

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

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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

February 1, 2013

Council District: # 6

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

JOB ADDRESS: **8070 NORTH WEBB AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2310-007-006**

On June 23, 2010, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8070 North Webb 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Title Report fee	53.00
Grand Total	\$ 1,978.00

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,978.00** 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 **\$1,978.00** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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

for Steve Ongele
Chief, Resource Management Bureau

for Lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

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. T9103
Type of Report: GAP Report
Order Date: 10-31-2012

Prepared for: City of Los Angeles
Dated as of: 11-06-2012

Fee: \$48.00

-SCHEDULE A- (Reported Property Information)

For Assessors Parcel Number: 2310-007-006

Situs Address: 8070 N Webb Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 04-09-2003

As Document Number: 03-1009574

Documentary Transfer Tax: \$None

In Favor of: Carol J. Volpe and Roland Brychta, Successor Trustees of the Mildred Brychta Trust under Declaration of Trust dated May 6, 1993

Mailing Address: Proctor and Proctor
Attorneys at Law
3320 West Victory Boulevard
Burbank, CA 91505-1596

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

That portion of Lot 13 of the Property of the Lankershim Ranch Land and Water Company, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 31, Page(s) 39 et seq., of Miscellaneous Records, in the office of the County Recorder of said County, bounded on the North by the South line of the North 497.40 feet of said Lot, bounded on the East by the West line of the East 318 feet of said Lot, bounded on the West by the East line of Webb Avenue, as granted to the City of Los Angeles, by Deed Recorded in Book 21769, Page 140, Official Records, bounded on the South by a line parallel with and distant Northerly 81 feet from the South line of the land conveyed to J. W. Hufford, et ux., by Deed Recorded in Book 13423, Page 241, Official Records.

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: T9103

-Schedule B Continued-

*1. A Notice of Pending Lien Recorded 05-16-2008
as Document Number 08-0876310
Filed by the City of Los Angeles Dept. of Building and Safety*

*2. A Notice of Pending Lien Recorded 12-03-2010
as Document Number 10-1781166
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:	2310-007-006
Described As:	LOT 13 PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER CO LOT COM W ON S LINE OF
Address:	8070 WEBB AVE LOS ANGELES CA 91605
City:	LOS ANGELES CITY-44
Billing Address:	433 N SPARKS ST BURBANK CA 91506
Assessed Owner(s):	BRYCHTA,CAROL J CO TR

Tax Rate Area:	0000013	Value	Conveyance Date:	12/06/1994
Use Code:	1100	Land:	Conveying Instrument:	2165816
Store		Improvements:	Date Transfer Acquired:	
Region Code:	24	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	LAM1	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions		
Tax Rate:		Homeowner:	Square Footage	
Bill #:		Inventory:	Land:	
Issue Date:	10/15/2012	Personal Property:	Improvements:	
		Religious:		
		All Other:	Tax Defaulted:	
		Net Taxable Value:	Total Tax:	2,176.77

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	1,088.39	108.83	12/10/2012	UNPAID		1,088.39
2nd	1,088.38	118.83	04/10/2013	UNPAID		1,088.38
Total Balance:						2,176.77

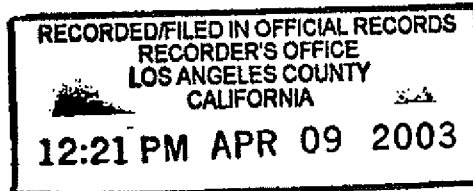
Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	182.38
36.92	LA CO PARK DISTRICTS	48.58
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	160.22
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	45.32
188.71	L.A. POLICE/911 BOND TAX	4.27
188.69	L.A. STORMWATER POLL ABATE	145.40

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

03 1009574



TITLE(S) :

DEED



FEE

D.T.T

FEE \$10	V
2	

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 95

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

2310 - 007 - 006

001

THIS FORM NOT TO BE DUPLICATED

03 1009574

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

PROCTOR AND PROCTOR
Attorneys at Law
3320 West Victory Boulevard
Burbank, California 91505-1596

MAIL TAX STATEMENTS TO:

MILDRED BRYCHTA TRUST
4213 Sarah Street, #22
Burbank, CA 91505

GRANT DEED

[Excluded from reappraisal under Proposition 13]

TRANSFER INTO REVOCABLE TRUST

The undersigned grantor declares: Documentary Transfer Tax is \$NONE. "This conveyance transfers the grantor's interest into her revocable living trust, R&T 11911," and this is a Trust Transfer under Sec. 62 of the Revenue and Taxation Code to a revocable trust.

For a valuable consideration, receipt of which is hereby acknowledged,
MILDRED BRYCHTA, TRUSTEE OF THE MILDRED BRYCHTA TRUST under Declaration of Trust dated May 6, 1993, HEREBY GRANTS to
X CAROL J. VOLPE and ROLAND BRYCHTA, SUCCESSOR TRUSTEES OF THE MILDRED BRYCHTA TRUST under Declaration of Trust dated May 6, 1993, the real property situated in Los Angeles County, California, described as set forth in the attachment hereto.

The purpose of this deed is to confirm that the grantor/settlor/trustee has resigned as trustee in order that the grantees shall serve as successor trustees in accordance with the terms of the Declaration of Trust.

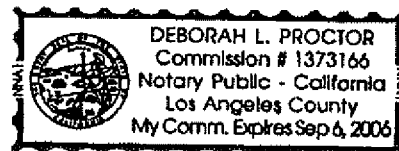
ASSESSOR'S PARCEL NUMBER: 2310-007-006

Dated: March 29, 2003

Mildred Brychta
MILDRED BRYCHTA, TRUSTEE

**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES**

On March 29, 2003, before me, a Notary Public in the County of Los Angeles, California, personally appeared
MILDRED BRYCHTA, _____
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.



Deborah L. Proctor

X THAT PORTION OF LOT 13 OF THE PROPERTY OF THE LANKERSHIM RANCH LAND & WATER COMPANY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOOK 31 PAGE 39 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH 497.40 FEET OF SAID LOT, BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 318 FEET OF SAID LOT, BOUNDED ON THE WEST BY THE EAST LINE OF WEBB AVENUE, AS GRANTED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 21769 PAGE 140, OFFICIAL RECORDS, BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND DISTANT NORTHERLY 81 FEET FROM THE SOUTH LINE OF THE LAND CONVEYED TO J. W. HUFFORD, ET UX., BY DEED RECORDED IN BOOK 13423 PAGE 241, OFFICIAL RECORDS.

ASSESSOR PARCEL NO.: 2310-007-006

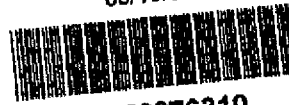
X 03 1009574

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

05/16/08



20080876310

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 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. 4424879)

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:

LANKERSHIM RANCH LAND AND WATER CO. 13 5 M R 31-39/44

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 2310-007-006
AKA 8070 N WEBB AVE
LOS ANGELES

Owner:

BRYCHTA CAROL J CO TR MILDRED BRY
4213 W SARAH ST # 22 # 22
BURBANK CA, 91505

DATED: This 06th Day of May, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Karen Penner, Acting 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

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. 4917742)

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:

LANKERSHIM RANCH LAND AND WATER CO. 13 5 M R 31-39/44

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APN 2310-007-006
AKA 8070 N WEBB AVE
LOS ANGELES

Owner:
MILDRED BRYCHTA TRUST BRYCHTA, CAROL
4213 W SARAH ST #22
BURBANK CA, 91505

DATED: This 01st Day of November, 2010

CITY OF LOS ANGELES

By *Karen Penner*
Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **HENRY BAGHDASSARIAN**

Date: **February 1, 2013**

JOB ADDRESS: **8070 NORTH WEBB AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2310-007-006**

Last Full Title: **11/06/2012**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). CAROL J. VOLPE & ROLAND BRYCHTA
C/O PROCTOR & PROCTOR
ATTORNEYS AT LAW
3320 WEST VICTORY BLVD
BURBANK, CA. 91505-1596

CAPACITY: OWNERS

2). CAROL J. BRYCHTA & MILDRED TRUST
433 N SPARKS STREET
BURBANK, CA. 91506-1962

CAPACITY: OWNERS

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

8070 WEBB AVE, NORTH HOLLYWOOD, CA 91605-1504**Owner Information:**

Bldg Card: 000 of 002

Owner Name: BRYCHTA CAROL J & MILDRED /TR
 Mailing Address: 433 N SPARKS ST, BURBANK CA 91506-1962 C055 (No Mail)
 Vesting Codes: // TE

Location Information:

Legal Description: PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER CO LOT COM W ON S LINE OF W 497.4 FT OF LOT 13 50 FT FROM NW COR OF LOT A P M 8-24 TH S PARALLEL WITH W LINE OF SD P M 144.55 FT TH W PARALLEL LOT 13

County: LOS ANGELES, CA APN: 2310-007-006
 Census Tract / Block: 1218.02 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: LANKERSHIM RANCH LAND & WATER CO
 Legal Book/Page: 6-32 Map Reference: 16-D1 / 532-G2
 Legal Lot: 13 Tract #: 16-D1 / 532-G2
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 04/09/2003 / Deed Type: GRANT DEED
 03/29/2003
 Sale Price:
 Document #: 1009574 1st Mtg 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: 1939 /	Total Rooms/Offices:	Garage Area:
Gross Area: 3,779	Total Restrooms:	Garage Capacity:
Building Area: 3,779	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: NONE
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information:

Zoning: LAM1	Acres: 0.46	County Use: STORES (1100)
Lot Area: 20,157	Lot Width/Depth: x	State Use:
Land Use: STORE BUILDING	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information:

Total Value: \$125,073	Assessed Year: 2012	Property Tax: \$2,141.20
Land Value: \$71,612	Improved %: 43%	Tax Area: 13
Improvement Value: \$53,461	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$125,073		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8070 WEBB AVE, NORTH HOLLYWOOD, CA 91605-1504**20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$247,000	\$5,000,000	\$1,243,200
Bldg/Living Area	3,779	3,232	4,243	3,712
Price/Sqft	\$0.00	\$74.13	\$1,315.79	\$329.53
Year Built	1939	1905	2009	1948
Lot Area	20,157	4,016	11,000	6,394
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$125,073	\$127,807	\$1,615,876	\$523,688
Distance From Subject	0.00	2.92	14.32	9.22

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			8070 WEBB AVE		1939				3,779	20,157	0.0
Comparables											
<input checked="" type="checkbox"/>	1		10215 SAN FERNANDO RD	\$450,000	1980			08/15/2012	3,232	11,000	2.92
<input checked="" type="checkbox"/>	2		7219 KESTER AVE A	\$740,000	1939			11/28/2012	3,450	4,350	4.06
<input checked="" type="checkbox"/>	3		4712 LANKERSHIM BLVD	\$700,000	1932			12/31/2012	4,234	5,025	4.42
<input checked="" type="checkbox"/>	4		8757 PARTHENIA PL		1948			12/31/2012	4,080	8,981	4.48
<input checked="" type="checkbox"/>	5		1800 W OLIVE AVE	\$247,000	1946			04/18/2012	3,332	4,776	5.17
<input checked="" type="checkbox"/>	6		11425 RINCON AVE	\$1,525,000	1987			10/02/2012	4,200	9,423	5.45
<input checked="" type="checkbox"/>	7		8932 SANTA MONICA BLVD		1935		2	12/21/2012	3,360	5,368	9.25
<input checked="" type="checkbox"/>	8		8747 MELROSE AVE		1946			12/28/2012	3,600	4,016	9.44
<input checked="" type="checkbox"/>	9		7560 MELROSE AVE		1958			12/17/2012	3,600	4,401	9.49
<input checked="" type="checkbox"/>	10		624 N LA BREA AVE	\$5,000,000	1924			08/10/2012	3,800	4,409	9.69
<input checked="" type="checkbox"/>	11		1014 N WESTERN AVE	\$680,000	1921			09/13/2012	4,095	6,733	10.02
<input checked="" type="checkbox"/>	12		323 S LA BREA AVE	\$1,300,000	1931			04/18/2012	3,800	4,203	10.65
<input checked="" type="checkbox"/>	13		246 S ROBERTSON BLVD	\$3,372,000	1950			08/23/2012	3,777	6,551	10.66
<input checked="" type="checkbox"/>	14		20434 SHERMAN WAY	\$940,000	1983			12/28/2012	3,915	10,097	10.89
<input checked="" type="checkbox"/>	15		659 S LA BREA AVE	\$1,029,000	1931	1		08/17/2012	4,000	4,202	10.98
<input checked="" type="checkbox"/>	16		7131 REMMET AVE	\$850,000	1957			06/29/2012	3,250	7,500	12.14
<input checked="" type="checkbox"/>	17		991 ARAPAHOE ST 101C	\$830,000	2009			09/17/2012	3,337		12.84
<input checked="" type="checkbox"/>	18		1884 W ADAMS BLVD	\$475,000	1905			07/25/2012	4,243	7,069	13.66
<input checked="" type="checkbox"/>	19		2002 S BURLINGTON AVE	\$510,000	1961			05/22/2012	3,390	4,652	13.82
<input checked="" type="checkbox"/>	20		3795 2ND AVE		1924			12/21/2012	3,550	8,730	14.32

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8070 WEBB AVE, NORTH HOLLYWOOD, CA 91605-1504**20 Comparable(s) Selected.**

Report Date: 01/17/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$247,000	\$5,000,000	\$1,243,200
Bldg/Living Area	3,779	3,232	4,243	3,712
Price/Sqft	\$0.00	\$74.13	\$1,315.79	\$329.53
Year Built	1939	1905	2009	1948
Lot Area	20,157	4,016	11,000	6,394
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$125,073	\$127,807	\$1,615,876	\$523,688
Distance From Subject	0.00	2.92	14.32	9.22

*= user supplied for search only

Comp #:	1		Distance From Subject:	2.92 (miles)	
Address:	10215 SAN FERNANDO RD, PACOIMA, CA 91331-2614				
Owner Name:	DAVIDIAN RICHARD/SAVARANI KARINEH				
Seller Name:	RODRIGUEZ OLGA C				
APN:	2623-024-030	Map Reference:	9-B3 / 502-E4	Building Area:	3,232
County:	LOS ANGELES, CA	Census Tract:	1048.10	Total Rooms/Offices:	
Subdivision:	9057	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/16/2012	Prior Rec Date:	07/29/1991	Yr Built/Eff:	1980 / 1980
Sale Date:	07/17/2012	Prior Sale Date:	04/1991	Air Cond:	NONE
Sale Price:	\$450,000	Prior Sale Price:	\$360,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1218020	Acres:	0.25		
1st Mtg Amt:		Lot Area:	11,000		
Total Value:	\$506,824	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2		Distance From Subject:	4.06 (miles)	
Address:	7219 KESTER AVE A, VAN NUYS, CA 91405-2112				
Owner Name:	SKS SARABHA INC				
Seller Name:	SINGH JATINDER				
APN:	2221-021-012	Map Reference:	15-C3 / 531-J5	Building Area:	3,450
County:	LOS ANGELES, CA	Census Tract:	1272.10	Total Rooms/Offices:	
Subdivision:	1000	Zoning:	LAC1.5	Total Restrooms:	
Rec Date:	11/28/2012	Prior Rec Date:	08/15/2002	Yr Built/Eff:	1939 / 1946
Sale Date:	11/07/2012	Prior Sale Date:	02/12/2002	Air Cond:	NONE
Sale Price:	\$740,000	Prior Sale Price:	\$450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	ROLL COMPOSITION
Document #:	1809342	Acres:	0.10		
1st Mtg Amt:	\$929,000	Lot Area:	4,350		
Total Value:	\$386,274	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3		Distance From Subject:	4.42 (miles)	
Address:	4712 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91602-1804				
Owner Name:	ASSADOURIAN JACK				
Seller Name:	COMMUNITY COMMERCE BK				
APN:	2421-023-015	Map Reference:	23-E3 / 563-A4	Building Area:	4,234
County:	LOS ANGELES, CA	Census Tract:	1255.02	Total Rooms/Offices:	
Subdivision:	7623	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/31/2012	Prior Rec Date:	04/27/2004	Yr Built/Eff:	1932 / 1950
Sale Date:	12/06/2012	Prior Sale Date:	03/05/2004	Air Cond:	NONE
Sale Price:	\$700,000	Prior Sale Price:	\$400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL
Document #:	2029124	Acres:	0.12		
1st Mtg Amt:	\$705,200	Lot Area:	5,025		
Total Value:	\$490,000	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4		Distance From Subject:	4.48 (miles)	
Address:	8757 PARTHENIA PL, NORTH HILLS, CA 91343-5115				
Owner Name:	GOLOMB EREZ & VITI				
Seller Name:	FOLGER FAMILY LIVING TRUST				
APN:	2654-012-012	Map Reference:	8-C6 / 531-H1	Building Area:	4,080
County:	LOS ANGELES, CA	Census Tract:	1175.20	Total Rooms/Offices:	
Subdivision:	2800	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/31/2012	Prior Rec Date:	01/08/1997	Yr Built/Eff:	1948 / 1964
Sale Date:	12/20/2012	Prior Sale Date:		Air Cond:	
Sale Price:		Prior Sale Price:	\$157,500	Pool:	
Sale Type:	N	Prior Sale Type:	FULL	Roof Mat:	
Document #:	2034993	Acres:	0.21		
1st Mtg Amt:		Lot Area:	8,981		
Total Value:	\$204,213	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5		Distance From Subject:	5.17 (miles)	
Address:	1800 W OLIVE AVE, BURBANK, CA 91506-2436				
Owner Name:	JACOB EDWARD F				
Seller Name:	1800 WEST OLIVE AVENUE ASSOCS				
APN:	2444-013-004	Map Reference:	24-C2 / 563-F2	Building Area:	3,332
County:	LOS ANGELES, CA	Census Tract:	3117.00	Total Rooms/Offices:	
Subdivision:	5987	Zoning:	BUC2YY	Total Restrooms:	
Rec Date:	04/18/2012	Prior Rec Date:	06/20/2003	Yr Built/Eff:	1946 / 1946
Sale Date:	03/28/2012	Prior Sale Date:	05/01/2003	Air Cond:	NONE
Sale Price:	\$247,000	Prior Sale Price:	\$475,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	575782	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,776		
Total Value:	\$541,940	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6		Distance From Subject:	5.45 (miles)	
Address:	11425 RINCON AVE, SAN FERNANDO, CA 91340				
Owner Name:	SKYLINE 26 HOLDINGS LLC				
Seller Name:	LEIBOWITZ FAMILY PTSHP				
APN:	2613-020-036	Map Reference:	2-D6 / 501-J1	Building Area:	4,200
County:	LOS ANGELES, CA	Census Tract:	1095.00	Total Rooms/Offices:	
Subdivision:	PORTER LAND & WATER CO	Zoning:	LAC1	Total Restrooms:	
Rec Date:	10/02/2012	Prior Rec Date:	07/30/1997	Yr Built/Eff:	1987 / 1987
Sale Date:	06/26/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,525,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1479400	Acres:	0.22		
1st Mtg Amt:	\$1,067,500	Lot Area:	9,423		
Total Value:	\$622,357	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7		Distance From Subject:	9.25 (miles)	
Address:	8932 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069-4902				
Owner Name:	MILIANA				
Seller Name:	GOODWIN FAMILY TRUST VL-1029				
APN:	4336-008-022	Map Reference:	33-D5 / 592-H7	Building Area:	3,360
County:	LOS ANGELES, CA	Census Tract:	7004.00	Total Rooms/Offices:	
Subdivision:	3616	Zoning:	WDC2A*	Total Restrooms:	2.00
Rec Date:	12/21/2012	Prior Rec Date:		Yr Built/Eff:	1935 / 1940
Sale Date:	12/12/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:		Prior Sale Price:		Pool:	
Sale Type:	N	Prior Sale Type:		Roof Mat:	
Document #:	1989881	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,368		
Total Value:	\$200,877	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8		Distance From Subject:	9.44 (miles)	
Address:	8747 MELROSE AVE, WEST HOLLYWOOD, CA 90069-5014				
Owner Name:	CORZINE MELROSE LLC				
Seller Name:	SCHENCK FAMILY LP				
APN:	4336-007-025	Map Reference:	33-D5 / 592-H7	Building Area:	3,600
County:	LOS ANGELES, CA	Census Tract:	7004.00	Total Rooms/Offices:	
Subdivision:	5939	Zoning:	WDC1A*	Total Restrooms:	
Rec Date:	12/28/2012	Prior Rec Date:		Yr Built/Eff:	1946 / 1946
Sale Date:	12/18/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:		Prior Sale Price:		Pool:	
Sale Type:	N	Prior Sale Type:		Roof Mat:	
Document #:	2018408	Acres:	0.09		
1st Mtg Amt:	\$3,000,000	Lot Area:	4,016		
Total Value:	\$156,143	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	9.49 (miles)
Address:	7560 MELROSE AVE, LOS ANGELES, CA 90046-7443		
Owner Name:	SIDON INC		
Seller Name:	COHN NANCY M TRUST		
APN:	5526-016-002	Map Reference:	34-A5 / 593-C6
County:	LOS ANGELES, CA	Census Tract:	1920.02
Subdivision:	6143	Zoning:	LAC4
Rec Date:	12/17/2012	Prior Rec Date:	
Sale Date:	12/05/2012	Prior Sale Date:	
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	1945538	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,401
Total Value:	\$127,807	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	9.69 (miles)
Address:	624 N LA BREA AVE, LOS ANGELES, CA 90036-2014		
Owner Name:	YESHIVATH TORATH EMETH ACADEMY		
Seller Name:	KUSHNER JACK TRUST		
APN:	5525-017-003	Map Reference:	34-B5 / 593-D7
County:	LOS ANGELES, CA	Census Tract:	1919.02
Subdivision:	6740	Zoning:	LAC4
Rec Date:	08/10/2012	Prior Rec Date:	08/10/1984
Sale Date:	07/09/2012	Prior Sale Date:	
Sale Price:	\$5,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1190760	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,409
Total Value:	\$129,924	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	10.02 (miles)
Address:	1014 N WESTERN AVE, LOS ANGELES, CA 90029-2310		
Owner Name:	BTB LLC		
Seller Name:	ZUCKERMAN DANIEL		
APN:	5536-022-012	Map Reference:	34-E4 / 593-H6
County:	LOS ANGELES, CA	Census Tract:	1916.10
Subdivision:	1921	Zoning:	LAC4
Rec Date:	09/13/2012	Prior Rec Date:	04/13/1970
Sale Date:	09/07/2012	Prior Sale Date:	
Sale Price:	\$680,000	Prior Sale Price:	\$35,100
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1376848	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,733
Total Value:	\$698,820	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	10.65 (miles)
Address:	323 S LA BREA AVE, LOS ANGELES, CA 90036-3525		
Owner Name:	HANCOCK PARK GROUP LLC		
Seller Name:	IIZUKA FAMILY 2007 TRUST		
APN:	5508-001-007	Map Reference:	43-B1 / 633-D2
County:	LOS ANGELES, CA	Census Tract:	2151.02
Subdivision:	5273	Zoning:	LAC2
Rec Date:	04/18/2012	Prior Rec Date:	02/18/1988
Sale Date:	04/02/2012	Prior Sale Date:	02/1988
Sale Price:	\$1,300,000	Prior Sale Price:	\$720,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	573883	Acres:	0.10
1st Mtg Amt:	\$650,000	Lot Area:	4,203
Total Value:	\$1,097,215	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 10.66 (miles)	
Address:	246 S ROBERTSON BLVD, BEVERLY HILLS, CA 90211-2811		
Owner Name:	250 ROBERTSON BLVD LLC		
Seller Name:	WESTFIELD EQUITY LLC		
APN:	4333-016-052	Map Reference:	42-D1 / 632-J2
County:	LOS ANGELES, CA	Census Tract:	7009.01
Subdivision:	4988	Zoning:	BHC3YY
Rec Date:	08/23/2012	Prior Rec Date:	04/26/1995
Sale Date:	08/13/2012	Prior Sale Date:	
Sale Price:	\$3,372,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1262375	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,551
Total Value:	\$891,075	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 10.89 (miles)	
Address:	20434 SHERMAN WAY, WINNETKA, CA 91306-3110		
Owner Name:	CFC PROPERTIES LLC		
Seller Name:	GONZALEZ J MANUEL & SHEILA L		
APN:	2136-002-026	Map Reference:	/ 530-D5
County:	LOS ANGELES, CA	Census Tract:	1348.00
Subdivision:		Zoning:	LAC4
Rec Date:	12/28/2012	Prior Rec Date:	05/04/2000
Sale Date:	12/20/2012	Prior Sale Date:	03/31/2000
Sale Price:	\$940,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	2019573	Acres:	0.23
1st Mtg Amt:		Lot Area:	10,097
Total Value:	\$673,003	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 10.98 (miles)	
Address:	659 S LA BREA AVE, LOS ANGELES, CA 90036-3521		
Owner Name:	RIF INVESTMENTS-2 LLC		
Seller Name:	WELLS FARGO BK NA		
APN:	5508-007-023	Map Reference:	43-B2 / 633-D2
County:	LOS ANGELES, CA	Census Tract:	2151.02
Subdivision:	5273	Zoning:	LAC2
Rec Date:	08/17/2012	Prior Rec Date:	10/04/2006
Sale Date:	08/03/2012	Prior Sale Date:	06/20/2006
Sale Price:	\$1,029,000	Prior Sale Price:	\$1,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1230125	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,202
Total Value:	\$1,615,876	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 12.14 (miles)	
Address:	7131 REMMET AVE, CANOGA PARK, CA 91303		
Owner Name:	SAKAT LLC		
Seller Name:	SANTORO MICHAEL A & SUSAN		
APN:	2111-026-010	Map Reference:	12-C3 / 530-A5
County:	LOS ANGELES, CA	Census Tract:	1345.20
Subdivision:	OWENSMOUTH	Zoning:	LAC2
Rec Date:	06/29/2012	Prior Rec Date:	03/11/1981
Sale Date:	05/15/2012	Prior Sale Date:	
Sale Price:	\$850,000	Prior Sale Price:	\$185,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	964798	Acres:	0.17
1st Mtg Amt:	\$500,000	Lot Area:	7,500
Total Value:	\$323,694	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	12.84 (miles)
Address:	991 ARAPAHOE ST 101C, LOS ANGELES, CA 90006-5837		
Owner Name:	LEE HELEN H		
Seller Name:	YK ARAPAHOE LLC		
APN:	5076-005-029	Map Reference:	/ 634-B4
County:	LOS ANGELES, CA	Census Tract:	2134.01
Subdivision:		Zoning:	LAR4
Rec Date:	09/17/2012	Prior Rec Date:	04/16/2010
Sale Date:	08/13/2012	Prior Sale Date:	12/09/2009
Sale Price:	\$830,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1393174	Acres:	
1st Mtg Amt:		Lot Area:	
Total Value:	\$816,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	13.66 (miles)
Address:	1884 W ADAMS BLVD, LOS ANGELES, CA 90018-2712		
Owner Name:	GOMEZ MIGUEL & MARIA		
Seller Name:	KIM ANNIE		
APN:	5053-019-013	Map Reference:	43-E5 / 633-H7
County:	LOS ANGELES, CA	Census Tract:	2222.00
Subdivision:	HALL CHAS VICTOR TR	Zoning:	LAC1
Rec Date:	07/25/2012	Prior Rec Date:	01/19/2005
Sale Date:	07/05/2012	Prior Sale Date:	10/29/2004
Sale Price:	\$475,000	Prior Sale Price:	\$392,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1098849	Acres:	0.16
1st Mtg Amt:	\$266,000	Lot Area:	7,069
Total Value:	\$435,576	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	13.82 (miles)
Address:	2002 S BURLINGTON AVE, LOS ANGELES, CA 90007		
Owner Name:	HAKHAMIAN ARASH		
Seller Name:	GOZZARELLI ENRIQUE		
APN:	5135-014-019	Map Reference:	44-A4 / 634-B6
County:	LOS ANGELES, CA	Census Tract:	2243.20
Subdivision:	L L BOWEN'S	Zoning:	LAC2
Rec Date:	05/22/2012	Prior Rec Date:	01/09/1996
Sale Date:	02/13/2012	Prior Sale Date:	
Sale Price:	\$610,000	Prior Sale Price:	\$140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	758106	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,652
Total Value:	\$184,373	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	14.32 (miles)
Address:	3795 2ND AVE, LOS ANGELES, CA 90018		
Owner Name:	BLUMBERG SIMON		
Seller Name:	NYC TOPANGA LLC		
APN:	5042-008-023	Map Reference:	51-D1 / 673-G1
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	1322	Zoning:	LAC1
Rec Date:	12/21/2012	Prior Rec Date:	11/08/2004
Sale Date:	12/11/2012	Prior Sale Date:	09/23/2004
Sale Price:		Prior Sale Price:	\$275,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1986428	Acres:	0.20
1st Mtg Amt:	\$580,100	Lot Area:	8,730
Total Value:	\$371,764	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **HENRY BAGHDASSARIAN**

Date: February 1, 2013

JOB ADDRESS: **8070 NORTH WEBB AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2310-007-006**

CASE#: 77805

ORDER NO: A-2546812

EFFECTIVE DATE OF ORDER TO COMPLY: **June 18, 2010**

COMPLIANCE EXPECTED DATE: **June 23, 2010**

DATE COMPLIANCE OBTAINED: **July 12, 2010**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2546812

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

BRYCHTA, CAROL J CO TR MILDRED BRYCHTA TRUST
4213 W SARAH ST #22
BURBANK, CA 91505

CASE #: 77805
ORDER #: A-2546812
EFFECTIVE DATE: June 18, 2010
COMPLIANCE DATE: June 23, 2010

PROPERTY OWNER OF

SITE ADDRESS: 8070 N WEBB AVE

ASSESSORS PARCEL NO.: 2310-007-006

ZONE: M1; Limited Industrial Zone

NAME OF BUSINESS IN VIOLATION: TIRE PLEX

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 April 06, 2010 and billed on invoice # 486854.

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 11, 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

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.

7-12-10

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 in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

Inspector:

HENRY BAGHDASSARIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9838

REVIEWED BY

6-14-10 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the address as shown on the last
equalized assessment roll.
RM
Signature