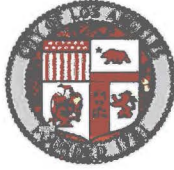


CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

VAN AMBATIELOS
PRESIDENT



FRANK M. BUSH
GENERAL MANAGER

E. FELICIA BRANNON
VICE PRESIDENT

ERIC GARCETTI
MAYOR

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

October 20, 2016

Council District: # 15

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

JOB ADDRESS: **801 WEST ROSECRANS AVENUE, LOS ANGELES, CA**
(AKA: 805 WEST ROSECRANS AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **6119-015-019**

On May 04, 2013 and January 08, 2014, 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: **801 West Rosecrans Avenue, (aka: 805 West Rosecrans 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.

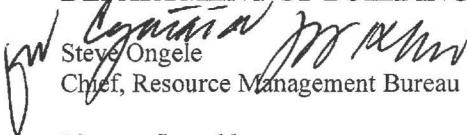
In addition, on October 15, 2013 and March 03, 2016, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance and annual inspection fees as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 914.00
System Development Surcharge	54.84
Non-Compliance Code Enforcement Fee	1,650.00
Late Charge/Collection Fee (250%)	4,125.00
Accumulated Interest (1%/month)	1,878.31
Title Report Fee	42.00
Grand Total	\$ 8,664.15

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 **\$8,664.15** 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 **\$8,664.15** 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

EXHIBIT A



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

Property Title Report

Work Order No. T13476
Dated as of: 07/27/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6119-015-019

Property Address: 801 W ROSECRANS AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : AARON KADOSH TRUSTEE OF THE KADOSH FAMILY 1999 TRUST AND DORON KADOSH TRUSTEE OF THE DORON KADOSH 1999 TRUST

Grantor : DORON KADOSH,

Deed Date : 10/07/1999

Recorded : 07/31/2003

Instr No. : 03-2200476

MAILING ADDRESS: AARON KADOSH TRUSTEE OF THE KADOSH FAMILY 1999 TRUST AND DORON KADOSH TRUSTEE OF THE DORON KADOSH 1999 TRUST
PO BOX 3361 BEVERLY HILLS CA 90212

SCHEDULE B

LEGAL DESCRIPTION

Lot: 4 Abbreviated Description: LOT:4 CITY:REGION/CLUSTER: 26/26640 POR OF LOT
4 IN SEC 18 T 3 S R 13 W IMP1=COM,8250SF,YB:1988,1STY;
IMP2=COM,17000SF,YB:1988,1STY;IMP3=COM,4200SF,YB:1988,1STY.City/Muni/Twp: REGION/CLUSTER:
26/26640

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 02/22/2010

Document #: 10-0231955

Loan Amount: \$790,000

Lender Name: WILSHIRE STATE BANK

Borrowers Name: AARON KADOSH AND DORON KADOSH

MAILING ADDRESS: WILSHIRE STATE BANK
3200 WILSHIRE BLVD LOS ANGELES, CA 90010

RECORDING REQUESTED BY:

J.D. LANG & ASSOCIATES

AND WHEN RECORDED MAIL TO:

AARON KADOSH
P.O. BOX 3361
BEVERLY HILLS, CA 90212

03 2200476

2

THIS SPACE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

The undersigned Grantor(s) declares under penalty of perjury that:
DOCUMENTARY TRANSFER TAX \$.....
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

Doron Kadosh, a single man, the undersigned Grantor, for no consideration, does hereby remise, release and forever quitclaim, to AARON KADOSH, Trustee of the KADOSH FAMILY 1999 TRUST, dated February 18, 1999, as to an undivided seventy percent (70%) interest, and DORON KADOSH, Trustee of the Doron Kadosh 1999 Trust, dated February 18, 1999 as to an undivided thirty percent (30%) interest, as tenants in common, in and to the following described real property in the County of Los Angeles, State of California:

See Exhibit "A" attached hereto and incorporated by this reference

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN."

Commonly known as: 801 - 809 Rosecrans Avenue, Gardena, California 90247

APN: 4119 - 015 - 019

Executed on October, 7, 1999, at Los Angeles, California

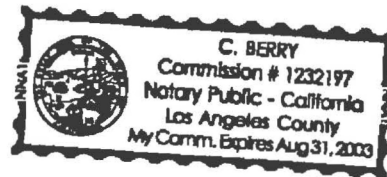
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.

On October 7, 1999, before me, C. Berry, a notary public for the State of California, personally appeared DORON KADOSH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which he acted, executed the instrument.

Witness my hand and official seal.

Notary Public

DORON KADOSH



Mail Tax Statements To: Aaron Kadosh, P.O. Box 3361, Beverly Hills, California 90212

STEWART TITLE

2

WHEN RECORDED MAIL TO:

Wilshire State Bank
Attn : Note Department
3200 Wilshire Blvd.
Los Angeles, CA 90010



SEND TAX NOTICES TO:

KADOSH FAMILY 1999 TRUST, DATED FEBRUARY
18, 1999
DORON KADOSH 1999 TRUST, DATED FEBRUARY 18,
1999
801-809 WEST ROSECRANS AVENUE
GARDENA, CA 90247

FOR RECORDER'S USE ONLY

34-275158
6119-015019

DEED OF TRUST

THIS DEED OF TRUST is dated February 4, 2010, among AARON KADOSH, TRUSTEE OF THE KADOSH FAMILY 1999 TRUST, DATED FEBRUARY 18, 1999, AS TO AN UNDIVIDED SEVENTY PERCENT (70%) INTEREST, AND DORON KADOSH, TRUSTEE OF THE DORON KADOSH 1999 TRUST, DATED FEBRUARY 18, 1999 AS TO AN UNDIVIDED THIRTY PERCENT (30%) INTEREST, AS TENANTS IN COMMON ("Trustor"); Wilshire State Bank, whose address is Mid-Wilshire Office, 3200 Wilshire Blvd, Los Angeles, CA 90010 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and STEWART TITLE OF CALIFORNIA, INC., whose address is 525 N. BRAND BLVD., SUITE 1200, GLENDALE, CA 91203 (referred to below as "Trustee").

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

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

The Real Property or its address is commonly known as 801-809 WEST ROSECRANS AVENUE, GARDENA, CA 90247.

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

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

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

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

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

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

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any

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DEED OF TRUST
(Continued)

Loan No: 1425945

Page 9

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

TRUSTOR:

KADOSH FAMILY 1999 TRUST, DATED FEBRUARY 18, 1999

By: [Signature]
AARON KADOSH, Trustee of KADOSH FAMILY 1999 TRUST, DATED
FEBRUARY 18, 1999

DORON KADOSH 1999 TRUST, DATED FEBRUARY 18, 1999

By: [Signature]
DORON KADOSH, Trustee of DORON KADOSH 1999 TRUST, DATED
FEBRUARY 18, 1999

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
)
COUNTY OF Los Angeles) SS
)

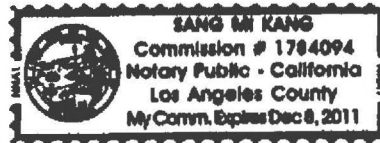
On Feb. 9, 20 10 before me, Sang Mi Kang, Notary Public
(here insert name and title of the officer)

personally appeared AARON KADOSH, 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 [Signature]



(Seal)

DEED OF TRUST
(Continued)

Loan No: 1425945

Page 10

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
)
) SS
COUNTY OF Los Angeles)

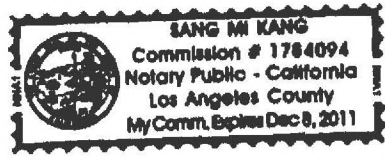
On Feb 4, 2010, before me, Sang M. Kang, Notary Public
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to.

Date: _____

Beneficiary: _____

By: _____

Its: _____

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS** Date: **October 20, 2016**
JOB ADDRESS: **801 WEST ROSECRANS AVENUE, LOS ANGELES, CA**
(AKA: 805 WEST ROSECRANS AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **6119-015-019**

Last Full Title: **07/27/2016** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). AARON KADOSH TRUSTEE OF THE KADOSH FAMILY 1999 TRUST
AND DORON KADOSH TRUSTEE OF THE DORON KADOSH 1999 TRUST
P.O. BOX 3361
BEVERLY HILLS, CA. 90212-0361 CAPACITY: OWNERS

- 2). WILSHIRE STATE BANK
3200 WILSHIRE BLVD.
LOS ANGELES, CA. 90010 CAPACITY: INTERESTED PARTY

Property Detail Report**EXHIBIT C**

For Property Located At :

VE, GARDENA, CA 90247-2782

CoreLogic

RealQuest Professional

Owner Information

Bldg Card: 000 of 003

Owner Name: **KADOSH AARON & DORON TRUST**
 Mailing Address: **PO BOX 3361, BEVERLY HILLS CA 90212-0361 B007**
 Vesting Codes: **// TR**

Location Information

Legal Description: **POR OF LOT 4 IN SEC 18 T 3 S R 13 W**
 County: **LOS ANGELES, CA** APN: **6119-015-019**
 Census Tract / Block: **2911.30 / 2** Alternate APN:
 Township-Range-Sect: **00-00-18** Subdivision:
 Legal Book/Page: Map Reference: **63-F2 /**
 Legal Lot: **4** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **116** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **07/31/2003 / 10/07/1999** Deed Type: **QUIT CLAIM DEED**
 Sale Price: Document #: **2200476** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **01/06/1995 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$635,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **22921** 2nd Mtg Amount/Type: **/**
 Deed Type: **TRUSTEE DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$21.56**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name: **COMMONLANDWEALTH LAND (TE)**

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: 1988 /	Total Rooms/Offices	Garage Area:
Gross Area: 29,450	Total Restrooms:	Garage Capacity:
Building Area: 29,450	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: LAC2	Acres: 0.68	County Use: AUTO SVC SHOP (2600)
Lot Area: 29,750	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Commercial Units: 5	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$912,169	Assessed Year: 2016	Property Tax: \$12,996.68
Land Value: \$561,336	Improved %: 38%	Tax Area: 19
Improvement Value: \$350,833	Tax Year: 2015	Tax Exemption:
Total Taxable Value: \$912,169		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

809 W ROSECRANS AVE, GARDENA, CA 90247-2782

0 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: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								
809 W ROSECRANS AVE	\$635,000	1988			01/06/1995	29,450	29,750	0.0

No Comps were found. Please modify search criteria.

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **October 20, 2016**

JOB ADDRESS: **801 WEST ROSECRANS AVENUE, LOS ANGELES, CA**

(AKA: **805 WEST ROSECRANS AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **6119-015-019**

CASE#: **478447**

ORDER NO: **A-3243151**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 29, 2013**

COMPLIANCE EXPECTED DATE: **May 04, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3243151

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



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

AL GOFF
805 W ROSECRANS AVE
LOS ANGELES, CA 90247

CASE #: 478447
ORDER #: A-3243151
EFFECTIVE DATE: April 29, 2013
COMPLIANCE DATE: May 04, 2013

BUSINESS OPERATOR OF
SITE ADDRESS: 805 W ROSECRANS AVE UNIT G
ASSESSORS PARCEL NO.: 6119-015-019
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: A 2 Z AUTO REPAIR AND TIRES

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 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

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 September 11, 2012 and billed on invoice # 560040.

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.

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 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:

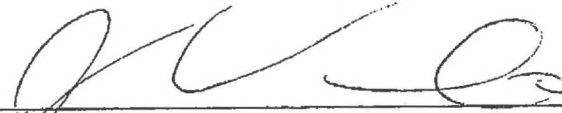
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation 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.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3395.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 

Date: April 24, 2013

JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395
JAMES.H.VORHIS@lacity.org


REVIEWED BY

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

APR 24 2013


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

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **October 20, 2016**

JOB ADDRESS: **801 WEST ROSECRANS AVENUE, LOS ANGELES, CA**

(AKA: **805 WEST ROSECRANS AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **6119-015-019**

CASE#: **478447**

ORDER NO: **A-3407730**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 03, 2014**

COMPLIANCE EXPECTED DATE: **January 08, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3407730

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

ORDER TO COMPLY

KADOSH, AARON TR KADOSH FAMILY TRUST AND
0 P O BOX 3361
BEVERLY HILLS, CA 90212

CASE #: 478447
ORDER #: A-3407730
EFFECTIVE DATE: January 03, 2014
COMPLIANCE DATE: January 08, 2014

PROPERTY OWNER OF
SITE ADDRESS: 805 W ROSECRANS AVE UNIT G
ASSESSORS PARCEL NO.: 6119-015-019
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: A 2 Z AUTO REPAIR AND TIRES

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 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

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 October 15, 2013 and billed on invoice # 595387.

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), 12.21 A1(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 98.04 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.

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 Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3395.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 

Date: December 30, 2013

JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395
JAMES.H.VORHIS@lacity.org


REVIEWED BY

The undersigned hereby certifies that this notice is being mailed by regular mail, postage prepaid, to the addressee on this day

DEC 30 2013


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

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **October 20, 2016**

JOB ADDRESS: **801 WEST ROSECRANS AVENUE, LOS ANGELES, CA**

(AKA: **805 WEST ROSECRANS AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **6119-015-019**

CASE#: **76615**

ORDER NO: **A-3407726**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 03, 2014**

COMPLIANCE EXPECTED DATE: **January 08, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3407726

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

ORDER TO COMPLY

KADOSH, AARON TR KADOSH FAMILY TRUST AND
0 P O BOX 3361
BEVERLY HILLS, CA 90212

CASE #: 76615
ORDER #: A-3407726
EFFECTIVE DATE: January 03, 2014
COMPLIANCE DATE: **January 08, 2014**

PROPERTY OWNER OF
SITE ADDRESS: 805 W ROSECRANS AVE UNIT# H, I & J
AKA 801 W. ROSECRANS
ASSESSORS PARCEL NO.: 6119-015-019
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: RON'S AUTO SERVICE 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).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

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 October 15, 2013 and billed on invoice # 595315.

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.

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and/or

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Inspector: 

Date: December 30, 2013

JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395
JAMES.H.VORHIS@lacity.org


REVIEWED BY

The undersigned hereby certifies that the information furnished herein is true and correct to the best of my knowledge and belief.

DEC 30 2013

The undersigned hereby certifies that the information furnished herein is true and correct to the best of my knowledge and belief.
Initialed by 