED: This 14th Day of January, 2011

CITY OF LOS ANGELES

By



Karen Penner, Acting Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

2

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LIEN

APN: 6030-020-001
AKA: 310 EAST 80TH, LOS ANGELES, CA
AKA: 8000 SOUTH SAN PEDRO STREET, LOS ANGELES, CA

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on May 7, 2013, the City of Los Angeles hereby claims a lien in the sum \$4,402.63 against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property, located at:

AKA: 310 EAST 80TH, LOS ANGELES, CA
AKA: 8000 SOUTH SAN PEDRO STREET, LOS ANGELES, CA

The property subject to this Notice of Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Lot 1 in Block 2 of Tract No. 26, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 14, Page(s) 2 and 3 of Maps, in the office of the County Recorder of said County. (Full legal description is on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012).

**THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE
CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.**

OWNER(S):

NATHANIEL WELLS
c/o DENNIS E. MCGOLDRICK - #097720
ATTORNEY AT LAW
350 SOUTH CRENSHAW BLVD., SUITE A100
TORRANCE, CA 90503

REGINA CRAIG AND PAUL H. WELLS.
2147 WEST MANCHESTER AVE.
LOS ANGELES, CA 90047

DATED: This 5th Day of September, 2013

CITY OF LOS ANGELES
Department of Building and Safety

By 
Steve Ongele, Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **8002 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6030-020-001**

Date: **July 06, 2015**

Last Full Title: **05/21/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). REGINA CRAIG
2147 W. MANCHESTER BLVD.
LOS ANGELES, CA 90047
CAPACITY: OWNER

- 2). NOLAN H. PAYTON
1728 W. SANTA BARBARA AVE.
LOS ANGELES, CA 90062
CAPACITY: INTERESTED PARTIES

- 3). MARCEL JORDAN
P.O. BOX 7995
LONG BEACH, CA 90807
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
310 E 80TH ST, LOS ANGELES, CA 90003-2603



Bldg Card: 000 of 003

Owner Information

Owner Name: **CRAIG REGINA/WELLS PAUL H**
 Mailing Address: **2147 W MANCHESTER AVE, LOS ANGELES CA 90047-2929 C043**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT NO 26 LOT 1	APN:	6030-020-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2398.01 / 2	Subdivision:	26
Township-Range-Sect:		Map Reference:	58-B1 /
Legal Book/Page:	14-2	Tract #:	26
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:	2	School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	02/07/1997 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	208650	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	WELLS PAUL H		

Prior Sale Information

Prior Rec/Sale Date:	07/21/1986 / 07/1986	Prior Lender:	/
Prior Sale Price:	\$222,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	917737	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1933 /	Total Rooms/Offices:		Garage Area:	
Gross Area:	2,069	Total Restrooms:		Garage Capacity:	
Building Area:	2,069	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	HEATED
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR4	Acres:	0.15	County Use:	AUTO SVC SHOP (2600)
Lot Area:	6,669	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$173,422	Assessed Year:	2014	Property Tax:	\$6,895.50
Land Value:	\$82,988	Improved %:	52%	Tax Area:	7
Improvement Value:	\$90,434	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$173,422				

Comparable Summary

For Property Located At



310 E 80TH ST, LOS ANGELES, CA 90003-2603

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$100,000	\$8,635,000	\$1,552,750
Bldg/Living Area	2,069	1,767	2,376	2,003
Price/Sqft	\$0.00	\$54.11	\$3,837.78	\$763.39
Year Built	1933	1903	2009	1957
Lot Area	6,669	3,874	27,023	9,631
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$173,422	\$56,773	\$1,737,435	\$348,226
Distance From Subject	0.00	2.28	18.28	9.97

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		310 E 80TH ST		1933			02/07/1997	2,069	6,669	0.0
Comparables										
<input checked="" type="checkbox"/>	1	8216 S WESTERN AVE	\$375,000	1966			05/29/2015	1,848	17,605	2.28
<input checked="" type="checkbox"/>	2	1551 E WASHINGTON BLVD	\$820,000	1922			02/11/2015	1,959	9,692	4.05
<input checked="" type="checkbox"/>	3	13000 PRAIRIE AVE	\$500,000	1970			04/01/2015	2,268	5,811	5.6
<input checked="" type="checkbox"/>	4	407 N CRANE AVE	\$465,000	1949			04/02/2015	1,804	5,583	5.8
<input checked="" type="checkbox"/>	5	1236 E COMPTON BLVD	\$100,000	1940			12/19/2014	1,848	6,957	5.93
<input checked="" type="checkbox"/>	6	1422 BEVERLY BLVD	\$5,040,000	1903			02/02/2015	1,792	4,620	6.62
<input checked="" type="checkbox"/>	7	1332 S LA BREA AVE	\$8,635,000	1939			04/27/2015	2,250	6,521	7.15
<input checked="" type="checkbox"/>	8	4751 E CESAR E CHAVEZ AVE	\$1,475,000	1970			01/28/2015	1,800	10,625	7.95
<input checked="" type="checkbox"/>	9	9055 JEFF ST	\$265,000	1971			05/29/2015	1,862	4,799	8.61
<input checked="" type="checkbox"/>	10	8596 W PICO BLVD	\$3,125,000	1948			12/08/2014	2,174	9,547	8.68
<input checked="" type="checkbox"/>	11	11280 WASHINGTON BLVD	\$1,125,000	1971			12/31/2014	2,100	5,111	8.72
<input checked="" type="checkbox"/>	12	3634 SAN FERNANDO RD	\$1,100,000	1933		2	06/05/2015	2,256	10,388	10.78
<input checked="" type="checkbox"/>	13	1140 E COLORADO ST	\$2,650,000	2002			05/01/2015	1,900	15,255	12.28
<input checked="" type="checkbox"/>	14	1230 E ANAHEIM ST	\$600,000	1985		1	04/17/2015	1,850	17,763	12.89
<input checked="" type="checkbox"/>	15	1333 SEABRIGHT AVE	\$225,000	1942			05/29/2015	1,920	6,503	12.95
<input checked="" type="checkbox"/>	16	6600 SAN FERNANDO RD	\$935,000	1923			06/26/2015	1,767	3,874	14.06
<input checked="" type="checkbox"/>	17	9354 VALLEY BLVD	\$1,500,000	1950			05/08/2015	2,200	6,379	14.09
<input checked="" type="checkbox"/>	18	2607 TYLER AVE	\$620,000	1978			04/02/2015	2,376	11,254	14.81
<input checked="" type="checkbox"/>	19	14960 VALLEY BLVD	\$500,000	2009			02/26/2015	2,020	7,317	17.78
<input checked="" type="checkbox"/>	20	13720 VANOWEN ST	\$1,000,000	1972			10/09/2014	2,060	27,023	18.28

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

310 E 80TH ST, LOS ANGELES, CA 90003-2603**20 Comparable(s) Selected.**

Report Date: 07/06/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$8,635,000	\$1,552,750
Bldg/Living Area	2,069	1,767	2,376	2,003
Price/Sqft	\$0.00	\$54.11	\$3,837.78	\$763.39
Year Built	1933	1903	2009	1957
Lot Area	6,669	3,874	27,023	9,631
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$173,422	\$56,773	\$1,737,435	\$348,226
Distance From Subject	0.00	2.28	18.28	9.97

* = user supplied for search only

Comp #: **1** Distance From Subject: **2.28 (miles)**
 Address: **8216 S WESTERN AVE, LOS ANGELES, CA 90047**
 Owner Name: **8210 S WESTERN AVE 26 LLC/WESTERN PROPERTY LLC**
 Seller Name: **COLLINS ROMMEL C SR**
 APN: **6034-016-027** Map Reference: **57-E1 /** Building Area: **1,848**
 County: **LOS ANGELES, CA** Census Tract: **2381.00** Total Rooms/Offices:
 Subdivision: **4511** Zoning: **LAC2** Total Restrooms:
 Rec Date: **05/29/2015** Prior Rec Date: Yr Built/Eff: **1966 / 1966**
 Sale Date: **05/26/2015** Prior Sale Date: Air Cond:
 Sale Price: **\$375,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **625267** Acres: **0.40**
 1st Mtg Amt: Lot Area: **17,605**
 Total Value: **\$131,878** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **4.05 (miles)**
 Address: **1551 E WASHINGTON BLVD, LOS ANGELES, CA 90021**
 Owner Name: **GUZMAN AIMEE Z**
 Seller Name: **MARTES G E 2000 TRUST**
 APN: **5129-010-024** Map Reference: **44-D6 /** Building Area: **1,959**
 County: **LOS ANGELES, CA** Census Tract: **2260.01** Total Rooms/Offices:
 Subdivision: **MCDONALD J G TR** Zoning: **LAM2** Total Restrooms:
 Rec Date: **02/11/2015** Prior Rec Date: Yr Built/Eff: **1922 /**
 Sale Date: **09/23/2014** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$820,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **154419** Acres: **0.22**
 1st Mtg Amt: Lot Area: **9,692**
 Total Value: **\$56,773** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **5.6 (miles)**
 Address: **13000 PRAIRIE AVE, HAWTHORNE, CA 90250-5308**
 Owner Name: **DADVASH GHOLAM R**
 Seller Name: **ECHMALIAN CHARLES JR**
 APN: **4050-003-029** Map Reference: **63-B1 /** Building Area: **2,268**
 County: **LOS ANGELES, CA** Census Tract: **6025.08** Total Rooms/Offices:
 Subdivision: **5545** Zoning: **HACM** Total Restrooms:
 Rec Date: **04/01/2015** Prior Rec Date: **03/24/1986** Yr Built/Eff: **1970 / 1970**
 Sale Date: **12/22/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$500,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **351455** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,811**
 Total Value: **\$86,958** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **5.8 (miles)**
 Address: **407 N CRANE AVE, COMPTON, CA 90221**
 Owner Name: **HUERTA JUAN J/HERNANDEZ MARIA D**
 Seller Name: **MORRIS MELVIN**
 APN: **6178-021-032** Map Reference: **65-B2 /** Building Area: **1,804**
 County: **LOS ANGELES, CA** Census Tract: **5416.05** Total Rooms/Offices:
 Subdivision: **9374** Zoning: **COCL*** Total Restrooms:
 Rec Date: **04/02/2015** Prior Rec Date: **01/09/2003** Yr Built/Eff: **1949 / 1954**
 Sale Date: **02/23/2015** Prior Sale Date: **12/20/2002** Air Cond:
 Sale Price: **\$465,000** Prior Sale Price: **\$195,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **361022** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,583**
 Total Value: **\$59,064** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **8.61 (miles)**
 Address: **9055 JEFF ST, BELLFLOWER, CA 90706-2807**
 Owner Name: **PLUNKETT OMAR & RUTH**
 Seller Name: **YOUNTS BILLY R & DEBRA J**
 APN: **6278-007-011** Map Reference: **66-B2 /** Building Area: **1,862**
 County: **LOS ANGELES, CA** Census Tract: **5533.00** Total Rooms/Offices:
 Subdivision: **RANCHO LOS CERRITOS** Zoning: **BFM1*** Total Restrooms:
 Rec Date: **05/29/2015** Prior Rec Date: **03/15/1984** Yr Built/Eff: **1971 / 1971**
 Sale Date: **05/26/2015** Prior Sale Date:
 Sale Price: **\$265,000** Prior Sale Price: **\$75,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **CONFIRMED** Pool:
 Document #: **630639** Acres: **0.11** Roof Mat:
 1st Mtg Amt: **\$299,500** Lot Area: **4,799**
 Total Value: **\$171,188** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **8.68 (miles)**
 Address: **8596 W PICO BLVD, LOS ANGELES, CA 90035-2410**
 Owner Name: **8590 PICO LLC**
 Seller Name: **SAHAR NAHUM J & ZMIRA**
 APN: **4303-035-074** Map Reference: **/** Building Area: **2,174**
 County: **LOS ANGELES, CA** Census Tract: **2170.02** Total Rooms/Offices:
 Subdivision: Zoning: **LAC4** Total Restrooms:
 Rec Date: **12/08/2014** Prior Rec Date: Yr Built/Eff: **1948 /**
 Sale Date: **12/03/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$3,125,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1321062** Acres: **0.22**
 1st Mtg Amt: Lot Area: **9,547**
 Total Value: **\$1,383,250** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **8.72 (miles)**
 Address: **11280 WASHINGTON BLVD, CULVER CITY, CA 90230-4620**
 Owner Name: **11280 WASHINGTON LLC**
 Seller Name: **OZAKI F & F FAMILY TRUST**
 APN: **4217-011-061** Map Reference: **50-A2 /** Building Area: **2,100**
 County: **LOS ANGELES, CA** Census Tract: **7028.02** Total Rooms/Offices:
 Subdivision: **7026** Zoning: **CCC3*** Total Restrooms:
 Rec Date: **12/31/2014** Prior Rec Date: Yr Built/Eff: **1971 / 1971**
 Sale Date: **12/10/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$1,125,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1425594** Acres: **0.12**
 1st Mtg Amt: **\$562,500** Lot Area: **5,111**
 Total Value: **\$126,558** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **10.78 (miles)**
 Address: **3634 SAN FERNANDO RD, GLENDALE, CA 91204-2945**
 Owner Name: **SOS PROPERTY INC**
 Seller Name: **ODJAKHIAN TRUST**
 APN: **5459-002-010** Map Reference: **35-C1 /** Building Area: **2,256**
 County: **LOS ANGELES, CA** Census Tract: **3025.05** Total Rooms/Offices:
 Subdivision: **2677** Zoning: **LAM1** Total Restrooms: **2.00**
 Rec Date: **06/05/2015** Prior Rec Date: **10/31/1994** Yr Built/Eff: **1933 /**
 Sale Date: **06/04/2015** Prior Sale Date: Air Cond:
 Sale Price: **\$1,100,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**
 Document #: **667045** Acres: **0.24**
 1st Mtg Amt: Lot Area: **10,388**
 Total Value: **\$524,027** # of Stories: **1.00**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **12.28 (miles)**
 Address: **1140 E COLORADO ST, GLENDALE, CA 91205-1309**
 Owner Name: **CHASE COLORADO LLC**
 Seller Name: **BAYAT MOHAMMAD 2004 TRUST**
 APN: **5674-022-034** Map Reference: **25-D4 /** Building Area: **1,900**
 County: **LOS ANGELES, CA** Census Tract: **3021.03** Total Rooms/Offices:
 Subdivision: **MCINTYRES WILLIAMS TR** Zoning: **GLCM-C3*** Total Restrooms:
 Rec Date: **05/01/2015** Prior Rec Date: **12/24/2009** Yr Built/Eff: **2002 / 2002**
 Sale Date: **02/18/2015** Prior Sale Date: **11/16/2009** Air Cond:
 Sale Price: **\$2,650,000** Prior Sale Price: **\$1,650,000** Pool:
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Roof Mat:
 Document #: **499080** Acres: **0.35**
 1st Mtg Amt: **\$1,000,000** Lot Area: **15,255**
 Total Value: **\$1,737,435** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **12.89 (miles)**
 Address: **1230 E ANAHEIM ST, WILMINGTON, CA 90744**
 Owner Name: **PETROL LK**
 Seller Name: **PARK & MUSICK TRUST**
 APN: **7424-023-038** Map Reference: **74-D4 /** Building Area: **1,850**
 County: **LOS ANGELES, CA** Census Tract: **2947.01** Total Rooms/Offices:
 Subdivision: **484** Zoning: **LAM2** Total Restrooms: **1.00**
 Rec Date: **04/17/2015** Prior Rec Date: **05/01/1996** Yr Built/Eff: **1985 / 1985**
 Sale Date: **03/19/2015** Prior Sale Date:
 Sale Price: **\$600,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **431440** Acres: **0.41**
 1st Mtg Amt: **\$510,000** Lot Area: **17,763**
 Total Value: **\$168,028** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **12.95 (miles)**
 Address: **1333 SEABRIGHT AVE, LONG BEACH, CA 90813-1127**
 Owner Name: **GUEVARA MIRIAM B**
 Seller Name: **ESTRADA ALFREDO & ZOILA**
 APN: **7429-041-036** Map Reference: **75-A4 /** Building Area: **1,920**
 County: **LOS ANGELES, CA** Census Tract: **5755.00** Total Rooms/Offices:
 Subdivision: **2600** Zoning: **LBIG** Total Restrooms:
 Rec Date: **05/29/2015** Prior Rec Date: **01/14/1999** Yr Built/Eff: **1942 / 1945**
 Sale Date: **03/12/2015** Prior Sale Date: **12/21/1998** Air Cond:
 Sale Price: **\$225,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **629507** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,503**
 Total Value: **\$134,150** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **14.06 (miles)**
 Address: **6600 SAN FERNANDO RD, GLENDALE, CA 91201-1703**
 Owner Name: **REMEDY LLC**
 Seller Name: **DILANCHIAN HENRIK**
 APN: **5623-023-018** Map Reference: **24-F1 /** Building Area: **1,767**
 County: **LOS ANGELES, CA** Census Tract: **3016.01** Total Rooms/Offices:
 Subdivision: **4516** Zoning: **GLC3*** Total Restrooms:
 Rec Date: **06/26/2015** Prior Rec Date: **06/18/2004** Yr Built/Eff: **1923 / 1928**
 Sale Date: **06/23/2015** Prior Sale Date: **06/10/2004** Air Cond: **NONE**
 Sale Price: **\$935,000** Prior Sale Price: **\$560,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **771784** Acres: **0.09**
 1st Mtg Amt: **\$841,000** Lot Area: **3,874**
 Total Value: **\$649,499** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **17** Distance From Subject: **14.09 (miles)**
 Address: **9354 VALLEY BLVD, ROSEMEAD, CA 91770-1924**
 Owner Name: **9354 AYOS LLC**
 Seller Name: **TREPANIER C J TRUST**
 APN: **8594-005-006** Map Reference: **38-B5 /** Building Area: **2,200**
 County: **LOS ANGELES, CA** Census Tract: **4329.01** Total Rooms/Offices:
 Subdivision: **7063** Zoning: **RMC3*** Total Restrooms:
 Rec Date: **05/08/2015** Prior Rec Date: **08/30/1989** Yr Built/Eff: **1950 / 1950**
 Sale Date: **09/26/2014** Prior Sale Date:
 Sale Price: **\$1,500,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **534491** Acres: **0.15**
 1st Mtg Amt: **\$900,000** Lot Area: **6,379**
 Total Value: **\$203,634** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **14.81 (miles)**
 Address: **2607 TYLER AVE, EL MONTE, CA 91733-2321**
 Owner Name: **ULUG ABE**
 Seller Name: **MILLER S L & J J TRUST**
 APN: **8104-002-023** Map Reference: **47-D2 /** Building Area: **2,376**
 County: **LOS ANGELES, CA** Census Tract: **4334.02** Total Rooms/Offices:
 Subdivision: Zoning: **EMC3*** Total Restrooms:
 Rec Date: **04/02/2015** Prior Rec Date: **10/21/2004** Yr Built/Eff: **1978 / 1978**
 Sale Date: **03/17/2015** Prior Sale Date: **10/12/2004** Air Cond:
 Sale Price: **\$620,000** Prior Sale Price: **\$100,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **361913** Acres: **0.26**
 1st Mtg Amt: **\$465,000** Lot Area: **11,254**
 Total Value: **\$265,356** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **19** Distance From Subject: **17.78 (miles)**
 Address: **14960 VALLEY BLVD, LA PUENTE, CA 91746**
 Owner Name: **WALNUT TOP TIER GROUP INC**
 Seller Name: **REED JERRY D**
 APN: **8208-010-024** Map Reference: **48-D5 /** Building Area: **2,020**
 County: **LOS ANGELES, CA** Census Tract: **4082.02** Total Rooms/Offices:
 Subdivision: **1343** Zoning: **LCM1BE*** Total Restrooms:
 Rec Date: **02/26/2015** Prior Rec Date: **03/19/1997** Yr Built/Eff: **2009 / 2009**
 Sale Date: **02/05/2015** Prior Sale Date:
 Sale Price: **\$500,000** Prior Sale Price: **\$90,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **211978** Acres: **0.17** Roof Mat:
 1st Mtg Amt: Lot Area: **7,317**
 Total Value: **\$336,124** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **20** Distance From Subject: **18.28 (miles)**
 Address: **13720 VANOWEN ST, VAN NUYS, CA 91405-4117**
 Owner Name: **ROLAND PROPERTY HOLDING LLC**
 Seller Name: **LADANYL FAMILY TRUST**
 APN: **2238-010-030** Map Reference: **15-F4 /** Building Area: **2,060**
 County: **LOS ANGELES, CA** Census Tract: **1281.01** Total Rooms/Offices:
 Subdivision: **1000** Zoning: **LAC2** Total Restrooms:
 Rec Date: **10/09/2014** Prior Rec Date: **10/31/1975** Yr Built/Eff: **1972 / 1972**
 Sale Date: **10/06/2014** Prior Sale Date:
 Sale Price: **\$1,000,000** Prior Sale Price: **\$285,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **1069177** Acres: **0.62** Roof Mat:
 1st Mtg Amt: Lot Area: **27,023**
 Total Value: **\$193,098** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**

Date: **July 06, 2015**

JOB ADDRESS: **8002 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6030-020-001**

CASE#: **518348**

ORDER NO: **A-3358623**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 23, 2013**

COMPLIANCE EXPECTED DATE: **November 22, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3358623

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

REGINA CRAIG AND PAUL WELLS, ET AL
2147 W MANCHESTER AVE
LOS ANGELES, CA 90047

CASE #: 518348
ORDER #: A-3358623
EFFECTIVE DATE: October 23, 2013
COMPLIANCE DATE: November 22, 2013

OWNER OF

SITE ADDRESS: 8002 S SAN PEDRO ST
ASSESSORS PARCEL NO.: 6030-020-001
ZONE: R4; Multiple Dwelling Zone

RECEIVED
10/18/13

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Addition to buildings along San Pedro Street

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2. The approximate 8' x 14' construction of a addition to the retail building was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

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, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Addition to buildings along San Pedro Street

3. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Buildings along San Pedro Street

Comments: Obtain permits and approvals for repairs.

4. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Buildings along San Pedro Street

5. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Buildings along San Pedro Street

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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 98.04 II 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.

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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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)789-1488. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: October 17, 2013

JOHN KLARIN
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1488
John.Klarin@lacity.org


REVIEWED BY

