

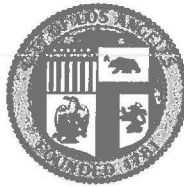
BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

November 20, 2017

Council District: # 5

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

JOB ADDRESS: **6935 WEST MELROSE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5525-007-003**  
Re: #713982-4, #695619-4

On November 1, 2016, 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: **6935 West Melrose 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 8, 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 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	660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	158.05
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,994.47</b>

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 **\$2,994.47** 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 **\$2,994.47** 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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

## Property Title Report

Work Order No. T14885  
Dated as of: 11/02/2017

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5525-007-003

Property Address: 6935 W MELROSE AVE ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MELROSE EQUITIES LLC

Grantor : OFER REGEV AND NURIT GALTOR-REGEV TRUSTEES OF THE REGEV FAMILY

Deed Date : 12/27/2001

Recorded : 01/07/2002

Instr No. : 02-0031755

MAILING ADDRESS: MELROSE EQUITIES LLC

622 WALDEN DR BEVERLY HILLS CA 90210

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 18,19 Tract No: 4762 Abbreviated Description: LOT:18,19 CITY:REGION/CLUSTER: 25/25655

TR#:4762 TRACT # 4762 LOTS 18 AND LOT 19 City/Muni/Twp: REGION/CLUSTER: 25/25655

### MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/29/2016

Document #: 16-0491007

Loan Amount: \$2,400,000

Lender Name: NEW OMNI BANK NA

Borrowers Name: MELROSE EQUITIES LLC

MAILING ADDRESS: NEW OMNI BANK NA

1235 SOUTH GARFIELD AVE ALHAMBRA, CA 91801



LEAD SHEET

02 0031755

RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA
JAN 07 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FEE \$10	JJ
2	

D.T.T.

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

5525 007 006

001

THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY

02 0031755

AND WHEN RECORDED MAIL TO:

Melrose Equities LLC

4011 Stansbury

Sherman Oaks, CA 91423

A.P.N.: 5525-7-6

Order No.:

Space Above This Line for Recorder's Use Only

Escrow No.:

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY LA & CITY LA  
☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ unincorporated area; ☐ City of Los Angeles, and

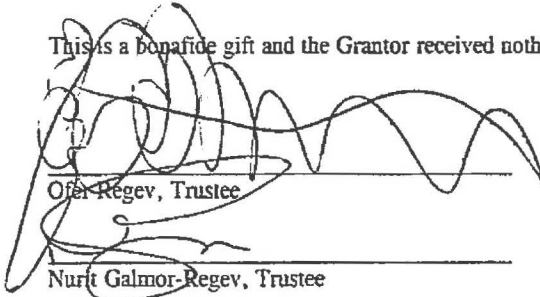
FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
Ofir Regev and Nurit Galmor-Regev, Trustees of the Regev Family Living Trust dtd October 3, 1996.

hereby GRANT(S) to **MELROSE EQUITIES, LLC**

the following described property in the City of Los Angeles, County of Los Angeles State of California:

See attached Exhibit "A" for legal description.

This is a bonafide gift and the Grantor received nothing in return, R&T 1911.

  
Ofir Regev, Trustee

  
Nurit Galmor-Regev, Trustee

Document Date: December 27, 2001

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS

On December 28, 2001

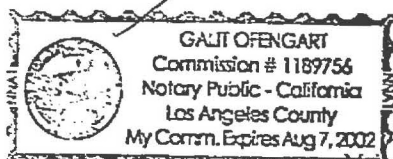
before me, Galit Ofengart

personally appeared Ofir Regev and Nurit Galmor-Regev

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

WITNESS my hand and official seal.

Signature 



This area for official notarial seal.

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 18 AND 19 OF TRACT NO. 4762, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 45 PAGE 49 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 20 OF TRACT NO. 4762 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 45 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 20 FEET THEREOF.

PARCEL 3:

THE EAST 20 FEET OF LOT 20 AND THE WEST ONE-HALF OF LOT 21 OF TRACT NO. 4762, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 45 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TAX PARCEL NO.: 5525-007-003

COMMON ADDRESS: 6925-6939 MELROSE AVE., LOS ANGELES, CALIFORNIA 90038

02 0031755

# EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: **November 20, 2017**

JOB ADDRESS: **6935 WEST MELROSE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5525-007-003**

Last Full Title: **11/2/2017**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |   |                            |
|-----|---|----------------------------|
| 1). | MELROSE EQUITIES LLC<br>C/O SHLOMO MEIRI<br>622 WALDEN DR<br>BEVERLY HILLS, CA 90210-3109 | CAPACITY: OWNER            |
|     |   |                            |
| 2). | NEW OMNI BANK NA<br>1235 SOUTH GARFIELD AVE<br>ALHAMBRA, CA 91801                         | CAPACITY: INTERESTED PARTY |

## Property Detail Report

## EXHIBIT C

For Property Located At :

**6935 MELROSE AVE, LOS ANGELES, CA 90038-3305**

CoreLogic

RealQuest Professional

## Owner Information

Owner Name: **MELROSE EQUITIES LLC**  
 Mailing Address: **622 WALDEN DR, BEVERLY HILLS CA 90210-3109 C033**  
 Vesting Codes: **// CO**

## Location Information

Legal Description:	<b>TRACT # 4762 LOTS 18 AND LOT 19</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5525-007-003</b>
Census Tract / Block:	<b>1919.02 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>4762</b>
Legal Book/Page:	<b>45-49</b>	Map Reference:	<b>34-B5 /</b>
Legal Lot:	<b>19</b>	Tract #:	<b>4762</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C20</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

Recording/Sale Date:	<b>01/07/2002 / 12/27/2001</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>31755</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>06/28/1996 /</b>	1st Mtg Amount/Type:	<b>\$1,020,000 / CONV</b>
Sale Price:	<b>\$1,200,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>1033007</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$610.69</b>
New Construction:		Multi/Split Sale:	<b>MULTIPLE</b>
Title Company:	<b>FIDELITY NAT'L TITLE INS CO/NY</b>		
Lender:	<b>CENFED BK</b>		
Seller Name:	<b>SALEMAN HENRY &amp; RITA</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>09/26/1988 /</b>	Prior Lender:	<b>/</b>
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1544521</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Year Built / Eff:	<b>1935 / 1947</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>1,965</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>1,965</b>	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:	<b>LAC4</b>	Acres:	<b>0.18</b>	County Use:	<b>AUTO SVC SHOP (2600)</b>
Lot Area:	<b>7,991</b>	Lot Width/Depth:	<b>36 x 140</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

## Tax Information

Total Value:	<b>\$1,145,596</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$16,925.20</b>
Land Value:	<b>\$1,081,957</b>	Improved %:	<b>6%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$63,639</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,145,596</b>				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**6935 MELROSE AVE, LOS ANGELES, CA 90038-3305****19 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: 19**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,200,000	\$300,000	\$5,600,000	\$1,667,263
Bldg/Living Area	1,965	1,694	2,250	1,999
Price/Sqft	\$610.69	\$176.74	\$2,556.82	\$831.03
Year Built	1935	1923	2009	1958
Lot Area	7,991	2,500	3,784,493	205,772
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,145,596	\$68,341	\$1,060,800	\$436,392
Distance From Subject	0.00	3.89	24.94	13.02

\*= 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
<b>Subject Property</b>										
		6935 MELROSE AVE	\$1,200,000	1935			06/28/1996	1,965	7,991	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	5861 WASHINGTON BLVD	\$1,775,000	1948			06/13/2017	2,000	2,500	3.89
<input checked="" type="checkbox"/>	2	3739 ROBERTSON BLVD	\$2,100,000	1983			10/12/2017	1,943	5,097	4.79
<input checked="" type="checkbox"/>	3	9401 JEFFERSON BLVD	\$5,600,000	1980			08/01/2017	2,220	3,784,493	5.1
<input checked="" type="checkbox"/>	4	10506 BURBANK BLVD	\$800,000	1955			03/21/2017	2,250	2,624	6.17
<input checked="" type="checkbox"/>	5	6600 SAN FERNANDO RD	\$1,300,000	1923			09/20/2017	1,767	3,882	6.57
<input checked="" type="checkbox"/>	6	7501 S WESTERN AVE	\$1,200,000	1933			08/31/2017	1,910	7,682	7.97
<input checked="" type="checkbox"/>	7	2817 E CESAR E CHAVEZ AVE	\$1,900,000	1932			03/07/2017	2,250	6,364	8.5
<input checked="" type="checkbox"/>	8	5948 CALHOUN AVE	\$1,575,000	1987			03/01/2017	2,080	5,250	8.7
<input checked="" type="checkbox"/>	9	2731 E GAGE AVE	\$700,000	1938			03/14/2017	2,229	9,009	9.87
<input checked="" type="checkbox"/>	10	10000 S VERMONT AVE	\$3,325,000	1969			08/30/2017	2,088	21,177	10.01
<input checked="" type="checkbox"/>	11	15418 S VERMONT AVE	\$450,000	1928	2	1	06/28/2017	1,989	5,679	13.62
<input checked="" type="checkbox"/>	12	218 S BRAND BLVD	\$380,000	1964			03/03/2017	2,150	6,729	14.71
<input checked="" type="checkbox"/>	13	17446 CHATSWORTH ST	\$3,550,000	1967			10/11/2017	2,000	6,497	15.91
<input checked="" type="checkbox"/>	14	11280 DORLAND DR	\$672,000	1950			05/26/2017	1,920	9,360	17.63
<input checked="" type="checkbox"/>	15	2063 PACIFIC AVE	\$300,000	1952			07/21/2017	1,694	4,700	21.7
<input checked="" type="checkbox"/>	16	14960 VALLEY BLVD	\$451,000	2009			10/16/2017	2,020	7,343	21.75
<input checked="" type="checkbox"/>	17	1111 LONG BEACH BLVD	\$4,500,000	1947			03/30/2017	1,760	7,500	22.67
<input checked="" type="checkbox"/>	18	1425 CHERRY AVE	\$380,000	1966			07/14/2017	1,754	6,083	22.93
<input checked="" type="checkbox"/>	19	846 W FRONT ST	\$720,000	1980			07/07/2017	1,950	7,696	24.94





**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**6935 MELROSE AVE, LOS ANGELES, CA 90038-3305****19 Comparable(s) Selected.**

Report Date: 11/17/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$1,200,000	\$300,000	\$5,600,000	\$1,667,263
Bldg/Living Area	1,965	1,694	2,250	1,999
Price/Sqft	\$610.69	\$176.74	\$2,556.82	\$831.03
Year Built	1935	1923	2009	1958
Lot Area	7,991	2,500	3,784,493	205,772
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,145,596	\$68,341	\$1,060,800	\$436,392
Distance From Subject	0.00	3.89	24.94	13.02

\*= user supplied for search only

Comp #:	1	Distance From Subject: 3.89 (miles)			
Address:	5861 WASHINGTON BLVD, CULVER CITY, CA 90232				
Owner Name:	EM TEE NEST LLC				
Seller Name:	FIETZ TRACY L 1996 TRUST				
APN:	5065-016-005	Map Reference:	42-E5 /	Building Area:	2,000
County:	LOS ANGELES, CA	Census Tract:	7024.00	Total Rooms/Offices:	
Subdivision:	6256	Zoning:	CCM1*	Total Restrooms:	
Rec Date:	06/13/2017	Prior Rec Date:		Yr Built/Eff:	1948 / 1948
Sale Date:	06/01/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,775,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	647182	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,500		
Total Value:	\$663,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 2

Address: 3739 ROBERTSON BLVD, CULVER CITY, CA 90232

Owner Name: 3739-3741 ROBERTSON BLVD LLC

Seller Name: BRADLEY ROBERT P JR P TRUST

APN: 4206-033-064

Map Reference: 42-C5 /

Building Area: 1,943

County: LOS ANGELES, CA

Census Tract: 7024.00

Total Rooms/Offices:

Subdivision: 3872

Zoning: CCM1\*

Total Restrooms:

Rec Date: 10/12/2017

Prior Rec Date:

Yr Built/Eff: 1983 / 1983

Sale Date: 08/04/2017

Prior Sale Date:

Air Cond:

Sale Price: \$2,100,000

Prior Sale Price:

Pool:

Sale Type: FULL

Prior Sale Type:

Roof Mat:

Document #: 1168537

Acres: 0.12

1st Mtg Amt: \$1,700,000

Lot Area: 5,097

Total Value: \$313,646

# of Stories:

Land Use: AUTO REPAIR

Park Area/Cap#: /

Distance From Subject: 4.79 (miles)

Comp #: 3 Distance From Subject: 5.1 (miles)  
 Address: 9401 JEFFERSON BLVD, CULVER CITY, CA 90232-2915  
 Owner Name: 9401 JEFFERSON CULVER CITY LLC  
 Seller Name: JEFFERSON PROPERTY LLC  
 APN: 4204-004-011 Map Reference: 50-D1 / Building Area: 2,220  
 County: LOS ANGELES, CA Census Tract: 7025.02 Total Rooms/Offices:  
 Subdivision: MACHADO Zoning: CCM1\* Total Restrooms:  
 Rec Date: 08/01/2017 Prior Rec Date: 12/26/1997 Yr Built/Eff: 1980 / 1980  
 Sale Date: 07/27/2017 Prior Sale Date: 12/19/1997 Air Cond:  
 Sale Price: \$5,600,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 864869 Acres: 86.88  
 1st Mtg Amt: \$4,760,000 Lot Area: 3,784,493  
 Total Value: \$400,810 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 6.17 (miles)  
 Address: 10506 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2218  
 Owner Name: NINA MAK LLC  
 Seller Name: ZIHLA ROMANO & ALICE M TRUST  
 APN: 2417-008-009 Map Reference: 23-F1 / Building Area: 2,250  
 County: LOS ANGELES, CA Census Tract: 1253.10 Total Rooms/Offices:  
 Subdivision: 9521 Zoning: LAC2 Total Restrooms:  
 Rec Date: 03/21/2017 Prior Rec Date: Yr Built/Eff: 1955 / 1960  
 Sale Date: 02/07/2017 Prior Sale Date: Air Cond:  
 Sale Price: \$800,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 318610 Acres: 0.06  
 1st Mtg Amt: \$520,000 Lot Area: 2,624  
 Total Value: \$86,767 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 5 Distance From Subject: 6.57 (miles)  
 Address: 6600 SAN FERNANDO RD, GLENDALE, CA 91201-1703  
 Owner Name: SAN FERNANDO ROAD VENTURES LLC  
 Seller Name: REMEDY LLC  
 APN: 5623-023-018 Map Reference: 24-F1 / Building Area: 1,767  
 County: LOS ANGELES, CA Census Tract: 3016.01 Total Rooms/Offices:  
 Subdivision: 4516 Zoning: GLC3\* Total Restrooms:  
 Rec Date: 09/20/2017 Prior Rec Date: 06/26/2015 Yr Built/Eff: 1923 / 1928  
 Sale Date: 09/13/2017 Prior Sale Date: 06/23/2015 Air Cond: NONE  
 Sale Price: \$1,300,000 Prior Sale Price: \$935,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL COMPOSITION  
 Document #: 1074131 Acres: 0.09  
 1st Mtg Amt: Lot Area: 3,882  
 Total Value: \$968,242 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 6 Distance From Subject: 7.97 (miles)  
 Address: 7501 S WESTERN AVE, LOS ANGELES, CA 90047-2430  
 Owner Name: ROUZBEHI MOHAMMAD  
 Seller Name: KINDRED WILLIAM H  
 APN: 6017-016-001 Map Reference: 51-E6 / Building Area: 1,910  
 County: LOS ANGELES, CA Census Tract: 2379.00 Total Rooms/Offices:  
 Subdivision: 5107 Zoning: LAC2 Total Restrooms:  
 Rec Date: 08/31/2017 Prior Rec Date: Yr Built/Eff: 1933 /  
 Sale Date: 07/28/2017 Prior Sale Date: Air Cond:  
 Sale Price: \$1,200,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 994669 Acres: 0.18  
 1st Mtg Amt: \$960,000 Lot Area: 7,682  
 Total Value: \$68,341 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 7 Distance From Subject: 8.5 (miles)  
 Address: 2817 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3107  
 Owner Name: JAKADA HOLDINGS LLC

Seller Name:	<b>B &amp; D CAR WASH INC</b>	Map Reference:	<b>45-B4 /</b>	Building Area:	<b>2,250</b>
APN:	<b>5178-019-004</b>	Census Tract:	<b>2037.20</b>	Total Rooms/Offices:	
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Subdivision:	<b>FOREST HEIGHTS TR</b>	Prior Rec Date:	<b>09/30/2014</b>	Yr Built/Eff:	<b>1932 / 1960</b>
Rec Date:	<b>03/07/2017</b>	Prior Sale Date:	<b>09/22/2014</b>	Air Cond:	<b>NONE</b>
Sale Date:	<b>12/06/2016</b>	Prior Sale Price:	<b>\$1,500,000</b>	Pool:	
Sale Price:	<b>\$1,900,000</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.15</b>		
Document #:	<b>261837</b>	Lot Area:	<b>6,364</b>		
1st Mtg Amt:	<b>\$3,100,000</b>	# of Stories:	<b>1.00</b>		
Total Value:	<b>\$595,443</b>	Park Area/Cap#:	<b>/</b>		
Land Use:	<b>AUTO REPAIR</b>				

Comp #: **8** Distance From Subject: **8.7 (miles)**

Address: **5948 CALHOUN AVE, VAN NUYS, CA 91401-3661**

Owner Name: **LAV INVESTMENTS LLC**

Seller Name: **PARKER CHRISTOPHER S & SARAI**

APN:	<b>2245-001-002</b>	Map Reference:	<b>15-E6 /</b>	Building Area:	<b>2,080</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1286.01</b>	Total Rooms/Offices:	
Subdivision:	<b>8126</b>	Zoning:	<b>LACM</b>	Total Restrooms:	
Rec Date:	<b>03/01/2017</b>	Prior Rec Date:	<b>05/27/2010</b>	Yr Built/Eff:	<b>1987 / 1987</b>
Sale Date:	<b>02/24/2017</b>	Prior Sale Date:	<b>02/02/2010</b>	Air Cond:	
Sale Price:	<b>\$1,575,000</b>	Prior Sale Price:	<b>\$890,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>237296</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$1,375,000</b>	Lot Area:	<b>5,250</b>		
Total Value:	<b>\$593,919</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **9** Distance From Subject: **9.87 (miles)**

Address: **2731 E GAGE AVE, HUNTINGTON PARK, CA 90255-4202**

Owner Name: **PATEL BALUBHAI**

Seller Name: **HERNANDEZ MANUEL JR & LORETTA**

APN:	<b>6320-028-024</b>	Map Reference:	<b>52-F5 /</b>	Building Area:	<b>2,229</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5326.06</b>	Total Rooms/Offices:	
Subdivision:	<b>HUNTINGTON PARK</b>	Zoning:	<b>HPCN*</b>	Total Restrooms:	
Rec Date:	<b>03/14/2017</b>	Prior Rec Date:	<b>01/20/1994</b>	Yr Built/Eff:	<b>1938 / 1954</b>
Sale Date:	<b>02/02/2017</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$16,113</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>288544</b>	Acres:	<b>0.21</b>		
1st Mtg Amt:	<b>\$550,000</b>	Lot Area:	<b>9,009</b>		
Total Value:	<b>\$380,755</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **10** Distance From Subject: **10.01 (miles)**

Address: **10000 S VERMONT AVE, LOS ANGELES, CA 90044**

Owner Name: **7-ELEVEN INC**

Seller Name: **NWC WASHINGTON SOTO LLC**

APN:	<b>6054-009-029</b>	Map Reference:	<b>57-F3 /</b>	Building Area:	<b>2,088</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2404.02</b>	Total Rooms/Offices:	
Subdivision:	<b>5054</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>08/30/2017</b>	Prior Rec Date:	<b>01/13/2017</b>	Yr Built/Eff:	<b>1969 / 1969</b>
Sale Date:	<b>08/23/2017</b>	Prior Sale Date:	<b>12/19/2016</b>	Air Cond:	
Sale Price:	<b>\$3,325,000</b>	Prior Sale Price:	<b>\$1,677,273</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>987857</b>	Acres:	<b>0.49</b>		
1st Mtg Amt:		Lot Area:	<b>21,177</b>		
Total Value:	<b>\$1,060,800</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **11** Distance From Subject: **13.62 (miles)**

Address: **15418 S VERMONT AVE, GARDENA, CA 90247-4116**

Owner Name: **GALLARDO DAVID & ELIZABETH**

Seller Name: **SOTO MARIA E**

APN:	<b>6120-003-009</b>	Map Reference:	<b>63-F3 /</b>	Building Area:	<b>1,989</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2912.10</b>	Total Rooms/Offices:	



Subdivision:	1038	Zoning:	LAC2	Total Restrooms:	1.00
Rec Date:	06/28/2017	Prior Rec Date:	03/30/1979	Yr Built/Eff:	1928 /
Sale Date:	05/11/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$450,000	Prior Sale Price:	\$23,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	718841	Acres:	0.13		
1st Mtg Amt:	\$382,500	Lot Area:	5,679		
Total Value:	\$119,159	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 12 Distance From Subject: 14.71 (miles)

Address: 218 S BRAND BLVD, SAN FERNANDO, CA 91340-3642

Owner Name: DARDASHTY ELYAS/DARDASHITY INGE

Seller Name: VALLEY ECONOMIC DEV CTR INC

APN:	2522-014-024	Map Reference:	2-E6 /	Building Area:	2,150
County:	LOS ANGELES, CA	Census Tract:	3203.00	Total Rooms/Offices:	
Subdivision:	2824	Zoning:	SFC2*	Total Restrooms:	
Rec Date:	03/03/2017	Prior Rec Date:	09/16/1999	Yr Built/Eff:	1964 /
Sale Date:	01/09/2017	Prior Sale Date:	09/09/1999	Air Cond:	
Sale Price:	\$380,000	Prior Sale Price:	\$380,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	251173	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,729		
Total Value:	\$503,227	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 13 Distance From Subject: 15.91 (miles)

Address: 17446 CHATSWORTH ST, GRANADA HILLS, CA 91344

Owner Name: 17454 CHATSWORTH LLC

Seller Name: ALPHA TRUST

APN:	2733-019-013	Map Reference:	7-E2 /	Building Area:	2,000
County:	LOS ANGELES, CA	Census Tract:	1113.01	Total Rooms/Offices:	
Subdivision:	9668	Zoning:	LAC1	Total Restrooms:	
Rec Date:	10/11/2017	Prior Rec Date:	05/29/1980	Yr Built/Eff:	1967 / 1967
Sale Date:	02/14/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,550,000	Prior Sale Price:	\$35,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1160399	Acres:	0.15		
1st Mtg Amt:	\$2,840,000	Lot Area:	6,497		
Total Value:	\$134,027	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 14 Distance From Subject: 17.63 (miles)

Address: 11280 DORLAND DR, WHITTIER, CA 90606

Owner Name: PATINO MARIANO

Seller Name: RICKER FAMILY TRUST

APN:	8132-037-011	Map Reference:	55-C4 /	Building Area:	1,920
County:	LOS ANGELES, CA	Census Tract:	5013.00	Total Rooms/Offices:	
Subdivision:	12137	Zoning:	WHC2*	Total Restrooms:	
Rec Date:	05/26/2017	Prior Rec Date:		Yr Built/Eff:	1950 / 1950
Sale Date:	01/05/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$672,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	584800	Acres:	0.21		
1st Mtg Amt:	\$618,800	Lot Area:	9,360		
Total Value:	\$96,512	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 15 Distance From Subject: 21.7 (miles)

Address: 2063 PACIFIC AVE, LONG BEACH, CA 90806-4609

Owner Name: LANDRY MADA & GREGORY R

Seller Name: KIM JAE S & KYUNG J

APN:	7209-024-019	Map Reference:	75-C2 /	Building Area:	1,694
County:	LOS ANGELES, CA	Census Tract:	5730.04	Total Rooms/Offices:	
Subdivision:	5161	Zoning:	LBCNP	Total Restrooms:	
Rec Date:	07/21/2017	Prior Rec Date:	03/16/1990	Yr Built/Eff:	1952 / 1952
Sale Date:	06/19/2017	Prior Sale Date:	10/1989	Air Cond:	NONE
Sale Price:	\$300,000	Prior Sale Price:	\$145,000	Pool:	

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>817891</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:		Lot Area:	<b>4,700</b>		
Total Value:	<b>\$229,831</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	16			Distance From Subject: 21.75 (miles)	
Address:	14960 VALLEY BLVD, LA PUENTE, CA 91746				
Owner Name:	SUNNY LAWNDALE LP				
Seller Name:	WALNUT TOP TIER GROUP INC				
APN:	8208-010-024	Map Reference:	48-D5 /	Building Area:	2,020
County:	LOS ANGELES, CA	Census Tract:	4082.02	Total Rooms/Offices:	
Subdivision:	1343	Zoning:	LCM1BE*	Total Restrooms:	
Rec Date:	10/16/2017	Prior Rec Date:	02/26/2015	Yr Built/Eff:	2009 / 2009
Sale Date:	09/28/2017	Prior Sale Date:	02/05/2015	Air Cond:	
Sale Price:	\$451,000	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1180691	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,343		
Total Value:	\$517,777	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 17

Address: 1111 LONG BEACH BLVD, LONG BEACH, CA 90813

Owner Name: LEEWARD CAPITAL OF LONG BCH LLC

Seller Name: MENDOZA KAY FAMILY TRUST

APN: 7273-007-010

Map Reference: 75-C4 /

Building Area: 1,760

County: LOS ANGELES, CA

Census Tract: 5763.01

Total Rooms/Offices:

Subdivision: STANWOOD & MASH

Zoning: LBP29

Total Restrooms:

Rec Date: 03/30/2017

Prior Rec Date: 12/20/2006

Yr Built/Eff: 1947 /

Sale Date: 11/17/2016

Prior Sale Date: 12/13/2006

Air Cond:

Sale Price: \$4,500,000

Prior Sale Price: \$850,000

Pool:

Sale Type: FULL

Prior Sale Type: FULL

Roof Mat:

Document #: 352884

Acres: 0.17

1st Mtg Amt: \$2,925,000

Lot Area: 7,500

Total Value: \$490,613

# of Stories:

Land Use: AUTO REPAIR

Park Area/Cap#: /

Distance From Subject: 22.67 (miles)

Comp #:	18	Distance From Subject: 22.93 (miles)			
Address:	1425 CHERRY AVE, LONG BEACH, CA 90813-2513				
Owner Name:	LICKITWONGSE KENNETH				
Seller Name:	FOOTAM WARARAT V				
APN:	7261-017-028	Map Reference:	75-E4 /	Building Area:	1,754
County:	LOS ANGELES, CA	Census Tract:	5752.02	Total Rooms/Offices:	
Subdivision:	OLSON	Zoning:	LBCNR	Total Restrooms:	
Rec Date:	07/14/2017	Prior Rec Date:	12/20/2006	Yr Built/Eff:	1966 / 1966
Sale Date:	05/26/2017	Prior Sale Date:	12/11/2006	Air Cond:	NONE
Sale Price:	\$380,000	Prior Sale Price:	\$365,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	789364	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,083		
Total Value:	\$421,351	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	19			Distance From Subject: 24.94 (miles)	
Address:	846 W FRONT ST, COVINA, CA 91722-3614				
Owner Name:	DE MARIN YOLANDA S				
Seller Name:	OPTIMUM COLLISION GROUP INC				
APN:	8432-015-034	Map Reference:	88-D4 /	Building Area:	1,950
County:	LOS ANGELES, CA	Census Tract:	4060.00	Total Rooms/Offices:	
Subdivision:	19070	Zoning:	CVM1*	Total Restrooms:	
Rec Date:	07/07/2017	Prior Rec Date:	01/13/2015	Yr Built/Eff:	1980 / 1980
Sale Date:	06/27/2017	Prior Sale Date:	12/23/2014	Air Cond:	OFFICE
Sale Price:	\$720,000	Prior Sale Price:	\$625,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	757694	Acres:	0.18		

1st Mtg Amt:		Lot Area:	<b>7,696</b>
Total Value:	<b>\$647,220</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: **November 20, 2017**

JOB ADDRESS: **6935 WEST MELROSE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5525-007-003**

CASE#: **153808**

ORDER NO: **A-4201529**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 27, 2016**

COMPLIANCE EXPECTED DATE: **November 1, 2016**

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

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## **LIST OF IDENTIFIED CODE VIOLATIONS** **(ORDER TO COMPLY)**

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4201529



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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

MELROSE EQUITIES LLC C/O SHLOMO MEIRI  
622 N WALDEN DR  
BEVERLY HILLS, CA 90210

**CASE #: 153808**

**ORDER #: A-4201529**

**EFFECTIVE DATE: October 27, 2016**

**COMPLIANCE DATE: November 01, 2016**

PROPERTY OWNER OF  
SITE ADDRESS: **6935 W MELROSE AVE**  
ASSESSORS PARCEL NO.: 5525-007-003  
ZONE: C4; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: KINGS OF BODY

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 August 08, 2016 and billed on invoice # 695619.

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

[www.ladbs.org](http://www.ladbs.org)

A proposed noncompliance fee in the amount of \$660.00 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 **\$2,310.00.**

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.

#### **REVOCATION 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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



#### **CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1


[www.ladbs.org](http://www.ladbs.org)

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: October 19, 2016

CLAUDIO MORENO  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3395  
Claudio.Moreno@lacity.org

  
REVIEWED BY

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

OCT 20 2016

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

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