

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
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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

August 30, 2012

Council District: # 14 /

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

JOB ADDRESS: 3400 EAST UNION PACIFIC AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5192-013-022

On January 18, 2009, 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: **3400 East Union Pacific 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 September 2, 2005, September 5, 2006, August 29, 2007 and July 15, 2008, 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	\$ 1,365.00
System Development Surcharge	42.60
Non-Compliance Code Enforcement fee	100.00
Late Charge/Collection fee (250%)	250.00
Title Report fee	53.00
Grand Total	\$ 1,810.60

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 **\$1,810.60** 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 **\$1,810.60** 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: JUNE LAGMAY, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B

Monterey Park, Ca. 91755

Phone 626-548-2479 818-337-0474 fax

Work Order No. T8830

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 06-27-2012

Dated as of: 06-27-2012

Fee: \$48.00

-SCHEDULE A-

(Reported Property Information)

For Assessors Parcel Number: 5192-013-022

Situs Address: 3400 E Union Pacific Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-14-1976

As Document Number: 2389

Documentary Transfer Tax: \$None

In Favor of: Maui S. Taciturea

Mailing Address: Maui S. Taciturea

5724 Lemona Avenue

Van Nuys, CA 91411

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 37 of Tract 5335, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 57, Page(s) 62 of Maps, in the office of the County Recorder of said County, commonly known as 3400-3406 and 3410 Union Pacific Avenue, Los Angeles, California.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2

Order Number: T8830

-Schedule B Continued-

1. A Notice of Pending Lien Recorded 05-31-2005
as Document Number 05-1265326
Filed by the City of Los Angeles Dept. of Building and Safety

2. A Notice of Pending Lien Recorded 02-10-2006
as Document Number 06-0320290
Filed by the City of Los Angeles Dept. of Building and Safety

3. A Notice of Pending Lien Recorded 01-19-2007
as Document Number 07-0111238
Filed by the City of Los Angeles Dept. of Building and Safety

4. A Notice of Pending Lien Recorded 03-07-2008
as Document Number 08-0400373
Filed by the City of Los Angeles Dept. of Building and Safety

5. A Notice of Pending Lien Recorded 10-10-2008
as Document Number 08-1822658
Filed by the City of Los Angeles Dept. of Building and Safety

6. A Notice of Lien Recorded: 07-17-2009
Document No.: 09-1081102
Amount: \$969.66
Owner: Mauti S. Taciturea
Claimant: City of Los Angeles

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

7. A Notice of Pending Lien Recorded 09-11-2009
as Document Number 09-1389881
Filed by the City of Los Angeles Dept. of Building and Safety

8. A Notice that Redevelopment proceedings have been initiated Recorded 10-29-2009
as Document Number 09-1635006
Filed By the City of Los Angeles

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

APN:	5192-013-022
Described As:	LOT 37 TRACT # 5335
Address:	3400 UNION PACIFIC AVE LOS ANGELES CA 90023
City:	LOS ANGELES CITY-44
Billing Address:	5724 LEMONA AVE VAN NUYS CA 91411
Assessed Owner(s):	TACITUREA,MAUTI S

Tax Rate Area:	0012704	Value		Conveyance Date:	04/14/1976
Use Code:	2600	Land:	21,500.00	Conveying Instrument:	
Auto service (body and fender)		Improvements:	1,820.00	Date Transfer Acquired:	
Region Code:	27	Personal Property:		Vesting:	
Flood Zone:		Fixtures:		Year Built:	1947
Zoning Code:	LAM3	Inventory:		Year Last Modified:	1947
Taxability Code:		Exemptions		Square Footage	
Tax Rate:		Homeowner:		Land:	
Bill #:		Inventory:		Improvements:	2360
Issue Date:	10/15/2011	Personal Property:		Tax Defaulted:	
		Religious:		Total Tax:	488.76
		All Other:			
		Net Taxable Value:	23,320.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	244.39	24.43	12/10/2011	PAID	11/28/2011	0.00
2nd	244.37	34.44	04/10/2012	PAID	04/02/2012	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	0.73
188.51	LOS ANGELES LIGHT MAINT	42.45
61.81	SOUTHEAST MOSQ ABATE	7.25
188.71	L.A. POLICE/911 BOND TAX	21.88
30.71	L.A. COUNTY FLOOD CONTROL	0.92
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	14.90
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	94.16
36.92	LA CO PARK DISTRICTS	15.94

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

*** END OF REPORT ***

This page is part of your document - DO NOT DISCARD

05 1265326

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:04 AM MAY 31 2005

TITLE(S) : _____



LEAD SHEET

FEE

D.T.T.

FREE 1 DD

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY.
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO.

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

05 1265326

8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5192-013-022
AKA 3400 E UNION PACIFIC AVE
LOS ANGELES

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No. 4073228)

Telephone Number: (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

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

TR 5335 37 M B 57-62

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

DATED: This 20th Day of May, 2005

TACITUREA MAUTI S
5724 LEMONA AVE
VAN NUYS CA, 91411

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

By Grace Harper
Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

06 0320290

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5192-013-022
AKA 3400 E UNION PACIFIC AVE
LOS ANGELES

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4153506)

Telephone Number: (213) 482-6890

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

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

TR 5335 37 M B 57-62

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

DATED: This 07th Day of February, 2006

TACITUREA MAUTI S
5724 LEMONA AVE
VAN NUYS CA, 91411

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

By 
Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5192-013-022
AKA 3400 E UNION PACIFIC AVE
LOS ANGELES

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4239329)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

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

TR 5335 37 M B 57-62


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

DATED This 12th Day of January, 2007

TACITUREA MAUTIS
5724 LEMONA AVE
VAN NUYS CA, 91411

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

By


Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

03/07/08



20080400373

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4379690)

Telephone Number: (213) 482-6890

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

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

TR 5335 37 M B 57-62

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

APN 5192-013-022
AKA 3400 E UNION PACIFIC AVE
LOS ANGELES

Owner:
TACITUREA MAUTIS
5724 LEMONA AVE
VAN NUYS CA, 91411

DATED: This 29th Day of February, 2008

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

By

Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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

10/10/08



20081822658

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday (Invoice No. 4482909).

Telephone Number (213) 482-6890

Office Location 201 N Figueroa St, Suite 940

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

TR 5335 37 MB 57-62

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

APN 5192-013-022

AKA 3400 E UNION PACIFIC AVE
LOS ANGELES

Owner

TACITUREA MAUTIS
5724 LEMONA AVE
VAN NUYS CA, 91411

DATED This 19th Day of September, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Karen Penner

Karen Penner, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES



WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LIEN

APN # 5192-013-021
AKA 3406 EAST UNION PACIFIC AVENUE, LOS ANGELES

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on July 7, 2009, the City of Los Angeles hereby claims a lien in the sum \$969.66, against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property, located at:

3406 EAST UNION PACIFIC AVENUE, LOS ANGELES

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

Lots 35, 36 and 37 of Tract No. 5335, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 57, Page(s) 62 of Maps, in the Office of the County Recorder of said County. (Full legal description on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012)

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

DATED: This 10th Day of July, 2009

OWNER(S):

Tacturea, Mautl S.
5724 Lemona Avenue,
Van Nuys, CA 91411

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

By Karen Penner
Karen Penner, Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4675020)

Telephone Number: (213) 482-6890

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

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

TR 5335 37 MB 57-62

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

APN 5192-013-022

AKA 3400 E UNION PACIFIC AVE
LOS ANGELES

Owner:

TACITUREA MAUTI S.
5724 LEMONA AVE
VAN NUYS CA, 91411

DATED: This 02nd Day of September, 2009

CITY OF LOS ANGELES
Department of Building and Safety

By

Karen Penner

for

Karen Penner, Bureau Chief
Resource Management Bureau

OFFICIAL BUSINESS
Document entitled to free
recording per Government
Code Section 6103



Recording Requested by and:
When Recorded Return to:

Community Redevelopment Agency
of the City of Los Angeles
1916 E. First Street
Los Angeles, CA 90033
Attn: Donna DeBruhl-Hemer

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES

STATEMENT THAT THE ADELANTE EASTSIDE
REDEVELOPMENT PLAN HAS BEEN AMENDED

(Recording Required by California Community Redevelopment Law, Health and Safety
Code Section 33456)

1. The Redevelopment Plan ("Adelante Redevelopment Plan") for the Adelante Eastside Redevelopment Project ("Adelante Project Area") was adopted on March 24, 1999, by City of Los Angeles ("City") Ordinance No. 172514; and
2. The Adelante Project Area contains the properties described in the Adelante Project Area Description, attached hereto as Exhibit "A" and incorporated herein by this reference, and is depicted in the Adelante Project Area Map, attached hereto as Exhibit "B" and incorporated herein by this reference; and
3. The Redevelopment Plan ("Whiteside Redevelopment Plan") for the Whiteside Redevelopment Project ("Whiteside Project Area") was adopted on October 17, 2006, by County of Los Angeles Ordinance No. 2006-0075; and
4. The Whiteside Project Area contains the properties described in the Whiteside Project Area Description, attached hereto as Exhibit "C" and incorporated herein by this reference, and is depicted in the Whiteside Project Area Map, attached hereto as Exhibit "D" and incorporated herein by this reference; and

EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: August 30, 2012

JOB ADDRESS: 3400 EAST UNION PACIFIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5192-013-022

Last Full Title: 06/27/2012

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MAUTI S. TACITUREA
5724 LEMONA AVENUE
VAN NUYS, CA. 91411

CAPACITY: OWNER

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

3400 UNION PACIFIC AVE, LOS ANGELES, CA 90023-3815**Owner Information:**

Owner Name: TACITUREA MAUTI S
 Mailing Address: 5724 LEMONA AVE, VAN NUYS CA 91411-3237 C028
 Phone Number: Vestling Codes: //

Location Information:

Legal Description: TRACT # 5335 LOT 37
 County: LOS ANGELES, CA APN: 5192-013-022
 Census Tract / Block: 2051.20 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 5335
 Legal Book/Page: 57-62 Map Reference: 53-B1 / 675-B1
 Legal Lot: 37 Tract #: 5335
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 04/14/1976 / Deed Type: DEED (REG)
 Sale Price: 1st Mtg Document #:
 Document #:

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:	1947 / 1947	Total Rooms/Offices:	Garage Area:
Gross Area:	2,360	Total Restrooms:	Garage Capacity:
Building Area:	2,360	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:	LAM3	Acres:	0.11	County Use:	AUTO SVC SHOP (2600)
Lot Area:	4,662	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information:

Total Value:	\$23,320	Assessed Year:	2011	Property Tax:	\$488.76
Land Value:	\$21,500	Improved %:	8%	Tax Area:	12704
Improvement Value:	\$1,820	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$23,320				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

3400 UNION PACIFIC AVE, LOS ANGELES, CA 90023-3815**12 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: 12**

	Subject Property	Low	High	Average
Sale Price	\$0	\$35,000	\$7,060,000	\$1,057,727
Bldg/Living Area	2,360	2,076	2,688	2,427
Price/Sqft	\$0.00	\$13.32	\$2,917.36	\$442.83
Year Built	1947	1924	1989	1955
Lot Area	4,662	5,000	27,275	10,389
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$23,320	\$94,873	\$1,276,217	\$538,114
Distance From Subject	0.00	2.49	19.76	11.34

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bld	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			3400 UNION PACIFIC AVE		1947				2,360	4,662	0.0
Comparables											
<input checked="" type="checkbox"/>	1		6332 MAYWOOD AVE	\$355,000	1989			01/11/2012	2,460	9,346	2.49
<input checked="" type="checkbox"/>	2		599 W AVENUE 28	\$200,000	1959			06/28/2012	2,632	13,429	4.96
<input checked="" type="checkbox"/>	3		12111 ATLANTIC AVE	\$7,060,000	1947			12/15/2011	2,420	9,603	7.21
<input checked="" type="checkbox"/>	4		4220 MONTCLAIR ST	\$400,000	1937			05/14/2012	2,536	13,499	7.28
<input checked="" type="checkbox"/>	5		6100 W PICO BLVD		1924			07/10/2012	2,500	5,560	9.91
<input checked="" type="checkbox"/>	6		4919 W CENTURY BLVD	\$525,000	1963			06/25/2012	2,688	8,252	10.26
<input checked="" type="checkbox"/>	7		5578 SEPULVEDA BLVD	\$559,000	1962			01/26/2012	2,250	5,000	10.92
<input checked="" type="checkbox"/>	8		1160 S HACIENDA BLVD	\$690,000	1953			11/29/2011	2,232	27,275	13.95
<input checked="" type="checkbox"/>	9		5705 CAHUENGA BLVD	\$35,000	1961			02/24/2012	2,628	5,276	14.07
<input checked="" type="checkbox"/>	10		1922 14TH ST	\$721,000		2	1	01/27/2012	2,076	7,512	15.51
<input checked="" type="checkbox"/>	11		16039 VICTORY BLVD	\$690,000	1963			06/18/2012	2,380	14,920	19.71
<input checked="" type="checkbox"/>	12		664 W 6TH ST	\$400,000	1947			12/21/2011	2,322	5,000	19.76

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3400 UNION PACIFIC AVE, LOS ANGELES, CA 90023-3815**12 Comparable(s) Selected.**

Report Date: 08/07/2012

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$35,000	\$7,060,000	\$1,057,727
Bldg/Living Area	2,360	2,076	2,688	2,427
Price/Sqft	\$0.00	\$13.32	\$2,917.36	\$442.83
Year Built	1947	1924	1989	1955
Lot Area	4,662	5,000	27,275	10,389
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$23,320	\$94,873	\$1,276,217	\$538,114
Distance From Subject	0.00	2.49	19.76	11.34

* = user supplied for search only

Comp #:	1	Distance From Subject:	2.49 (miles)
Address:	6332 MAYWOOD AVE, BELL, CA 90201-1014		
Owner Name:	JIMENEZ ZENON E		
Seller Name:	ANGULO FAMILY TRUST		
APN:	6318-019-040	Map Reference:	53-B5 / 675-B6
County:	LOS ANGELES, CA	Census Tract:	5336.01
Subdivision:	2420	Zoning:	BLC3R*
Rec Date:	01/11/2012	Prior Rec Date:	01/29/1988
Sale Date:	12/01/2011	Prior Sale Date:	01/1988
Sale Price:	\$355,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	46447	Acres:	0.21
1st Mtg Amt:	\$176,000	Lot Area:	9,346
Total Value:	\$385,651	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	4.96 (miles)
Address:	599 W AVENUE 28, LOS ANGELES, CA 90065-1037		
Owner Name:	PIVNIK JASON		
Seller Name:	PIVNIK JASON		
APN:	5446-007-025	Map Reference:	35-F4 / 594-J6
County:	LOS ANGELES, CA	Census Tract:	1853.20
Subdivision:	JEFFRIES AVE TR	Zoning:	LARD2
Rec Date:	06/28/2012	Prior Rec Date:	02/24/2004
Sale Date:	05/04/2012	Prior Sale Date:	10/27/2003
Sale Price:	\$200,000	Prior Sale Price:	\$425,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	956683	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,429
Total Value:	\$558,816	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	7.21 (miles)
Address:	12111 ATLANTIC AVE, LYNWOOD, CA 90262-4660		
Owner Name:	AMCAL PARK PLACE FUND LP		
Seller Name:	LYNWOOD REDEVELOPMENT AGENCY		
APN:	6186-012-010	Map Reference:	65-C1 / 735-D2
County:	LOS ANGELES, CA	Census Tract:	5418.01
Subdivision:	BULLIS J J TR	Zoning:	LYCB1*
Rec Date:	12/16/2011	Prior Rec Date:	
Sale Date:	12/09/2011	Prior Sale Date:	
Sale Price:	\$7,060,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1698359	Acres:	0.22
1st Mtg Amt:	\$10,956,150	Lot Area:	9,603
Total Value:	\$274,184	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	7.28 (miles)
Address:	4220 MONTCLAIR ST, LOS ANGELES, CA 90018-2255		
Owner Name:	A1 & LLC		
Seller Name:	CHAPLAN SCOTT A		
APN:	5051-006-016	Map Reference:	43-C5 / 633-E7
County:	LOS ANGELES, CA	Census Tract:	2193.00
Subdivision:	4981	Zoning:	LAC2
Rec Date:	05/14/2012	Prior Rec Date:	04/26/2006
Sale Date:	04/24/2012	Prior Sale Date:	05/06/2005
Sale Price:	\$400,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	713675	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,499
Total Value:	\$608,008	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject: 9.91 (miles)	
Address:	6100 W PICO BLVD, LOS ANGELES, CA 90035-2517		
Owner Name:	NTANIOS RABH Y & VIVIANE E		
Seller Name:	SEGAL ISRAEL		
APN:	5068-001-015	Map Reference:	42-E3 / 633-A4
County:	LOS ANGELES, CA	Census Tract:	2167.00
Subdivision:	6006	Zoning:	LAC4
Rec Date:	07/10/2012	Prior Rec Date:	
Sale Date:	05/04/2012	Prior Sale Date:	
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	1013093	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,560
Total Value:	\$459,789	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,500	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1924 / 1935
Air Cond:		Pool:	
Roof Mat:		ROLL COMPOSITION	

Comp #:	6	Distance From Subject: 10.26 (miles)	
Address:	4919 W CENTURY BLVD, INGLEWOOD, CA 90304-1312		
Owner Name:	MARTINI ASSOCIATES DEV LLC		
Seller Name:	BUENA TERRA INC		
APN:	4023-025-033	Map Reference:	56-F3 / 703-B5
County:	LOS ANGELES, CA	Census Tract:	6014.02
Subdivision:	2740	Zoning:	INC2YY
Rec Date:	06/25/2012	Prior Rec Date:	
Sale Date:	06/18/2012	Prior Sale Date:	
Sale Price:	\$525,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	933917	Acres:	0.19
1st Mtg Amt:	\$425,000	Lot Area:	8,252
Total Value:	\$94,873	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,688	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1963 / 1963
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject: 10.92 (miles)	
Address:	5578 SEPULVEDA BLVD, CULVER CITY, CA 90230-5514		
Owner Name:	STONESTREAM PROPERTIES LLC		
Seller Name:	ROBMAN FAMILY TRUST		
APN:	4203-021-011	Map Reference:	50-C4 / 672-G5
County:	LOS ANGELES, CA	Census Tract:	7026.00
Subdivision:	10567	Zoning:	CCC3*
Rec Date:	01/26/2012	Prior Rec Date:	10/07/1988
Sale Date:	11/22/2011	Prior Sale Date:	09/1988
Sale Price:	\$559,000	Prior Sale Price:	\$337,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	142335	Acres:	0.11
1st Mtg Amt:	\$419,250	Lot Area:	5,000
Total Value:	\$494,334	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,250	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1962 / 1962
Air Cond:		Pool:	
Roof Mat:		ROLL COMPOSITION	

Comp #:	8	Distance From Subject: 13.95 (miles)	
Address:	1160 S HACIENDA BLVD, LA PUENTE, CA 91745		
Owner Name:	FMI HACIENDA LLC		
Seller Name:	DAY JAMES G		
APN:	8252-015-026	Map Reference:	48-F4 / 678-G2
County:	LOS ANGELES, CA	Census Tract:	4086.30
Subdivision:	18677	Zoning:	LPC2YY
Rec Date:	11/29/2011	Prior Rec Date:	
Sale Date:	10/17/2011	Prior Sale Date:	
Sale Price:	\$690,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1610207	Acres:	0.63
1st Mtg Amt:		Lot Area:	27,275
Total Value:	\$404,518	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,232	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1953 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	9	Distance From Subject: 14.07 (miles)	
Address:	5705 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2107		
Owner Name:	UMANA JORGE A		
Seller Name:	ARIAS OSVALDO		
APN:	2415-024-032	Map Reference:	16-F6 / 563-B1
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	9651	Zoning:	LACR
Rec Date:	02/24/2012	Prior Rec Date:	03/24/2006
Sale Date:	10/28/2011	Prior Sale Date:	03/09/2005
Sale Price:	\$35,000	Prior Sale Price:	\$500,000
Sale Type:		Prior Sale Type:	FULL
Document #:	298878	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,276
Total Value:	\$543,996	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 15.51 (miles)	
Address:	1922 14TH ST, SANTA MONICA, CA 90404-4605		
Owner Name:	RICKETTS GALE LIVING TRUST		
Seller Name:	FLORES LORETTA K 1999 TRUST		
APN:	4283-030-010	Map Reference:	49-B1 / 671-G2
County:	LOS ANGELES, CA	Census Tract:	7018.02
Subdivision:	TOWNER TERRACE	Zoning:	SMC4*
Rec Date:	01/27/2012	Prior Rec Date:	12/18/2003
Sale Date:	12/20/2011	Prior Sale Date:	12/09/2003
Sale Price:	\$721,000	Prior Sale Price:	\$1,150,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	152994	Acres:	0.17
1st Mtg Amt:	\$483,164	Lot Area:	7,512
Total Value:	\$1,276,217	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 19.71 (miles)	
Address:	16039 VICTORY BLVD, VAN NUYS, CA 91406-6471		
Owner Name:	POLAR PROPERTIES LLC		
Seller Name:	FIRST CA BK		
APN:	2233-024-032	Map Reference:	15-A5 / 531-F7
County:	LOS ANGELES, CA	Census Tract:	1276.05
Subdivision:	12712	Zoning:	LAC2
Rec Date:	06/18/2012	Prior Rec Date:	02/07/2007
Sale Date:	03/21/2012	Prior Sale Date:	02/02/2007
Sale Price:	\$690,000	Prior Sale Price:	\$2,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	899430	Acres:	0.34
1st Mtg Amt:	\$500,000	Lot Area:	14,920
Total Value:	\$1,070,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: 19.76 (miles)	
Address:	664 W 6TH ST, SAN PEDRO, CA 90731-2524		
Owner Name:	HEMPEL HANS J 99 TRUST		
Seller Name:	VEO DAVID		
APN:	7451-029-015	Map Reference:	78-F3 / 824-B5
County:	LOS ANGELES, CA	Census Tract:	2966.00
Subdivision:	ARCADIA PARK TR	Zoning:	LAC2
Rec Date:	12/21/2011	Prior Rec Date:	01/02/2009
Sale Date:	11/16/2011	Prior Sale Date:	12/04/2008
Sale Price:	\$400,000	Prior Sale Price:	\$153,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1732991	Acres:	0.11
1st Mtg Amt:		Lot Area:	5,000
Total Value:	\$386,978	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: August 30, 2012

JOB ADDRESS: 3400 EAST UNION PACIFIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5192-013-022

CASE# 77276

ORDER NO: A-2006489

EFFECTIVE DATE OF ORDER TO COMPLY: January 13, 2009

COMPLIANCE EXPECTED DATE: January 18, 2009

DATE COMPLIANCE OBTAINED: June 24, 2009

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2006489

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATTILOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

MAUTI S. TACITUREA
5724 LEMONA AVE
VAN NUYS, CA 91411

CASE #: 77276
ORDER #: A-2006489
EFFECTIVE DATE: January 13, 2009
COMPLIANCE DATE: January 18, 2009

PROPERTY OWNER OF
SITE ADDRESS: 3400 E UNION PACIFIC AVE
ASSESSORS PARCEL NO.: 5192-013-022
ZONE: M3; Heavy Industrial Zone
NAME OF BUSINESS IN VIOLATION: BLADIMIR MARTINEZ

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

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

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

1. (V #20-AUTO/BODY) A review of records has revealed that the property at the above listed site address is being used for AUTO BODY and is in violation of the Los Angeles Municipal Code.

Failure to pay Annual Inspection Fee.

You are therefore ordered to: The business operator and / or property owner of this site is therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on 7/15/08 and billed on invoice # 448290.

Failure to pay the above fee and all other charges within 5 days may result in all of the following; referral of the invoice to a collection agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings being initiated for this use. In addition, failure to comply with this order will cause additional fees to be assessed and may be subject to criminal prosecution. To verify the current amount due on the invoice referenced by this Order, for questions on how or where to pay, or if this invoice has already been paid, contact LADBS Financial Services at 213-482-6890.

If you have questions relating to the inspection of this property please call the inspector referenced on the last page of this order.

Code Section(s) in Violation: 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 11, and 98.0402(e), 98.0402 (g), 12.21A1(a) of the L.A.M.C.



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

www.ladbs.org
18284862005100

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.

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.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. 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. 18 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. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

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. 16.

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. 8(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.

NON-COMPLIANCE FEE WARNING:

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 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NONCOMPLIANCE FEE AND A COLLECTION FEE EQUAL TO 50 PERCENT OF THE ORIGINAL NONCOMPLIANCE FEE.

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 5:00 p.m. Monday through Friday.

Inspector: _____

Date: January 06, 2009


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


REVIEWED BY

RGZ
JAN 9 - 2009

On _____ the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature