

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

July 11, 2013

Council District: # 9

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

**JOB ADDRESS: 7022 SOUTH BROADWAY, LOS ANGELES, CA**  
**ASSESSOR'S PARCEL NO. (APN): 6012-010-018**

On November 21, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **7022 South Broadway, 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 20, 2012, July 20, 2007 and July 20, 2006, 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	\$ 1,167.00
System Development Surcharge	48.72
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	65.82
Title Report fee	48.00
<b>Grand Total</b>	<b>\$ 3,254.54</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 **\$3,254.54** 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 **\$3,254.54** 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*  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, 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

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<i>Work Order No. T9542</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 06-20-2013</i>	<i>Dated as of: 06-13-2013</i>	<i>Fee: \$48.00</i>

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**-SCHEDULE A-**  
*(Reported Property Information)*

*For Assessors Parcel Number: 6012-010-018*

*Situs Address: 7022 S Broadway                      City: Los Angeles                      County: Los Angeles*

**-VESTING INFORMATION (Ownership)**

*The last Recorded Document Transferring Fee Title Recorded on: 06-06-1997*  
*As Document Number: 97-849664*  
*Documentary Transfer Tax: \$911.25*  
*In Favor of: Edwin Monterosa Jr., a Single Man*

*Mailing Address: Edwin Monterosa Jr.*  
*7020 South Broadway Street*  
*Los Angeles, CA 90003*

**-SCHEDULE B-**

*-The Property Reported Herein is Described as follows:*

*Lot 71, 72, 73 and 74 of Tract No. 4791, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 50, Page(s) 94 of Maps, in the office of the County Recorder of said County.*

**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: T9542

**-Schedule B Continued-**

1. *A Declaration of Covenant Recorded: 10-04-1994*  
*Document Number: 94-1818791*  
*By and Between: Miguel Estrada as declarant, and The City of Los Angeles*  
*See attached document for complete details*
  
2. *A Declaration of Covenant Recorded: 11-10-1994*  
*Document Number: 94-2040714*  
*By and Between: Miguel Estrada as declarant, and The City of Los Angeles*  
*See attached document for complete details*
  
3. *A Notice of Pending Lien Recorded 05-13-2005*  
*as Document Number 05-1140509*  
*Filed by the City of Los Angeles Dept. of Building and Safety*
  
4. *A Notice of Pending Lien Recorded 02-10-2006*  
*as Document Number 06-0320247*  
*Filed by the City of Los Angeles Dept. of Building and Safety*
  
5. *A Notice of Pending Lien Recorded 12-22-2006*  
*as Document Number 06-2856841*  
*Filed by the City of Los Angeles Dept. of Building and Safety*
  
6. *A Notice of Pending Lien Recorded 02-01-2008*  
*as Document Number 08-0200446*  
*Filed by the City of Los Angeles Dept. of Building and Safety*
  
7. *A Declaration of Covenant Recorded: 03-31-2011*  
*Document Number: 11-0483094*  
*By and Between: Edwin Monterrosa, Jr. as declarant, and The City of Los Angeles*  
*See attached document for complete details*
  
8. *A Declaration of Covenant Recorded: 12-26-2012*  
*Document Number: 12-2004547*  
*By and Between: Edwin Monterrosa, Jr. as declarant, and The City of Los Angeles*  
*See attached document for complete details*
  
9. *A Notice of Lien Recorded: 01-11-2013*  
*Document No.: 13-0055355*  
*Amount: \$7,808.26*  
*Owner: Edwin Monterrosa, Jr.*  
*Claimant: City of Los Angeles, Department of Building and Safety*

**Westcoast Title & Abstract Company, Inc.**

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

Page 3  
Order Number: T9542

**-Schedule B Continued-**

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

*10. A Notice of Pending Lien Recorded 01-11-2013  
as Document Number 13-0056651  
Filed by the City of Los Angeles Dept. of Building and Safety*

*11. A Notice of Pending Lien Recorded 06-14-2013  
as Document Number 13-0892542  
Filed by the City of Los Angeles Dept. of Building and Safety*

***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: 6012-010-018  
 Described As: LOT 74 TRACT NO 4791 LOTS 73 AND  
 Address: 7022 S BROADWAY LOS ANGELES CA 90003  
 City: LOS ANGELES CITY-44  
 Billing Address: 7020 S BROADWAY LOS ANGELES CA 90003  
 Assessed Owner(s): MONTEROSA, EDWIN JR

Tax Rate Area:	0006659	Value	Conveyance Date:	06/06/1997
Use Code:	1100	Land:	Conveying Instrument:	849664
Store		Improvements:	Date Transfer Acquired:	
Region Code:	26	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1922
Zoning Code:	LAC2	Inventory:	Year Last Modified:	1922
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	4317
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	2,371.05

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,185.53	118.55	12/10/2012	NOT PAID- DELINQUENT		1,304.08
2nd	1,185.52	128.55	04/10/2013	NOT PAID- DELINQUENT		1,314.07
<b>Total Balance:</b>						<b>2,618.15</b>

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	56.79
36.92	LA CO PARK DISTRICTS	27.22
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	183.04
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	25.39
188.51	LOS ANGELES LIGHT MAINT	157.56
188.71	L.A. POLICE/911 BOND TAX	5.66
188.69	L.A. STORMWATER POLL ABATE	45.27

**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 \*\*\*

Southland Title Corporation  
RECORDING REQUESTED BY:  
Southland Title

97 849664

When Recorded Mail To:  
Edwin Monterosa Jr.,  
7020 South Broadway Street  
Los Angeles, CA 90003

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
3:01 PM JUN 06 1997

Escrow No. 5804-MG  
Title Order No. 218605-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$30	Z
A.R.N.F. 94	2

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) Tax Parcel No. 0012-10-10-17  
DOCUMENTARY TRANSFER TAX IS \$ 222.75 CITY TAX \$ 911.25

computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale,  
OR transfer is exempt from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MIGUEL ESTRADA, a married man, as his separate property,  
hereby GRANT(S) to  
EDWIN MONTEROSA JR., a single man  
the following described real property in the City of Los Angeles  
County of Los Angeles, State of California

6012-010-016

Lot 71, 72, 73 and 74 of tract no. 4791 in the city of los angeles, county of los angeles, state of california as per  
map recorded in book 50 page 94 of maps, in the office of the county recorder of said county.

DATED: June 6, 1997

STATE OF CALIFORNIA  
COUNTY OF

*Miguel Estrada*  
Miguel Estrada

ON \_\_\_\_\_ before me,  
personally appeared  
Miguel Estrada

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 notary seal)

MAIL TAX STATEMENTS TO: Edwin Monterosa Jr., 7020 South Broadway Street Los Angeles, CA 90003

218605-2

Recording requested by and mail to:

94-1818791

Name: MARGARITA DIAZ  
Address: 10514 Long Beach Bl.  
LYNWOOD, CA - 90262

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 MIN. 2 P.M. OCT/4/1994  
PAST

Space Above This Line For Recorder's Use

MASTER COVENANT AND AGREEMENT

FEE \$ 16 M

The undersigned hereby certifies I am (we are) the owners of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):  
LOT 71, 72, 73 AND 74 OF TRACT No 4791 AS PER MAP RECORDED IN BOOK 50, PAGE 94 OF MAPS; IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Site Address 7020-7026 So. BROADWAY, Los Angeles, CA. 90003

That in consideration of the approval of Case No. ZA 940284 (PAB) by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we): do covenant and agree to abide by conditions 1 through 22 of said case - see attached.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

MIGUEL ESTRADA (Print Name of Property Owner)      N/A (Print Name of Property Owner)  
Miguel Estrada (Signature of Property Owner)      N/A (Signature of Property Owner)

Dated this 27th day of SEPTEMBER 1994.

Space Below This Line For Notary's Use

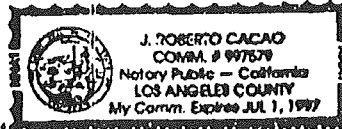
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On SEPT 27/94 before me, JOSE ROBERTO CACAO, Notary Public (name and title of officer), personally appeared MIGUEL ESTRADA, 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.

Jose Roberto Cacao (Notary Public Signature) (SEAL)



Case No. ZA 94-0284 (PAB)

Condition No(s). 1-22

Approved for recording by Albert Landrum (Department of City Planning)

Date: 9/28/94

CP-6770 (6/30/94)

CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

ROBERT JANOVICI  
CHIEF ZONING ADMINISTRATOR  
—  
ASSOCIATE ZONING ADMINISTRATORS  
JAMES J. CRISP  
DANIEL GREEN  
ALBERT LANDINI  
WILLIAM LILLENBERG  
JOHN J. PARKER, JR.  
JON FERCA  
HORACE E. TRAMEL, JR.

DEPARTMENT OF  
CITY PLANNING  
CON HOWE  
DIRECTOR  
—  
FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR  
—  
OFFICE OF  
ZONING ADMINISTRATION  
ROOM 600, CITY HALL  
LOS ANGELES, CA 90012-4801  
(213) 483-3981

June 16, 1994

Miguel Estrada (A)  
7026 South Broadway  
Los Angeles, CA 90003

Margarita Diaz (R)  
10136 Long Beach Boulevard, #4  
Lynwood, CA 90262

Department of Building and Safety

CASE NO. ZA 94-0284(PA8)  
APPROVAL OF PLANS  
7026 South Broadway  
Southeast Los Angeles  
Planning Area  
Zone : C2-1VL  
D. M. : 102B201  
C. D. : 9  
CEQA : CE 94-0269  
Fish & Game: Exempt  
Legal Description: Lot Nos. 73  
and 74, Tract No. 4791

Pursuant to the provisions of Sections 12.24-F and G of the Municipal Code, I hereby APPROVE:

a Zoning Administrator's determination of conditional use status and approval of plans in conjunction with the on-site sale of beer only in a 3,360 square-foot bar (Los Amigos Bar),

upon the following additional terms and conditions:

GENERAL CONDITIONS

1. All other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in his opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site be removed or painted over within 24 hours of its occurrence.

94 1818791

*AM*



94 2040714

Recorded at the request of and mail to:  
X MARGARITA DIAZ  
(Name)  
X 10514 Long Beach Bl.  
(Address)  
LYNWOOD, CA - 90262

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. PAST 3 P.M. NOV 10 1994

FEE  
\$7  
L

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT  
TO HOLD PROPERTY AS ONE PARCEL**

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described (as follows) (on the attached exhibit(s)):  
Lots 71, 72, 73 & 74 of Tract 4791

as recorded in Book 50, Page 94, Records of Los Angeles County.  
This property is located at and is known by the following ADDRESS:

We hereby agree and covenant with the City of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of creating a single building site (and) \_\_\_\_\_ as regulated by Section 12.03 (and) \_\_\_\_\_ of the Los Angeles Municipal Code.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

FOR CARTOGRAPHER'S USE ONLY

LEGAL O.K.  
J. SMITH  
(NO LOT CUTS)  
11-9-94

Owner's Name X MIGUEL ESTRADA  
(Please type or print)  
Signature of owner X Miguel Estrada (Sign)  
Two Officers' Signatures Required for Corporations \_\_\_\_\_ (Sign)  
Name of Corporation \_\_\_\_\_  
Dated this 08 day of November 1994

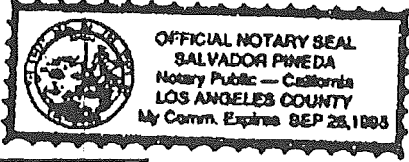
**SIGNATURES MUST BE NOTARIZED**

(STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_ before me, Salvador Pineda Notary Public personally appeared MIGUEL ESTRADA personally known to me (or proved to me 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 [Signature]



**FOR DEPARTMENT USE ONLY:**

MUST BE APPROVED BY Dept. of Building & Safety prior to recording  
APPROVED BY [Signature] 11-9-94  
District Map 102 B 201 Branch Ofc LA CO-9  
AFFIDAVIT NUMBER \_\_\_\_\_

This page is part of your document - DO NOT DISCARD

05 1140509

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
2:01 PM MAY 13 2005

TITLE(S) : \_\_\_\_\_



FEE

D.T.T.

FREE 1T

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 1140509

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6012-010-018  
AKA 7022 S BROADWAY #0

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. (Inv No. 1242313)

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 4791 73 M B 50-94

TR 4791 74 M B 50-94

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 10th Day of May, 2005

MONTEROSA EDWIN JR  
7020 S BROADWAY  
LOS ANGELES CA,90003

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

By Grace Harper  
Grace Harper, Bureau Chief  
Resource Management Bureau

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06 0320247

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
9:41 AM FEB 10 2006

TITLE(S) : \_\_\_\_\_



FEE

D.T.T.

FREE 1 TT

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

06 0320247

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6012-010-018  
AKA 7022 S BROADWAY  
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 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. 4151308)

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 4791 73 M B 50-94

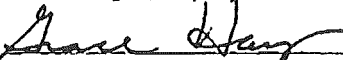
TR 4791 74 M B 50-94

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

MONTEROSA EDWIN JR  
7020 S BROADWAY  
LOS ANGELES CA,90003

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

By   
Grace Harper, Bureau Chief  
Resource Management Bureau

This page is part of your document - DO NOT DISCARD

06 2856841

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

2:01 PM DEC 22 2006

TITLE(S) :

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FEE

Code 00 - 00.00

Code N002 - 001

D.T.T.

CODE

20

CODE

19

CODE

9

Grand Total = \$0.00

Page Count = 1

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

06 2856841

2

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# 6012-010-018  
AKA 7022 S BROADWAY  
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 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. 4217800)

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 4791 73 M B 50-94


TR 4791 74 M B 50-94

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 15th Day of December, 2006

MONTEROSA EDWIN JR  
7020 S BROADWAY  
LOS ANGELES CA, 90003

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

02/01/08



20080200446

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. 4359483)

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 4791 73 M B 50-94

TR 4791 74 M B 50-94

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 6012-010-018  
AKA 7022 S BROADWAY  
LOS ANGELES

Owner:

MONTEROSA EDWIN JR  
7020 S BROADWAY  
LOS ANGELES CA,90003

DATED: This 25th Day of January, 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 and mail to

2

Name: EDWIN MONTERROSA, JR.  
Address: 11533 S. ST. ANDREWS PL.  
LOS ANGELES, CA 90047



\*\*\*\*\*Space Above This Line For Recorder's Use\*\*\*\*\*

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description)

LOTS 71-74, TRACT NO 4791 (MB 50-94)

Site Address 7026 S BROADWAY, LOS ANGELES, CA 90003

That in consideration of the approval of Case No DIR 2008-3094 (RV) by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we) acknowledge and will comply with Condition Nos 1 through 37 (see attached)

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination

Edwin Monterrosa Jr.

(Print Name of Property Owner)

(Print Name of Property Owner)

[Signature]

(Signature of Property Owner)

(Signature of Property Owner)

Dated this 30th day of March 2011

\*\*\*\*\*Space Below This Line For Notary's Use\*\*\*\*\*

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 30, 2011 before me, Melina M Henry - Notary Public (Insert Name of Notary Public and Title)

personally appeared Edwin Monterrosa Jr., 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 on which the person(s) acted, executed the instrument

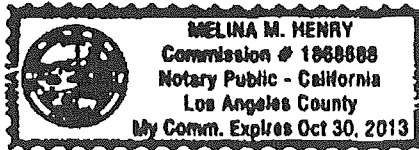
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

[Signature]

Signature

(Seal)



Case No. DIR 2008-3094 - RV

Condition No(s). 1-37

Approved for recording by [Signature] (Department of City Planning)

Date 3-31-11

MICHAEL LOGRANDE  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN  
R. NICOLAS BROWN  
SUE CHANG  
ANIK CHARRON  
LARRY FRIEDMAN  
LOURDES GREEN  
ERIC RITTER  
LINN K. WYATT  
MICHAEL S.Y. YOUNG  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
S. GAIL GOLDBERG, AICP  
DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION  
200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX: (213) 978-1334  
www.lacity.org/PLN

March 6, 2009

Chief Zoning Administrator (A)  
Office of Zoning Administration  
200 North Spring Street, #763  
Los Angeles, CA 90012

Edwin Monterossa, Jr. (O)  
11533 South St. Andrews Place  
Los Angeles, CA 90047

Miguel A. Vasquez (Op)  
5400 South Central Avenue  
Los Angeles, CA 90011

Maria Placencia  
Los Amigos Bar  
7026 South Broadway  
Los Angeles, CA 90003

CASE NOS. DIR 2008-3094(RV)  
and ZA 2003-2234(CUB)  
IMPOSITION OF CONDITIONS  
7026 South Broadway  
Southeast Los Angeles Planning Area  
Zone : C2-1VL  
D. M. : 102B201  
C. D. : 9  
CEQA: ENV 2008-3095-MND  
Legal Description: Lots 72-74,  
Tract 4791

Pursuant to Case No. ZA 2003-2234(CUB) - July 14, 2003, I hereby DISMISS:

the requirement for Plan Approval review as thought to have been required under Condition No. 3 of the Zoning Administrator's determination of June 16, 1994 (Case No. ZA 94-0284(PAB)) for a review of compliance with Conditions inasmuch as said case subsequently determined that the subject site has deemed-to-be approved conditional use status, and

Pursuant to Section 12.27.1 of the Los Angeles Municipal Code, I hereby REQUIRE:

the modification of the operation of a bar, known as the Los Amigos Bar, located at 7026 South Broadway, in order to mitigate adverse impacts caused by said operation and to insure that no public nuisance shall be caused by the operation of the use,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



This page is part of your document - DO NOT DISCARD



20122004547



Pages:  
0026

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

12/26/12 AT 01:29PM

FEES :	90.00
TAXES :	0.00
OTHER :	0.00
PAID :	90.00



LEADSHEET



201212260620013

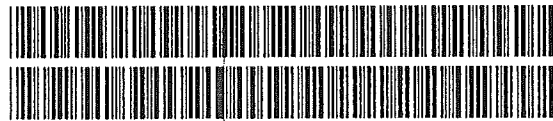
00006985668



004528797

SEQ:  
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by and mail to:

Name: EDWIN MONTERROSA, JR.

Address: 11533 S. ST. ANDREWS PL.  
LOS ANGELES, CA 90047

\*\*\*\*\*Space Above This Line For Recorder's Use\*\*\*\*\*

**MASTER COVENANT AND AGREEMENT**

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

LOTS 71-74, TRACT NO. 4791 (MB 50-94)

Site Address 7026 S BROADWAY, LOS ANGELES, CA 90003

That in consideration of the approval of Case No. DIR 2008-3094 (RV)(PA1) by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we) acknowledge and will comply with Condition Nos. 1 through 35 (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

Edwin Monterrosa, JR  
(Print Name of Property Owner)

\_\_\_\_\_  
(Print Name of Property Owner)

[Signature]  
(Signature of Property Owner)

\_\_\_\_\_  
(Signature of Property Owner)

Dated this 19 day of November 2012.

\*\*\*\*\*Space Below This Line For Notary's Use\*\*\*\*\*

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On November 19, 2012 before me, Lourdes Maldonado a Notary Public  
(Insert Name of Notary Public and Title)

personally appeared Edwin Monterrosa JR, 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 on 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] (Seal)  
Signature



Case No. DIR 2008-3094(RV)(PA1)

Condition No(s). 1-35

Approved for recording by APEREZ  
(Department of City Planning)

Date: 11/26/12

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF LIEN

APN #: 6012-010-016  
AKA: 7020 BROADWAY , LOS ANGELES, CA

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 31, 2012, the City of Los Angeles hereby claims a lien in the sum \$ 7,808.26, against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property, located at:

AKA: 7020 BROADWAY , LOS ANGELES, CA

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:

Lot 71, 72, 73 and 74 of Tract No. 4791, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 50, Page(s) 94 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.**

OWNER(S):

EDWIN MONTEROSA, JR  
7020 SOUTH BROADWAY STREET  
LOS ANGELES, CA 90003

CITY OF LOS ANGELES  
Department of Building and Safety

DATED: This 12<sup>th</sup> Day of December, 2012

By *Steve Ongele*  
Steve Ongele, Chief  
Resource Management Bureau

*[Handwritten signature]*

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 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. 5579163)

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 4791 73 M B 50-94

TR 4791 74 M B 50-94

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 6012-010-018  
AKA 7022 S BROADWAY  
LOS ANGELES

Owner:

MONTEROSA EDWIN JR  
7020 S BROADWAY  
LOS ANGELES CA,90003

DATED: This 18th Day of December, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, 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



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. 5740547)

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 4791 73 M B 50-94

TR 4791 74 M B 50-94

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 6012-010-018  
AKA 7022 S BROADWAY  
LOS ANGELES

Owner:

MONTEROSA JR. EDWIN  
7020 S BROADWAY  
LOS ANGELES CA,90003

DATED: This 05th Day of June, 2013

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: ULRIC CARPENTER  
JOB ADDRESS: 7022 SOUTH BROADWAY, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6012-010-018

Date: July 11, 2013

Last Full Title: 06/13/2013

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

1) EDWIN MONTEROSA JR.  
7020 SOUTH BROADWAY STREET  
LOS ANGELES, CA 90003

CAPACITY: OWNER



# Property Detail Report

For Property Located At :  
**7022 S BROADWAY, LOS ANGELES, CA 90003-1849**



### Owner Information

Owner Name: **MONTEROSA EDWIN JR**  
 Mailing Address: **7020 S BROADWAY, LOS ANGELES CA 90003-1849 C052**  
 Vesting Codes: **SM / /**

### Location Information

Legal Description: **TRACT NO 4791 LOTS 73 AND LOT 74**  
 County: **LOS ANGELES, CA** APN: **6012-010-018**  
 Census Tract / Block: **2393.10 / 3** Alternate APN:  
 Township-Range-Sect: Subdivision: **4791**  
 Legal Book/Page: **50-94** Map Reference: **52-A5 / 674-C7**  
 Legal Lot: **74** Tract #: **4791**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: Munic/Township:  
 Neighbor Code:

### Owner Transfer Information

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

### Last Market Sale Information

Recording/Sale Date: **06/06/1997 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$202,500** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **849664** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$46.91**  
 New Construction: Multi/Split Sale: **MULTIPLE**  
 Title Company: **SOUTH LAND TITLE COMPANY**  
 Lender:  
 Seller Name: **ESTRADA MIGUEL**

### 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: <b>1922 / 1922</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>4,317</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>4,317</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type: <b>CENTRAL</b>
Above Grade:	Construction:	Air Cond: <b>CENTRAL</b>
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

### Site Information

Zoning: <b>LAC2</b>	Acres: <b>0.14</b>	County Use: <b>STORES (1100)</b>
Lot Area: <b>6,015</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>STORE BUILDING</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

### Tax Information

Total Value: <b>\$147,160</b>	Assessed Year: <b>2012</b>	Property Tax: <b>\$2,371.05</b>
Land Value: <b>\$44,729</b>	Improved %: <b>70%</b>	Tax Area: <b>6659</b>
Improvement Value: <b>\$102,431</b>	Tax Year: <b>2012</b>	Tax Exemption:
Total Taxable Value: <b>\$147,160</b>		

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**7022 S BROADWAY, LOS ANGELES, CA 90003-1849****20 Comparable(s) Selected.**

Report Date: 07/10/2013

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$202,500	\$147,000	\$6,325,000	\$1,167,667
Bldg/Living Area	4,317	3,750	4,942	4,379
Price/Sqft	\$46.91	\$37.58	\$1,347.46	\$261.13
Year Built	1922	1914	2007	1955
Lot Area	6,015	4,396	21,168	9,325
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	10	5
Stories	0.00	1.00	1.00	1.00
Total Value	\$147,160	\$65,544	\$3,413,852	\$853,153
Distance From Subject	0.00	1.40	7.16	5.00

\* = user supplied for search only

Comp #: 1 Distance From Subject: 1.4 (miles)  
 Address: 5401 S VERMONT AVE, LOS ANGELES, CA 90037-3531  
 Owner Name: KCKC PROPERTIES LLC  
 Seller Name: VERMONT MANAGEMENT LLC  
 APN: 5002-023-032 Map Reference: 51-F3 / 674-A5 Building Area: 4,354  
 County: LOS ANGELES, CA Census Tract: 2326.00 Total Rooms/Offices:  
 Subdivision: VERMONT AVE VILLA Zoning: LAC2 Total Restrooms:  
 Rec Date: 05/17/2013 Prior Rec Date: 02/29/2012 Yr Built/Eff: 2007 / 2007  
 Sale Date: 05/10/2013 Prior Sale Date: 02/07/2012 Air Cond: NONE  
 Sale Price: \$1,350,000 Prior Sale Price: \$1,226,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 743442 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,017  
 Total Value: \$1,020,000 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 3.03 (miles)  
 Address: 1755 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90062-1503  
 Owner Name: RAINMAN MLK COMMERCIAL LLC  
 Seller Name: GREENFIELD FAMILY TRUST  
 APN: 5035-008-016 Map Reference: 51-D1 / 673-H3 Building Area: 4,478  
 County: LOS ANGELES, CA Census Tract: 2314.00 Total Rooms/Offices:  
 Subdivision: 4463 Zoning: LAC2 Total Restrooms:  
 Rec Date: 04/04/2013 Prior Rec Date: 05/02/2000 Yr Built/Eff: 1923 /  
 Sale Date: 01/29/2013 Prior Sale Date: 12/20/1999 Air Cond: NONE  
 Sale Price: \$255,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat: ROLL  
 Document #: 500725 Acres: 0.21 COMPOSITION  
 1st Mtg Amt: \$178,500 Lot Area: 9,006  
 Total Value: \$832,312 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 3 Distance From Subject: 3.11 (miles)  
 Address: 3941 S WESTERN AVE, LOS ANGELES, CA 90062-1113  
 Owner Name: TABANKIA HERSAL & S TRUST  
 Seller Name: HDA MTG FUND LLC  
 APN: 5035-016-003 Map Reference: 51-E1 / 673-H2 Building Area: 4,365  
 County: LOS ANGELES, CA Census Tract: 2314.00 Total Rooms/Offices:  
 Subdivision: 1252 Zoning: LAC2 Total Restrooms:  
 Rec Date: 03/15/2013 Prior Rec Date: 01/17/2003 Yr Built/Eff: 1914 / 1914  
 Sale Date: 03/01/2013 Prior Sale Date: 05/30/2002 Air Cond: NONE  
 Sale Price: \$601,000 Prior Sale Price: \$1,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 393634 Acres: 0.11  
 1st Mtg Amt: Lot Area: 4,953  
 Total Value: \$471,640 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 4 Distance From Subject: 3.12 (miles)  
 Address: 3933 S WESTERN AVE, LOS ANGELES, CA 90062-1113  
 Owner Name: TABANKIA HERSAL & S TRUST  
 Seller Name: HDA MTG FUND LLC  
 APN: 5035-016-001 Map Reference: 51-E1 / 673-H2 Building Area: 4,942  
 County: LOS ANGELES, CA Census Tract: 2314.00 Total Rooms/Offices:  
 Subdivision: 1252 Zoning: LAC2 Total Restrooms:  
 Rec Date: 03/15/2013 Prior Rec Date: 01/17/2003 Yr Built/Eff: 1921 / 1940  
 Sale Date: 03/01/2013 Prior Sale Date: 05/30/2002 Air Cond: NONE  
 Sale Price: \$601,000 Prior Sale Price: \$1,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 393634 Acres: 0.11  
 1st Mtg Amt: Lot Area: 4,966  
 Total Value: \$499,385 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #:	5	Distance From Subject: 3.27 (miles)	
Address:	3500 W SLAUSON AVE, LOS ANGELES, CA 90043-2428		
Owner Name:	BURRELL GARLAND E JR		
Seller Name:	BURRELL GARLAND TRUST		
APN:	4004-005-010	Map Reference:	51-C4 / 673-E6
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	2095	Zoning:	LAC2
Rec Date:	04/16/2013	Prior Rec Date:	03/19/1980
Sale Date:	04/16/2013	Prior Sale Date:	
Sale Price:	\$1,000,000	Prior Sale Price:	\$90,000
Sale Type:		Prior Sale Type:	FULL
Document #:	563541	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,910
Total Value:	\$155,967	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 3.78 (miles)	
Address:	4299 CRENSHAW BLVD, LOS ANGELES, CA 90008-2536		
Owner Name:	SECTORES PROPERTY GROUP LLC		
Seller Name:	LARKIN PATRICK F		
APN:	5024-007-023	Map Reference:	51-C2 / 673-E3
County:	LOS ANGELES, CA	Census Tract:	2343.00
Subdivision:	8900	Zoning:	LAC1.5
Rec Date:	06/07/2013	Prior Rec Date:	05/27/2011
Sale Date:	05/23/2013	Prior Sale Date:	05/19/2011
Sale Price:	\$147,000	Prior Sale Price:	\$620,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	854074	Acres:	0.25
1st Mtg Amt:		Lot Area:	10,949
Total Value:	\$976,140	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 4.31 (miles)	
Address:	10236 LONG BEACH BLVD, LYNWOOD, CA 90262-1509		
Owner Name:	HUERTA JOSE F/GAMBOA LEIDIANA		
Seller Name:	STRATEGIC ACQUISITIONS INC		
APN:	6207-009-021	Map Reference:	59-A3 / 705-A5
County:	LOS ANGELES, CA	Census Tract:	5402.01
Subdivision:	4936	Zoning:	LYC3*
Rec Date:	12/24/2012	Prior Rec Date:	07/26/2006
Sale Date:	09/18/2012	Prior Sale Date:	07/17/2006
Sale Price:	\$450,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1996222	Acres:	0.14
1st Mtg Amt:	\$382,500	Lot Area:	5,983
Total Value:	\$746,663	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 4.56 (miles)	
Address:	1101 N LA BREA AVE, INGLEWOOD, CA 90302-1212		
Owner Name:	FELSTINER REUBEN & THELMA J		
Seller Name:	OKORO UMEWEZIE & ADA		
APN:	4002-018-007	Map Reference:	50-F5 / 673-C7
County:	LOS ANGELES, CA	Census Tract:	6013.01
Subdivision:	7250	Zoning:	INC2*
Rec Date:	01/23/2013	Prior Rec Date:	09/30/2005
Sale Date:	12/26/2012	Prior Sale Date:	08/30/2005
Sale Price:	\$480,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	106102	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,683
Total Value:	\$761,594	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	4800 /

Comp #:	9	Distance From Subject:	5.15 (miles)
Address:	11410 LONG BEACH BLVD, LYNWOOD, CA 90262-3311		
Owner Name:	TAJ TRADING CORP		
Seller Name:	BISIGNANO FAMILY TRUST		
APN:	6173-004-008	Map Reference:	59-B5 / 705-B7
County:	LOS ANGELES, CA	Census Tract:	5402.03
Subdivision:	2551	Zoning:	LYC2*
Rec Date:	04/24/2013	Prior Rec Date:	12/05/1994
Sale Date:	09/20/2012	Prior Sale Date:	
Sale Price:	\$375,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	612646	Acres:	0.11
1st Mlg Amt:		Lot Area:	4,999
Total Value:	\$65,544	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	5.2 (miles)
Address:	6930 ATLANTIC AVE, BELL, CA 90201		
Owner Name:	VANOWEN PLAZA ASSOCIATES 1 LLC		
Seller Name:	B2A PROPERTIES LLC		
APN:	6326-036-404	Map Reference:	53-C6 / 675-D7
County:	LOS ANGELES, CA	Census Tract:	5338.03
Subdivision:	11629	Zoning:	BLC3*
Rec Date:	01/24/2013	Prior Rec Date:	06/30/2009
Sale Date:	01/18/2013	Prior Sale Date:	06/30/2009
Sale Price:	\$750,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	117151	Acres:	0.32
1st Mlg Amt:	\$450,000	Lot Area:	14,027
Total Value:	\$1,153,397	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	5.28 (miles)
Address:	7660 ATLANTIC AVE, CUDAHY, CA 90201-5020		
Owner Name:	CUDAHY ECONOMIC DEV CORP		
Seller Name:	KIM JIN H LIVING TRUST		
APN:	6226-022-008	Map Reference:	59-C1 / 705-D1
County:	LOS ANGELES, CA	Census Tract:	5344.05
Subdivision:	180	Zoning:	CUCM*
Rec Date:	11/06/2012	Prior Rec Date:	11/05/1986
Sale Date:	10/30/2012	Prior Sale Date:	10/1986
Sale Price:	\$1,500,000	Prior Sale Price:	\$270,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1682453	Acres:	0.27
1st Mlg Amt:		Lot Area:	11,688
Total Value:	\$419,666	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	5.32 (miles)
Address:	707 E 4TH PL, LOS ANGELES, CA 90013-1831		
Owner Name:	707 E 4TH PLACE LLC		
Seller Name:	OTANI A M LIVING TRUST		
APN:	5163-012-015	Map Reference:	44-E3 / 634-G5
County:	LOS ANGELES, CA	Census Tract:	2060.31
Subdivision:	THOMAS	Zoning:	LAM3
Rec Date:	02/11/2013	Prior Rec Date:	12/31/2012
Sale Date:	01/24/2013	Prior Sale Date:	12/07/2012
Sale Price:	\$900,000	Prior Sale Price:	\$41,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	212892	Acres:	0.17
1st Mlg Amt:		Lot Area:	7,390
Total Value:	\$343,222	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 5.79 (miles)			
Address:	3360 W 8TH ST, LOS ANGELES, CA 90005-2437				
Owner Name:	LEE DONG H				
Seller Name:	3360 8TH STREET LLC				
APN:	5093-024-025	Map Reference:	43-E2 / 633-J3	Building Area:	4,768
County:	LOS ANGELES, CA	Census Tract:	2124.20	Total Rooms/Offices:	
Subdivision:	WILSHIRE HARVARD HEIGHTS	Zoning:	LAC2	Total Restrooms:	10.00
Rec Date:	06/13/2013	Prior Rec Date:	08/08/2007	Yr Built/Eff:	1948 / 1949
Sale Date:	06/05/2013	Prior Sale Date:	08/02/2007	Air Cond:	NONE
Sale Price:	\$1,520,000	Prior Sale Price:	\$1,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	882760	Acres:	0.13		
1st Mtg Amt:	\$840,000	Lot Area:	5,533		
Total Value:	\$1,045,748	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 6.29 (miles)			
Address:	274 S BENTON WAY, LOS ANGELES, CA 90057				
Owner Name:	SILVER LIQUOR MARKET & LAUNDRY				
Seller Name:	DANESHRAH H & E 1990 TRUST				
APN:	5155-022-030	Map Reference:	44-A1 / 634-C2	Building Area:	4,209
County:	LOS ANGELES, CA	Census Tract:	2086.20	Total Rooms/Offices:	
Subdivision:	91	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/20/2013	Prior Rec Date:		Yr Built/Eff:	1968 / 1968
Sale Date:	05/30/2013	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$970,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	916154	Acres:	0.10		
1st Mtg Amt:	\$1,332,500	Lot Area:	4,396		
Total Value:	\$325,004	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 6.52 (miles)			
Address:	2122 W TEMPLE ST, LOS ANGELES, CA 90026-4916				
Owner Name:	2122-2126 W TEMPLE LLC				
Seller Name:	GEAGA-ROSENTHAL J TRUST				
APN:	5157-017-020	Map Reference:	35-B6 / 634-D1	Building Area:	4,500
County:	LOS ANGELES, CA	Census Tract:	2085.01	Total Rooms/Offices:	
Subdivision:	J R JOHNSTON'S TEMPLE STREET	Zoning:	LAC2	Total Restrooms:	3.00
Rec Date:	01/29/2013	Prior Rec Date:	12/17/2004	Yr Built/Eff:	1931 / 1931
Sale Date:	01/04/2013	Prior Sale Date:	10/14/2004	Air Cond:	NONE
Sale Price:	\$625,000	Prior Sale Price:	\$540,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	144658	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,068		
Total Value:	\$599,265	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 6.57 (miles)			
Address:	2440 S ATLANTIC BLVD, COMMERCE, CA 90040-1231				
Owner Name:	NURIRA LLC				
Seller Name:	H & A COMMERCE LP				
APN:	6335-006-015	Map Reference:	53-E2 / 675-F3	Building Area:	4,694
County:	LOS ANGELES, CA	Census Tract:	5323.03	Total Rooms/Offices:	
Subdivision:	9256	Zoning:	CMMI	Total Restrooms:	
Rec Date:	11/01/2012	Prior Rec Date:	11/02/2007	Yr Built/Eff:	1988 / 1989
Sale Date:	10/30/2012	Prior Sale Date:	10/31/2007	Air Cond:	YES
Sale Price:	\$6,325,000	Prior Sale Price:	\$12,431,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1661108	Acres:	0.32		
1st Mtg Amt:		Lot Area:	13,754		
Total Value:	\$1,369,929	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 6.57 (miles)	
Address:	1003 W GARDENA BLVD, GARDENA, CA 90247-4905		
Owner Name:	WHITE & DAY INC		
Seller Name:	MCMILLIAN LIGHTHOUSE HOLDING L		
APN:	6113-021-016	Map Reference:	63-F4 / 734-B6
County:	LOS ANGELES, CA	Census Tract:	6031.01
Subdivision:	GARDENA	Zoning:	GACR
Rec Date:	06/04/2013	Prior Rec Date:	12/28/2012
Sale Date:	05/29/2013	Prior Sale Date:	12/16/2012
Sale Price:		Prior Sale Price:	\$1,162,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	833200	Acre:	0.29
1st Mtg Amt:		Lot Area:	12,485
Total Value:	\$690,264	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	18	Distance From Subject: 6.67 (miles)	
Address:	3431 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-4145		
Owner Name:	FISHER S A & S L FAMILY TRUST		
Seller Name:	7TH & PARK LLC		
APN:	5232-002-028	Map Reference:	/ 635-D5
County:	LOS ANGELES, CA	Census Tract:	5309.01
Subdivision:	PALMA HEIGHTS	Zoning:	LCC3*
Rec Date:	11/27/2012	Prior Rec Date:	07/24/2008
Sale Date:	11/19/2012	Prior Sale Date:	07/21/2008
Sale Price:	\$2,194,000	Prior Sale Price:	\$1,011,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1801065	Acre:	0.34
1st Mtg Amt:	\$1,425,938	Lot Area:	14,981
Total Value:	\$1,036,520	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: 6.92 (miles)	
Address:	5520 SAN VICENTE BLVD, LOS ANGELES, CA 90019-2717		
Owner Name:	HANOUN MAHER		
Seller Name:	LEE DAL Y		
APN:	5085-017-001	Map Reference:	43-A2 / 633-C4
County:	LOS ANGELES, CA	Census Tract:	2171.00
Subdivision:	5675	Zoning:	LAC2
Rec Date:	04/22/2013	Prior Rec Date:	10/10/2003
Sale Date:	04/04/2013	Prior Sale Date:	10/02/2003
Sale Price:	\$975,000	Prior Sale Price:	\$1,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	596349	Acre:	0.13
1st Mtg Amt:		Lot Area:	5,536
Total Value:	\$1,136,953	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 7.16 (miles)	
Address:	8786 WASHINGTON BLVD, CULVER CITY, CA 90232		
Owner Name:	GDCV CULVER CITY LLC		
Seller Name:	LEGADO CROSSING LPO		
APN:	4312-028-041	Map Reference:	42-D5 / 632-H7
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	3772	Zoning:	CCC3
Rec Date:	05/16/2013	Prior Rec Date:	02/08/2006
Sale Date:	05/14/2013	Prior Sale Date:	01/27/2006
Sale Price:		Prior Sale Price:	\$13,000,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	733652	Acre:	0.49
1st Mtg Amt:		Lot Area:	21,168
Total Value:	\$3,413,852	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **7022 SOUTH BROADWAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6012-010-018**

Date: **July 11, 2013**

CASE# **74787**  
ORDER NO: **A-3147896**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 16, 2012**  
COMPLIANCE EXPECTED DATE: **November 21, 2012**  
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3147896



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**

EDWIN MONTEROSA JR.  
7020 S BROADWAY  
LOS ANGELES, CA 90003

CASE #: 74787  
ORDER #: A-3147896  
EFFECTIVE DATE: November 16, 2012  
COMPLIANCE DATE: **November 21, 2012**

PROPERTY OWNER OF  
SITE ADDRESS: **7022 S BROADWAY**  
ASSESSORS PARCEL NO.: 6012-010-018  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: CARLOS FUENTES AUTO REPAIR

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 20, 2012 and billed on invoice # 557916.

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 98.04 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.

**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.

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

Inspector: \_\_\_\_\_

Date: November 08, 2012

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

Claude.Nuckols@lacity.org

\_\_\_\_\_  
REVIEWED BY