

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

November 02, 2015

Council District: # 14

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

JOB ADDRESS: 1026 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5410-007-019

On October 31, 2011, 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: **1026 East Cesar E. Chavez Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 31, 2006, August 1, 2007, July 31, 2008, September 08, 2010, August 11, 2011, October 17, 2012, August 20, 2013 and September 28, 2015, 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	\$ 3,350.00
System Development Surcharge	179.70
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	270.98
Accumulated Interest (1%/month)	608.80
Title Report fee	42.00
Grand Total	\$ 5,001.48

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 **\$5,001.48** 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 **\$5,001.48** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T12651
Dated as of: 09/23/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5410-007-019

Property Address: 1026 E CESAR E CHAVEZ AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : JOHN J. PERALEZ AND JOY N. PERALEZ TRUSTEES OF THE PERALEZ FAMILY TRUST

Grantor : JOHN J. PERALEZ AND JOY N. PERALEZ

Deed Date : 05/12/2011

Recorded : 05/18/2011

Instr No. : 11-0701796

MAILING ADDRESS: JOHN J. PERALEZ AND JOY N. PERALEZ TRUSTEES OF THE PERALEZ FAMILY TRUST
414 ARROYO DR SOUTH PASADENA CA 91030

SCHEDULE B

LEGAL DESCRIPTION

Lot: 7 Abbreviated Description: LOT:7 CITY:REGION/CLUSTER: 27/27870 LOT COM AT
INTERSECTION OF SW LINE OF MACY ST (PER CF 979) WITH NW LINE OF LOT 7 CARILLO TR
TH S 61 33'35" E 55.01 FT TH SW City/Muni/Twp: REGION/CLUSTER: 27/27870

MORTGAGES/LIENS

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

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RECORDING REQUESTED BY:
John J. Peralez & Joy N. Peralez



WHEN RECORDED MAIL TO:
Jeffrey S. Hamamoto, Esq.
Lamb & Kawakami LLP
333 South Grand Avenue
Suite 4200
Los Angeles, CA 90071

MAIL TAX STATEMENTS TO:
John J. Peralez, Trustee
Joy N. Peralez, Trustee
414 Arroyo Drive
South Pasadena, California 91030

[Space above reserved for Recorder's Office]

The undersigned Grantor(s) declare(s):

Documentary transfer tax is -0-

This conveyance transfers the grantor's interest into his or her revocable living trust, R & T 11930.

City of Los Angeles

Assessor's Parcel Number: 5410-007-019

QUITCLAIM DEED

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

John J. Peralez and Joy N. Peralez,
husband and wife as community property

hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to:

John J. Peralez and Joy N. Peralez,
Trustees of the Peralez Family Trust dated May 12, 2011

all right, title and interest in and to that certain real property located in the City of Los Angeles, **County of Los Angeles**, State of California, described as follows:

As per Exhibit "A" attached hereto and made a part hereof

MAIL TAX STATEMENTS AS SET FORTH ABOVE

More commonly known as: no site address

Date: May 12, 2011

John J. Peralez
JOHN J. PERALEZ

Joy M. Peralez
JOY M. PERALEZ

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

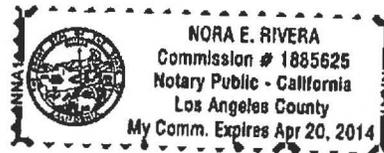
} SS.

On May 12, 2011, before me, Nora E. Rivera, a Notary Public in and for said State, personally appeared JOHN J. PERALEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: *Nora E. Rivera*



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STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

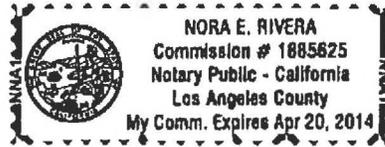
} SS.

On May 12, 2011, before me, Nora E. Rivera, a Notary Public in and for said State, personally appeared JOY N. PERALEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal.

Signature: *Nora E. Rivera*



Property Detail Report

For Property Located At :
,, CA



Owner Information

Owner Name: PERALEZ JOHN J (TE) & JOY N (T/PERALEZ
Mailing Address: 414 ARROYO DR, SOUTH PASADENA CA 91030-1624 C013
Vesting Codes: // TE

Location Information

Legal Description: LOT COM AT INTERSECTION OF SW LINE OF MACY ST (PER CF 979) WITH NW LINE OF LOT 7 CARRILLO TR TH S 6133'35" E 55.01 FT TH SW ON SE LINE OF SD LOT AND SW PROLONGATION THEREOF 192.19 MORE OR CITY LANDS OF LOS ANGELES

County:	LOS ANGELES, CA	APN:	5410-007-019
Census Tract / Block:	2035.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	CARRILLO
Legal Book/Page:		Map Reference:	44-F3 /
Legal Lot:	7	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	BOYH	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	05/18/2011 / 05/12/2011	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	701796		

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

Site Information

Zoning:	LAM1	Acres:	0.26	County Use:	OPEN STORAGE (3900)
Lot Area:	11,492	Lot Width/Depth:	x	State Use:	
Land Use:	STORAGE	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$52,581	Assessed Year:	2015	Property Tax:	\$798.58
Land Value:	\$50,773	Improved %:	3%	Tax Area:	12703
Improvement Value:	\$1,808	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$52,581				

Comparable Summary

For Property Located At



,, CA

13 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: 13

	Subject Property	Low	High	Average
Sale Price	\$0	\$100,000	\$5,400,000	\$1,129,000
Bldg/Living Area	0	400	37,600	7,794
Price/Sqft	\$0.00	\$49.20	\$3,953.15	\$967.05
Year Built	0	1947	1973	1953
Lot Area	11,492	2,372	312,664	51,803
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$52,581	\$8,112	\$1,661,712	\$511,323
Distance From Subject	0.00	0.00	0.00	0.00

*= 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											11,492	N/A
Comparables												
<input checked="" type="checkbox"/>	1			\$100,000				10/06/2015		312,664	N/A	
<input checked="" type="checkbox"/>	2			\$100,000				10/06/2015		105,549	N/A	
<input checked="" type="checkbox"/>	3		1006 VREELAND AVE	\$663,000				10/08/2015		14,411	N/A	
<input checked="" type="checkbox"/>	4		9606 FIRESTONE BLVD	\$1,700,000	1947			02/24/2015	4,761	59,105	N/A	
<input checked="" type="checkbox"/>	5		1009 S ALAMEDA ST	\$130,000	1951			03/20/2015	400	8,299	N/A	
<input checked="" type="checkbox"/>	6		9347 STEELE ST	\$1,500,000				05/08/2015	1,800	2,372	N/A	
<input checked="" type="checkbox"/>	7		32170 CASTAIC RD	\$975,000				06/29/2015		68,465	N/A	
<input checked="" type="checkbox"/>	8			\$189,000				07/23/2015		5,049	N/A	
<input checked="" type="checkbox"/>	9		13555 IMPERIAL HWY	\$1,850,000	1973			02/05/2015	37,600	37,193	N/A	
<input checked="" type="checkbox"/>	10			\$181,000				08/10/2015		5,032	N/A	
<input checked="" type="checkbox"/>	11		10460 ARMINTA ST	\$5,400,000	1948	2	2	10/01/2015	1,366	16,773	N/A	
<input checked="" type="checkbox"/>	12		427 N HAMILTON BLVD	\$239,000	1948			09/23/2015	840	13,062	N/A	
<input checked="" type="checkbox"/>	13			\$1,650,000				09/24/2015		25,462	N/A	

Comparable Sales Report

For Property Located At

,, CA



CoreLogic

RealQuest Professional

13 Comparable(s) Selected.

Report Date: 11/02/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$5,400,000	\$1,129,000
Bldg/Living Area	0	400	37,600	7,794
Price/Sqft	\$0.00	\$49.20	\$3,953.15	\$967.05
Year Built	0	1947	1973	1953
Lot Area	11,492	2,372	312,664	51,803
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$52,581	\$8,112	\$1,661,712	\$511,323
Distance From Subject	0.00	0.00	0.00	0.00

* = user supplied for search only

Comp #: **1** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **APW AVENUE GROUP**
 Seller Name: **MOFFETT MICHAEL**
 APN: **2865-001-005** Map Reference: **123-G1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9200.31** Total Rooms/Offices:
 Subdivision: Zoning: **LCA22*** Total Restrooms:
 Rec Date: **10/06/2015** Prior Rec Date: **05/11/2006** Yr Built/Eff: **/**
 Sale Date: **08/31/2015** Prior Sale Date: **04/27/2006** Air Cond:
 Sale Price: **\$100,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **N** Roof Mat:
 Document #: **1237546** Acres: **7.18**
 1st Mtg Amt: Lot Area: **312,664**
 Total Value: **\$1,661,712** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **APW AVENUE GROUP**
 Seller Name: **MOFFETT MICHAEL**
 APN: **2865-001-027** Map Reference: **123-G1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9201.04** Total Rooms/Offices:
 Subdivision: Zoning: **LCA22*** Total Restrooms:
 Rec Date: **10/06/2015** Prior Rec Date: **05/11/2006** Yr Built/Eff: **/**
 Sale Date: **08/31/2015** Prior Sale Date: **04/27/2006** Air Cond:
 Sale Price: **\$100,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **N** Roof Mat:
 Document #: **1237546** Acres: **2.42**
 1st Mtg Amt: Lot Area: **105,549**
 Total Value: **\$682,237** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **N/A (miles)**
 Address: **1006 VREELAND AVE, WILMINGTON, CA 90744-3935**
 Owner Name: **VAQUERANO LEANDRO/AGUIRRE ROCIO**
 Seller Name: **WARREN RESOURCES OF CA INC**
 APN: **7428-030-029** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9800.14** Total Rooms/Offices:
 Subdivision: **2016** Zoning: **LAM3** Total Restrooms:
 Rec Date: **10/08/2015** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **10/01/2015** Prior Sale Date: Air Cond:
 Sale Price: **\$663,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1247869** Acres: **0.33**
 1st Mtg Amt: Lot Area: **14,411**
 Total Value: **\$183,177** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **N/A (miles)**
 Address: **9606 FIRESTONE BLVD, DOWNEY, CA 90241-5508**
 Owner Name: **PACIFIC INDUSTRIAL PARTNERS LL/2811 GRETTA LANE LLC**
 Seller Name: **WELLS LLOYD TRUST**
 APN: **6284-033-021** Map Reference: **60-D5 /** Building Area: **4,761**
 County: **LOS ANGELES, CA** Census Tract: **5511.02** Total Rooms/Offices:
 Subdivision: **SANTA GERTRUDES** Zoning: **DOM1-P*** Total Restrooms:
 RHO Yr Built/Eff: **1947 / 1956**
 Rec Date: **02/24/2015** Prior Rec Date: **08/19/2003** Air Cond:
 Sale Date: **02/11/2015** Prior Sale Date: **08/13/2003** Pool:
 Sale Price: **\$1,700,000** Prior Sale Price: **\$896,370** Roof Mat:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **199549** Acres: **1.36**
 1st Mtg Amt: Lot Area: **59,105**
 Total Value: **\$1,059,964** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **N/A (miles)**
 Address: **1009 S ALAMEDA ST, COMPTON, CA 90220-4801**
 Owner Name: **GUTIERREZ HECTOR & OLIVIA**
 Seller Name: **NESSIM FREDA 2012 TRUST**
 APN: **6163-027-017** Map Reference: **64-F2 /** Building Area: **400**
 County: **LOS ANGELES, CA** Census Tract: **5432.02** Total Rooms/Offices:
 Subdivision: **2883** Zoning: **COML*** Total Restrooms:
 Rec Date: **03/20/2015** Prior Rec Date: **11/03/2006** Yr Built/Eff: **1951 / 1951**
 Sale Date: **02/24/2015** Prior Sale Date: **09/05/2006** Air Cond:
 Sale Price: **\$130,000** Prior Sale Price: **\$160,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **301053** Acres: **0.19**
 1st Mtg Amt: Lot Area: **8,299**
 Total Value: **\$226,000** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **N/A (miles)**
 Address: **9347 STEELE ST, ROSEMEAD, CA 91770-1915**
 Owner Name: **9354 AYOS LLC**
 Seller Name: **TREPANIER C J TRUST**
 APN: **8594-005-030** Map Reference: **38-B5 /** Building Area: **1,800**
 County: **LOS ANGELES, CA** Census Tract: **4329.01** Total Rooms/Offices:
 Subdivision: Zoning: **RMC3*** Total Restrooms:
 Rec Date: **05/08/2015** Prior Rec Date: **08/19/2003** Yr Built/Eff: **/ 1968**
 Sale Date: **09/26/2014** Prior Sale Date: **08/15/2003** Air Cond:
 Sale Price: **\$1,500,000** Prior Sale Price: **\$400,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **534491** Acres: **0.05**
 1st Mtg Amt: Lot Area: **2,372**
 Total Value: **\$8,112** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **N/A (miles)**
 Address: **32170 CASTAIC RD, CASTAIC, CA 91384-3938**
 Owner Name: **GILMOUR-PIKE ENTS INC**
 Seller Name: **PERRY TRUST**
 APN: **2865-002-011** Map Reference: **123-G1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9201.02** Total Rooms/Offices:
 Subdivision: Zoning: **LCA22-M1*** Total Restrooms:
 Rec Date: **06/29/2015** Prior Rec Date: **09/14/2004** Yr Built/Eff: **/**
 Sale Date: **06/22/2015** Prior Sale Date: **09/02/2004** Air Cond:
 Sale Price: **\$975,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **N** Roof Mat:
 Document #: **773737** Acres: **1.57**
 1st Mtg Amt: Lot Area: **68,465**
 Total Value: **\$653,478** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **GOLDEN GLOBAL HOLDING LLC**
 Seller Name: **WARREN RESOURCES OF CA INC**
 APN: **7428-019-086** Map Reference: **74-E4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9800.14** Total Rooms/Offices:
 Subdivision: **DOMINGUEZ HARBOR TR** Zoning: **LAM3** Total Restrooms:
 Rec Date: **07/23/2015** Prior Rec Date: **09/28/1995** Yr Built/Eff: **/**
 Sale Date: **07/15/2015** Prior Sale Date: Air Cond:
 Sale Price: **\$189,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **897895** Acres: **0.12**
 1st Mtg Amt: Lot Area: **5,049**
 Total Value: **\$58,096** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **N/A (miles)**
 Address: **13555 IMPERIAL HWY, WHITTIER, CA 90605-4237**
 Owner Name: **IMPERIAL FARRELL LLC**
 Seller Name: **ANDERSEN FAMILY TRUST**
 APN: **8028-019-019** Map Reference: **61-D6 /** Building Area: **37,600**
 County: **LOS ANGELES, CA** Census Tract: **5031.04** Total Rooms/Offices:
 Subdivision: Zoning: **LCM1-B1*** Total Restrooms:
 Rec Date: **02/05/2015** Prior Rec Date: **11/08/2007** Yr Built/Eff: **1973 /**
 Sale Date: **01/12/2015** Prior Sale Date: **11/05/2007** Air Cond:
 Sale Price: **\$1,850,000** Prior Sale Price: **\$2,050,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **128775** Acres: **0.85**
 1st Mtg Amt: **\$1,202,500** Lot Area: **37,193**
 Total Value: **\$1,362,000** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **FERGUSON FAMILY TRUST**
 Seller Name: **WARREN RESOURCES OF CALIFORNIA IN**
 APN: **7428-003-020** Map Reference: **74-E3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9800.14** Total Rooms/Offices:
 Subdivision: Zoning: **LAM3** Total Restrooms:
 Rec Date: **08/10/2015** Prior Rec Date: **02/15/1991** Yr Built/Eff: **/**
 Sale Date: **07/01/2015** Prior Sale Date: **12/1990** Air Cond:
 Sale Price: **\$181,000** Prior Sale Price: **\$3,900,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **974008** Acres: **0.12**
 1st Mtg Amt: Lot Area: **5,032**
 Total Value: **\$64,351** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **N/A (miles)**
 Address: **10460 ARMINTA ST, SUN VALLEY, CA 91352-4108**
 Owner Name: **AVEDISIAN SARKIS & LORIS**
 Seller Name: **ROCKVIEW DAIRIES INC**
 APN: **2405-001-003** Map Reference: **16-F2 /** Building Area: **1,366**
 County: **LOS ANGELES, CA** Census Tract: **1222.00** Total Rooms/Offices:
 Subdivision: Zoning: **LAMR1** Total Restrooms: **2.00**
 Rec Date: **10/01/2015** Prior Rec Date: **03/16/2009** Yr Built/Eff: **1948 / 1949**
 Sale Date: **07/20/2015** Prior Sale Date: **03/16/2009** Air Cond:
 Sale Price: **\$5,400,000** Prior Sale Price: **\$465,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat:
 Document #: **1218834** Acres: **0.39**
 1st Mtg Amt: **\$4,925,000** Lot Area: **16,773**
 Total Value: **\$498,449** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **N/A (miles)**
 Address: **427 N HAMILTON BLVD, POMONA, CA 91768**
 Owner Name: **WERMER CONSTRUCTION INC**
 Seller Name: **LEE RAYMOND M**
 APN: **8348-009-010** Map Reference: **94-D2 /** Building Area: **840**
 County: **LOS ANGELES, CA** Census Tract: **4023.04** Total Rooms/Offices:
 Subdivision: Zoning: **POT3*** Total Restrooms:
 Rec Date: **09/23/2015** Prior Rec Date: **09/03/2003** Yr Built/Eff: **1948 / 1948**
 Sale Date: **09/15/2015** Prior Sale Date: **05/28/2003** Air Cond: **NONE**
 Sale Price: **\$239,000** Prior Sale Price: **\$120,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1178706** Acres: **0.30**
 1st Mtg Amt: **\$189,000** Lot Area: **13,062**
 Total Value: **\$118,291** # of Stories:
 Land Use: **STORAGE** Park Area/Cap#: **/**

Comp #:	13	Distance From Subject:	N/A (miles)
Address:	,, CA		
Owner Name:	PIERRI ENTS LP		
Seller Name:	ALCOTT ELSIE J TRUST		
APN:	8217-003-036	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4084.01
Subdivision:	1953	Zoning:	LCM11/2*
Rec Date:	09/24/2015	Prior Rec Date:	
Sale Date:	07/30/2015	Prior Sale Date:	
Sale Price:	\$1,650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1187688	Acres:	0.58
1st Mtg Amt:	\$1,155,000	Lot Area:	25,462
Total Value:	\$71,336	# of Stories:	
Land Use:	STORAGE	Park Area/Cap#:	/
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: November 02, 2015

JOB ADDRESS: 1026 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5410-007-019

CASE#: 74984

ORDER NO: A-2874498

EFFECTIVE DATE OF ORDER TO COMPLY: October 26, 2011

COMPLIANCE EXPECTED DATE: October 31, 2011

DATE COMPLIANCE OBTAINED: September 15, 2014

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2874498

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

JOHN J & JOY N PERALEZ
414 ARROYO DR
SOUTH PASADENA, CA 91030

CASE #: 74984
ORDER #: A-2874498
EFFECTIVE DATE: October 26, 2011
COMPLIANCE DATE: October 31, 2011

1010508201247612

PROPERTY OWNER OF
SITE ADDRESS: 1026 E CESAR E CHAVEZ AVE
ASSESSORS PARCEL NO.: 5410-007-019
ZONE: M1; Limited Industrial Zone
NAME OF BUSINESS IN VIOLATION: J & J AUTO WRECKING

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

Section 12.26 (F) of the Los Angeles Municipal Code, Auto Dismantling, Junk Yard, Scrap Metal Processing, or Storage Yard.

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 11, 2011 and billed on invoice # 525797.

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:

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.



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

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 occuring 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)252-3030. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 
 AUGUSTUS ALBAS
 3550 WILSHIRE BLVD. SUITE 1800
 LOS ANGELES, CA 90010
 (213)252-3030

Date: October 19, 2011


REVIEWED BY

HRH
 On **OCT 21 2011** the
 Date
 undersigned mailed this notice by
 regular mail, postage prepaid, to
 the addressee as shown on the last
 equalized assessment roll

Signature: _____

