

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

December 12, 2014

Council District: # 9

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

JOB ADDRESS: 7314 SOUTH AVALON BLVD., LOS ANGELES, CA
(AKA: 606 EAST 73RD STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 6023-008-004

On May 4, 2011 and November 4, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C."), the Department of Building and Safety (the "Department") investigated and identified code violations at: 7314 South Avalon Blvd., (aka: 606 East 73rd Street), Los Angeles, California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on August 6, 2012, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	770.82
Title Report fee	42.00
Grand Total	\$ 5,147.24

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$5,147.24 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$5,147.24 on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


for Steve Ongele
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. T10889
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6023-008-004

Property Address: 7314 S AVALON BLVD ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: PELAYO CRESPO AND DORINDA Y. SOLORZANO, HUSBAND AND WIFE

Grantee: SONIA NAVARRETE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND IVANIA NAVARRETE, A SINGLE WOMAN, BOTH AS JOINT TENANTS

Instrument: 20091349189

Book/Page: N/A

Dated: 09/01/2009

Recorded: 09/02/2009

**MAILING ADDRESS: SONIA NAVARRETE AND IVANIA NAVARRETE
606 E. 73TH LOS ANGELES, CA 90001**

SCHEDULE B

LEGAL DESCRIPTION

LOTS 141, 142, 143, AND 144 OF TRACT 6097, AS PER MAP RECORDED IN BOOK 68 PAGES 26 TO 28 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

NO OPEN DOT/ MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 03/09/2010, RECORDED 03/19/2010 AS INSTRUMENT NO. 20100381603.

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

MAILING ADDRESS: NAVARRETE SONIA 606 E 73RD ST LOS ANGELES CA, 90001

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. T10889

SCHEDULE B (Continued)

NOTICE OF PENDING LIEN, DATED 12/23/2010, RECORDED 01/14/2011 AS INSTRUMENT NO. 20110086717.

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

MAILING ADDRESS: NAVARRETE SONIA 606 E 73RD ST LOS ANGELES CA, 90001

NOTICE OF PENDING LIEN, DATED 05/02/2011, RECORDED 05/20/2011 AS INSTRUMENT NO. 20110713440.

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

MAILING ADDRESS: NAVARRETE SONIA 606 E 73RD ST LOS ANGELES CA, 90001

NOTICE OF PENDING LIEN, DATED 06/17/2011, RECORDED 07/01/2011 AS INSTRUMENT NO. 20110899544.

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

MAILING ADDRESS: NAVARRETE SONIA 10444 HALEDON AVE DOWNEY CA, 90241

NOTICE OF PENDING LIEN, DATED 08/29/2011, RECORDED 09/02/2011 AS INSTRUMENT NO. 20111195317.

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

MAILING ADDRESS: IVANIA NAVARRETE SONIA NAVARRETE AND 10444 HALEDON AVE DOWNEY CA, 90241

NOTICE OF PENDING LIEN, DATED 08/29/2011, RECORDED 09/02/2011 AS INSTRUMENT NO. 20111195318.

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

MAILING ADDRESS: IVANIA NAVARRETE SONIA NAVARRETE 10444 HALEDON AVE DOWNEY CA, 90241

NOTICE OF PENDING LIEN, DATED 08/29/2011, RECORDED 09/02/2011 AS INSTRUMENT NO. 20111195319.

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

MAILING ADDRESS: IVANIA NAVARRETE & SONIA NAVARRETE 10444 HALEDON AVE DOWNEY CA, 90241

NOTICE OF PENDING LIEN, DATED 12/21/2011, RECORDED 10/28/2011 AS INSTRUMENT NO. 20111464360.

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

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

Work Order No. T10889

SCHEDULE B (Continued)

MAILING ADDRESS: NAVARRETE SONIA 606 E 73RD ST LOS ANGELES CA, 90001

NOTICE OF PENDING LIEN, DATED 02/23/2012, RECORDED 03/02/2012 AS INSTRUMENT NO. 20120336101.

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

MAILING ADDRESS: IVANIA NAVARRETE SONIA NAVARRETE AND 7314 S AVALON BLVD LOS ANGELES CA, 90001

NOTICE OF PENDING LIEN, DATED 04/20/2012, RECORDED 05/04/2012 AS INSTRUMENT NO. 20120670690.

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

MAILING ADDRESS: IVANIA NAVARRETE SONIA NAVARRETE AND 7314 S AVALON BLVD LOS ANGELES CA, 90001

NOTICE OF PENDING LIEN, DATED 12/18/2012, RECORDED 01/11/2013 AS INSTRUMENT NO. 20130056670.

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

MAILING ADDRESS: SONIA NAVARRETE & IVANIA NAVARRETE 606 E 73RD ST LOS ANGELES CA, 90001

NOTICE OF LIEN DATED 06/24/2013 RECORDED 07/12/2013 AS INSTRUMENT NO. 20131028640

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

MAILING ADDRESS: SONIA NAVARRETE, 606 EAST 73RD STREET LOS ANGELES, CA 90003

MAILING ADDRESS: SONIA NAVARRETE & IVANIA NAVARRETE 606 E 73RD ST LOS ANGELES CA, 90003-2302

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY DATED 06/30/2010 RECORDED 08/16/2013 AS INSTRUMENT NO. 20131206764

MAILING ADDRESS: SECURED PROPERTY TAX DIVISION TAX DEFAULTED LAND UNIT 225 NO. HILL STREET, RM 130 LOS ANGELES, CA 90012

MAILING ADDRESS: NAVARRETE, SONIA AND NAVARRETE, IVANIA 606 E 73RD ST LOS ANGELES CA 90001-2302

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
SONIA NAVARRETE ET AL
606 E. 73TH
LOS ANGELES, CALIFORNIA 90003



APN#6023-008-004.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is -0-
(X) computed on full value of the interest of property conveyed, or
() computed on the full value less the value of liens or encumbrances
remaining thereon at the time of sale.
(X) City of: LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PELAYO CRESPO AND DORINDA Y. SOLORZANO, HUSBAND AND WIFE
hereby GRANTS(S) TO

SONIA NAVARRETE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND IVANIA NAVARRETE,
A SINGLE WOMAN , BOTH AS JOINT TENANTS.

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

LOTS 141,142,143, AND 144 OF TRACT 6097, AS PER MAP RECORDED IN BOOK 68 PAGES 26 TO 28
INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911.

PROPERTY ADDRESS: 606 EAST 73RD STREET. LOS ANGELES, CA 90003
DATED: September 1, 2009

STATE OF CALIFORNIA,
COUNTY OF Los Angeles) SS
On September 1st 2009 before me,
JOSE A. RAMIREZ, Notary Public,
personally appeared PELAYO CRESPO
AND DORINDA Y. SOLORZANO

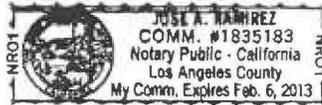
[Handwritten signatures]
PELAYO CRESPO
DORINDA Y. SOLORZANO

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 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]*



(This area for official notarial seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW;

PARTY SHOWN, MAIL AS DIRECTED ABOVE.

Recording Requested By

TREASURER AND TAX COLLECTOR
SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NO. HILL STREET, RM 130
LOS ANGELES, CA 90012

And When Recorded Mail to

NAVARRETE, SONIA AND
NAVARRETE, IVANIA
606 E 73RD ST
LOS ANGELES CA 90001-2302



NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2010
for the nonpayment of delinquent taxes in the amount of \$ 5,340.63
for the fiscal year 2009-2010 . Default Number 6023 008 004

Pursuant to Revenue & Taxation Code 3691, the Tax Collector has the power to sell non-residential commercial property that is defaulted three or more years.

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that three or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to NAVARRETE, SONIA AND NAVARRETE, IVANIA

and is situated in said county, State of California, described as follows: 6023 008 004
(Assessor's Parcel Number)

TRACT # 6097 LOTS 141,142,143 AND LOT 144

MARK J. SALADINO,
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

By Kathleen Glosch
Deputy Tax Collector

STATE OF CALIFORNIA }
County of Los Angeles } ss.

On AUGUST 16, 2013 before me personally appeared KATHLEEN GLOSTER 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 on 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 statement is true and correct. WITNESS my hand and official seal.

Sale No. 2014A

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California

By Rebecca Nippon
Deputy County Clerk



SEQ. 1318

Property Detail Report

For Property Located At :
606 E 73RD ST, LOS ANGELES, CA 90001-2302



Owner Information

Owner Name: NAVARRETE SONIA & IVANIA
 Mailing Address: 606 E 73RD ST, LOS ANGELES CA 90001-2302 C021
 Vesting Codes: MW // JT

Location Information

Legal Description: TRACT # 6097 LOTS 141,142,143 AND LOT 144
 County: LOS ANGELES, CA APN: 6023-008-004
 Census Tract / Block: 2395.01 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 6097
 Legal Book/Page: 68-26 Map Reference: 52-C6 / 674-D7
 Legal Lot: 144 Tract #: 6097
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 09/02/2009 / 09/01/2009 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1349189

Last Market Sale Information

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

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Year Built / Eff: 1958 / 1961 Total Rooms/Offices
 Gross Area: 7,500 Total Restrooms:
 Building Area: 7,500 Roof Type:
 Tot Adj Area: Roof Material: ROLL COMPOSITION
 Above Grade: Construction:
 # of Stories: 1.00 Foundation: CONCRETE
 Other Improvements: Exterior wall: TILT-UP
 Basement Area: Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality: AVERAGE
 Condition:

Site Information

Zoning: LAC2 Acres: 0.39 County Use: AUTO SVC SHOP (2600)
 Lot Area: 17,102 Lot Width/Depth: 171 x 100 State Use:
 Land Use: AUTO REPAIR Commercial Units:
 Site Influence: CORNER Sewer Type: Building Class:

Tax Information

Total Value: \$931,896 Assessed Year: 2014 Property Tax: \$12,574.44
 Land Value: \$720,246 Improved %: 23% Tax Area: 6659
 Improvement Value: \$211,650 Tax Year: 2013 Tax Exemption:
 Total Taxable Value: \$931,896

Comparable Summary

For Property Located At



606 E 73RD ST, LOS ANGELES, CA 90001-2302

18 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: 18

	Subject Property	Low	High	Average
Sale Price	\$0	\$610,000	\$12,000,000	\$2,155,469
Bldg/Living Area	7,500	6,489	8,532	7,258
Price/Sqft	\$0.00	\$87.37	\$1,559.25	\$289.34
Year Built	1958	1921	2007	1958
Lot Area	17,102	6,508	185,873	23,450
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$931,896	\$315,205	\$2,780,000	\$1,063,660
Distance From Subject	0.00	0.97	22.89	11.59

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bld	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		606 E 73RD ST		1958				7,500	17,102	0.0
Comparables										
<input checked="" type="checkbox"/>	1	750 E MANCHESTER AVE	\$790,000	1960			09/04/2014	6,708	11,051	0.97
<input checked="" type="checkbox"/>	2	610 W FLORENCE AVE	\$610,000	1947			07/02/2014	6,982	12,545	1.11
<input checked="" type="checkbox"/>	3	1165 S MAIN ST	\$4,100,000	1921			04/15/2014	8,532	8,584	4.47
<input checked="" type="checkbox"/>	4	413 E EUCLID AVE	\$680,000	1985			11/13/2014	6,558	21,723	4.9
<input checked="" type="checkbox"/>	5	4470 W ROSECRANS AVE	\$1,300,000	1987			09/04/2014	6,920	17,422	7.14
<input checked="" type="checkbox"/>	6	3645 W TEMPLE ST	\$874,000	1928			07/16/2014	7,976	13,594	7.22
<input checked="" type="checkbox"/>	7	1178 N WESTERN AVE	\$1,900,000	1970			08/04/2014	6,535	11,870	8.6
<input checked="" type="checkbox"/>	8	5531 CHERRY AVE	\$1,150,000	1950			10/22/2014	7,104	13,519	9.78
<input checked="" type="checkbox"/>	9	3413 CAHUENGA BLVD W	\$3,000,000	1948			04/10/2014	6,669	12,579	12.02
<input checked="" type="checkbox"/>	10	24906 NORMANDIE AVE	\$12,000,000	1960			08/05/2014	7,696	185,873	12.14
<input checked="" type="checkbox"/>	11	773 W CALIFORNIA AVE		1955	2	1	10/16/2014	6,650	12,361	12.19
<input checked="" type="checkbox"/>	12	1310 LONG BEACH BLVD	\$1,275,000	1926			05/28/2014	7,500	7,469	13.89
<input checked="" type="checkbox"/>	13	3901 E BROADWAY	\$1,025,000	1971			09/19/2014	6,489	6,508	15.95
<input checked="" type="checkbox"/>	14	28 W LIVE OAK AVE	\$1,558,500	2007			04/16/2014	8,054	22,708	16.21
<input checked="" type="checkbox"/>	15	14761 BESSEMER ST		1973			10/01/2014	6,804	12,806	17.98
<input checked="" type="checkbox"/>	16	7605 VAN NUYS BLVD	\$2,125,000	1957			04/04/2014	7,000	22,535	19.35
<input checked="" type="checkbox"/>	17	930 E ARROW HWY	\$1,300,000	1982			03/26/2014	8,126	14,591	21.74
<input checked="" type="checkbox"/>	18	116 W SAN BERNARDINO RD	\$800,000	1923			03/14/2014	8,344	14,367	22.89

Comp #:	1	Distance From Subject: 0.97 (miles)	
Address:	750 E MANCHESTER AVE, LOS ANGELES, CA 90001-3633		
Owner Name:	ALLEGRO VENTURES LLC		
Seller Name:	PANCHOS ENTS INC		
APN:	6042-002-029	Map Reference:	58-C2 / 704-E2
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	1977	Zoning:	LAC2
Rec Date:	09/04/2014	Prior Rec Date:	06/24/1998
Sale Date:	08/26/2014	Prior Sale Date:	11/17/1997
Sale Price:	\$790,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	928418	Acres:	0.25
1st Mtg Amt:	\$400,000	Lot Area:	11,051
Total Value:	\$315,205	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	6,708
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1960 /
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	2	Distance From Subject: 1.11 (miles)	
Address:	610 W FLORENCE AVE, LOS ANGELES, CA 90044		
Owner Name:	SLE ENTS INC		
Seller Name:	BOECKMANN K L & T J TRUST		
APN:	6020-028-005	Map Reference:	52-A5 / 674-B7
County:	LOS ANGELES, CA	Census Tract:	2377.10
Subdivision:	FIGUEROA BLVD TR	Zoning:	LAC2
Rec Date:	07/02/2014	Prior Rec Date:	12/14/1994
Sale Date:	06/04/2014	Prior Sale Date:	
Sale Price:	\$610,000	Prior Sale Price:	\$142,061
Sale Type:	FULL	Prior Sale Type:	
Document #:	683554	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,545
Total Value:	\$564,872	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	6,982
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1947 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	3	Distance From Subject: 4.47 (miles)	
Address:	1165 S MAIN ST, LOS ANGELES, CA 90015		
Owner Name:	MAIN FUND ASSOCIATES LLC		
Seller Name:	KIM EDWARD & KYUNG H		
APN:	5139-017-015	Map Reference:	44-C4 / 634-E6
County:	LOS ANGELES, CA	Census Tract:	2079.00
Subdivision:	2289	Zoning:	LAC2
Rec Date:	04/15/2014	Prior Rec Date:	05/31/2002
Sale Date:	03/25/2014	Prior Sale Date:	05/01/2002
Sale Price:	\$4,100,000	Prior Sale Price:	\$2,475,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	380027	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,584
Total Value:	\$1,867,922	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	8,532
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1921 / 1921
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	4	Distance From Subject: 4.9 (miles)	
Address:	413 E EUCLID AVE, COMPTON, CA 90222		
Owner Name:	CASANOVA JORGE A		
Seller Name:	FRANK IGOR L		
APN:	6169-026-010	Map Reference:	64-F1 / 735-A2
County:	LOS ANGELES, CA	Census Tract:	5416.03
Subdivision:	BELLE VERNON ACRES	Zoning:	COMH-B*
Rec Date:	11/13/2014	Prior Rec Date:	04/30/2004
Sale Date:	10/22/2014	Prior Sale Date:	04/14/2004
Sale Price:	\$680,000	Prior Sale Price:	\$570,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1207976	Acres:	0.50
1st Mtg Amt:	\$382,976	Lot Area:	21,723
Total Value:	\$661,099	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	616 /
		Building Area:	6,558
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1985 /
		Air Cond:	WALL
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	5	Distance From Subject: 7.14 (miles)	
Address:	4470 W ROSECRANS AVE, HAWTHORNE, CA 90250-6934		
Owner Name:	4470 W ROSECRANS LLC		
Seller Name:	ABW ROSECRANS INC		
APN:	4078-033-033	Map Reference:	63-A2 / 733-C4
County:	LOS ANGELES, CA	Census Tract:	6039.00
Subdivision:	LAWNDALE	Zoning:	LNMI-R1P
Rec Date:	09/04/2014	Prior Rec Date:	10/09/2009
Sale Date:	08/30/2014	Prior Sale Date:	09/29/2009
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,665,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	926669	Acres:	0.40
1st Mtg Amt:		Lot Area:	17,422
Total Value:	\$916,101	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 7.22 (miles)	
Address:	3645 W TEMPLE ST, LOS ANGELES, CA 90004-3506		
Owner Name:	CISCOM INC		
Seller Name:	MAKINO IZUMI & EMIKO		
APN:	5501-002-024	Map Reference:	34-F6 / 594-A7
County:	LOS ANGELES, CA	Census Tract:	1927.00
Subdivision:	DAYTON HEIGHTS TR	Zoning:	LAC2
Rec Date:	07/16/2014	Prior Rec Date:	11/07/2006
Sale Date:	07/11/2014	Prior Sale Date:	10/02/2006
Sale Price:	\$874,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	734222	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,594
Total Value:	\$1,857,990	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 8.6 (miles)	
Address:	1178 N WESTERN AVE, LOS ANGELES, CA 90029		
Owner Name:	COMPASS WORLD INVESTMENTS INC		
Seller Name:	SIMONIAN FAMILY TRUST		
APN:	5536-009-005	Map Reference:	34-E4 / 593-H5
County:	LOS ANGELES, CA	Census Tract:	1911.20
Subdivision:	NORTH PARK	Zoning:	LAC4
Rec Date:	08/04/2014	Prior Rec Date:	01/04/1978
Sale Date:	07/30/2014	Prior Sale Date:	
Sale Price:	\$1,900,000	Prior Sale Price:	\$85,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	805661	Acres:	0.27
1st Mtg Amt:	\$1,260,000	Lot Area:	11,870
Total Value:	\$968,961	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 9.78 (miles)	
Address:	5531 CHERRY AVE, LONG BEACH, CA 90805-5503		
Owner Name:	GIFFIN AUTOMOTIVE ENTS LLC		
Seller Name:	POWELL JAMES F & CANDELARIA		
APN:	7128-031-030	Map Reference:	70-E1 / 765-G2
County:	LOS ANGELES, CA	Census Tract:	5706.02
Subdivision:	6061	Zoning:	LBCCA
Rec Date:	10/22/2014	Prior Rec Date:	02/09/2010
Sale Date:	05/19/2014	Prior Sale Date:	08/13/2009
Sale Price:	\$1,150,000	Prior Sale Price:	\$1,050,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1116859	Acres:	0.31
1st Mtg Amt:	\$612,000	Lot Area:	13,519
Total Value:	\$863,451	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 12.02 (miles)	
Address:	3413 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1329		
Owner Name:	NOEL CHI LP		
Seller Name:	ROSS FAMILY TRUST		
APN:	2425-025-027	Map Reference:	563-C7 / 563-C7
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	7462	Zoning:	LAC2
Rec Date:	04/10/2014	Prior Rec Date:	02/03/1993
Sale Date:	04/03/2014	Prior Sale Date:	
Sale Price:	\$3,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	364991	Acres:	0.29
1st Mtg Amt:	\$3,000,000	Lot Area:	12,579
Total Value:	\$1,077,055	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 12.14 (miles)	
Address:	24906 NORMANDIE AVE, HARBOR CITY, CA 90710-2119		
Owner Name:	NORMANDIE HARBOR CITY INVESTOR		
Seller Name:	DAYLIGHT EXTRA SPACE HARBOR CI		
APN:	7409-029-009	Map Reference:	73-F2 / 794-A3
County:	LOS ANGELES, CA	Census Tract:	5436.03
Subdivision:	LOS PALOS VERDES RH	Zoning:	
Rec Date:	08/05/2014	Prior Rec Date:	07/29/2013
Sale Date:	08/04/2014	Prior Sale Date:	07/22/2013
Sale Price:	\$12,000,000	Prior Sale Price:	\$6,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	810822	Acres:	4.27
1st Mtg Amt:	\$3,600,000	Lot Area:	185,873
Total Value:	\$2,780,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 12.19 (miles)	
Address:	773 W CALIFORNIA AVE, GLENDALE, CA 91203-1591		
Owner Name:	PARSEKHIAN RASMIK & JASIK		
Seller Name:	HAZARIAN SCOTT		
APN:	5638-018-027	Map Reference:	25-B3 / 564-C4
County:	LOS ANGELES, CA	Census Tract:	3017.02
Subdivision:	5468	Zoning:	GLM2YY
Rec Date:	10/16/2014	Prior Rec Date:	10/31/2002
Sale Date:	10/10/2014	Prior Sale Date:	04/02/2002
Sale Price:		Prior Sale Price:	\$2,000,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1094023	Acres:	0.28
1st Mtg Amt:	\$1,100,000	Lot Area:	12,361
Total Value:	\$1,299,627	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: 13.89 (miles)	
Address:	1310 LONG BEACH BLVD, LONG BEACH, CA 90813-3227		
Owner Name:	1300-1310 LONG BEACH BOULEVARD		
Seller Name:	SWENINGSEN W B & N F TRUST		
APN:	7269-027-016	Map Reference:	75-C4 / 795-E6
County:	LOS ANGELES, CA	Census Tract:	5753.00
Subdivision:	TOWNSEND & ROBINSON TR	Zoning:	LBPD29
Rec Date:	05/28/2014	Prior Rec Date:	02/25/1986
Sale Date:	05/20/2014	Prior Sale Date:	12/1985
Sale Price:	\$1,275,000	Prior Sale Price:	\$69,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	549265	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,469
Total Value:	\$405,837	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 15.95 (miles)	
Address:	3901 E BROADWAY, LONG BEACH, CA 90803-6108		
Owner Name:	PARK FAMILY TRUST		
Seller Name:	SIMPKINS E E LIVING TRUST		
APN:	7255-026-013	Map Reference:	76-A6 / 825-J1
County:	LOS ANGELES, CA	Census Tract:	5772.00
Subdivision:	MIRA MAR	Zoning:	LBCNP
Rec Date:	09/19/2014	Prior Rec Date:	06/16/2000
Sale Date:	08/04/2014	Prior Sale Date:	05/03/2000
Sale Price:	\$1,025,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	994790	Acres:	0.15
1st Mtg Amt:	\$563,750	Lot Area:	6,508
Total Value:	\$465,001	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 16.21 (miles)	
Address:	28 W LIVE OAK AVE, ARCADIA, CA 91007-8620		
Owner Name:	LIVE OAK AUTO CENTER LLC		
Seller Name:	MARKESE V J & P G TRUST		
APN:	8573-019-003	Map Reference:	38-E2 / 597-D3
County:	LOS ANGELES, CA	Census Tract:	4316.00
Subdivision:	10898	Zoning:	ARCM*
Rec Date:	04/16/2014	Prior Rec Date:	02/18/2005
Sale Date:	03/21/2014	Prior Sale Date:	01/25/2005
Sale Price:	\$1,558,500	Prior Sale Price:	\$515,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	384693	Acres:	0.52
1st Mtg Amt:	\$650,000	Lot Area:	22,708
Total Value:	\$1,455,575	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 17.98 (miles)	
Address:	14761 BESSEMER ST, VAN NUYS, CA 91411-2712		
Owner Name:	5777 VNB LLC		
Seller Name:	C B AUTO BODY INC		
APN:	2241-024-003	Map Reference:	15-D5 / 531-J7
County:	LOS ANGELES, CA	Census Tract:	1283.03
Subdivision:	1200	Zoning:	LAM2
Rec Date:	10/01/2014	Prior Rec Date:	12/30/1986
Sale Date:	10/01/2014	Prior Sale Date:	12/1986
Sale Price:		Prior Sale Price:	\$458,590
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1041993	Acres:	0.29
1st Mtg Amt:	\$1,000,000	Lot Area:	12,806
Total Value:	\$731,818	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 19.35 (miles)	
Address:	7605 VAN NUYS BLVD, VAN NUYS, CA 91405		
Owner Name:	SJ & P ASSOCIATE LLC		
Seller Name:	EILENBERG FAMILY PTSHP		
APN:	2210-031-003	Map Reference:	15-D2 / 532-A3
County:	LOS ANGELES, CA	Census Tract:	1272.10
Subdivision:	1532	Zoning:	LAC2
Rec Date:	04/04/2014	Prior Rec Date:	08/05/1998
Sale Date:	03/31/2014	Prior Sale Date:	12/31/1997
Sale Price:	\$2,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	338205	Acres:	0.52
1st Mtg Amt:		Lot Area:	22,535
Total Value:	\$695,751	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	17			Distance From Subject:	21.74 (miles)
Address:	930 E ARROW HWY, COVINA, CA 91724-1019				
Owner Name:	WERNER ROBERT L & SUSAN				
Seller Name:	MAH PROPERTIES LLC				
APN:	8404-001-003	Map Reference:	90-B3 / 598-H2	Building Area:	8,126
County:	LOS ANGELES, CA	Census Tract:	4058.00	Total Rooms/Offices:	
Subdivision:	SUB OF THE RANCHO ADD	Zoning:	LCC4*	Total Restrooms:	
Rec Date:	03/26/2014	Prior Rec Date:	12/31/1980	Yr Built/Eff:	1982 / 1982
Sale Date:	03/18/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$175,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	302487	Acres:	0.34		
1st Mtg Amt:	\$780,000	Lot Area:	14,591		
Total Value:	\$1,250,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	18			Distance From Subject:	22.89 (miles)
Address:	116 W SAN BERNARDINO RD, COVINA, CA 91723-1513				
Owner Name:	CV COVINA 3 INV LLC				
Seller Name:	DAVIS RUSSELL W				
APN:	8431-028-025	Map Reference:	88-E4 / 599-B5	Building Area:	8,344
County:	LOS ANGELES, CA	Census Tract:	4061.01	Total Rooms/Offices:	
Subdivision:	1224	Zoning:	CVTCC*	Total Restrooms:	
Rec Date:	03/14/2014	Prior Rec Date:	03/14/2014	Yr Built/Eff:	1923 / 1943
Sale Date:	03/07/2014	Prior Sale Date:	03/14/2014	Air Cond:	
Sale Price:	\$800,000	Prior Sale Price:	\$3,400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	258604	Acres:	0.33		
1st Mtg Amt:		Lot Area:	14,367		
Total Value:	\$969,611	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **December 12, 2014**

JOB ADDRESS: **7314 SOUTH AVALON BLVD., UNIT #B, LOS ANGELES, CA**

(AKA: **606 EAST 73RD STREET, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **6023-008-004**

CASE# **390902**

ORDER NO: **A-2757017**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 29, 2011**

COMPLIANCE EXPECTED DATE: **May 4, 2011**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2757017

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

SONIA NAVARRETE AND IVANIA NAVARRETE
7314 S. AVALON BLVD
LOS ANGELES, CA 90001

CASE #: 390902
ORDER #: A-2757017
EFFECTIVE DATE: April 29, 2011
COMPLIANCE DATE: **May 04, 2011**

PROPERTY OWNER OF
SITE ADDRESS: 7314 S AVALON BLVD UNIT B
ASSESSORS PARCEL NO.: 6023-008-004
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: DON KELLER COLLISION CENTER

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code(LAMC).

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on August 31, 2010 and billed on invoice # 505057.

Failure to pay the above fees within **5 days** may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation: 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

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

A proposed noncompliance fee in the amount of \$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.

REVOCACTION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS:

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

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

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

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

Inspector: _____

Date: April 21, 2011

CLAUDE NUCKOLS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010

Claude.Nuckols@lacity.org

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: December 12, 2014

JOB ADDRESS: 7314 SOUTH AVALON BLVD., UNIT #A, LOS ANGELES, CA

(AKA: 606 EAST 73RD STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6023-008-004

CASE# 74640

ORDER NO: A-3133649

EFFECTIVE DATE OF ORDER TO COMPLY: October 30, 2012

COMPLIANCE EXPECTED DATE: November 4, 2012

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3133649

PENALTY WARNING:

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

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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

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

REPEAT VIOLATIONS:

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

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

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

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

Inspector: 

Date: October 22, 2012

CLAUDE NUCKOLS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044


REVIEWED BY

OCT 22 2012
JRC

