

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

November 7, 2017

Council District: # 9

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

**JOB ADDRESS: 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

**ASSESSORS PARCEL NO. (APN): 5001-001-020**

**Re: Invoice #675053-6, #693214-5, #707317-5, #707955-1, #728167-1, #728197-4, #728322-8**

On October 7, 2015, 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: **5150 South Vermont Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

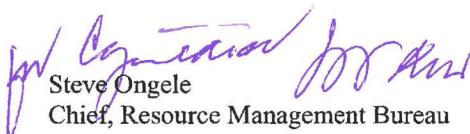
In addition, on September 23, 2015, July 20, 2016, and July 20, 2017 pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 1371.00
System Development Surcharge	82.26
Non-Compliance Code Enforcement Fee	660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	206.68
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 4,011.94</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 **\$4,011.94** 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 **\$4,011.94** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property, including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

**Work Order No. T14781**  
**Dated as of: 10/13/2017**

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

**APN #: 5001-001-020**

**Property Address: 5150 S VERMONT AVE** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : KAREN KIM**

**Grantor : PACIFIC CITY BANK**

**Deed Date : 02/11/2010**

**Recorded : 02/19/2010**

**Instr No. : 10-0229630**

**MAILING ADDRESS: KAREN KIM**  
**1203 RIVER RD # 1M EDGEWATER NJ 07020**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Abbreviated Description: CITY:REGION/CLUSTER: 25/25650 RESUB OF LOTS 2 TO 62 AND PART OF LOTS 1AND 63 OF BURCKS GOLDEN TRACT LOTS 32 AND LOT 33 IMP1=COM,YB:1939,1STY; IMP2=COM,2375SF,YB:1939,1STY;IMP3=COM,1600SF,YB:1994,1STY.City/Muni/Twp: REGION/CLUSTER: 25/25650**

**MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 02/19/2010**

**Document #: 10-0229631**

**Loan Amount: \$364,000**

**Lender Name: PACIFIC CITY BANK**

**Borrowers Name: KAREN KIM**

**MAILING ADDRESS: PACIFIC CITY BANK**  
**3701 WILSHIRE BLVD #418 LOS ANGELES, CA 90010**

This page is part of your document - DO NOT DISCARD



**20100229630**



Pages:  
0003

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

02/19/10 AT 01:44PM

FEES:	22.00
TAXES:	3,136.00
OTHER:	0.00
PAID:	3,158.00



LEADSHEET



201002190150009

00001951445



002547920

SEQ:  
02

Daily ERDS



THIS FORM IS NOT TO BE DUPLICATED

STEWART

RECORDING REQUESTED BY  
Stewart Title of California, Inc..  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:  
Karen Kim  
5150 S. Vermont Ave.  
Los Angeles, CA 90037

ORDER NO. 3234-281707  
ESCROW NO. 3218-281707  
APN 5001-001-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

44

THE UNDERSIGNED GRANTOR(S) DECLARE(S):  
DOCUMENTARY TRANSFER TAX is: \$616.00 (80) CITY TAX \$2,520.00  
 Monument Preservation Fee is:  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area.  City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Pacific City Bank

hereby GRANT(S) to  
Karen Kim, a married woman as her sole and separate property

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:  
See "Exhibit A" attached hereto  
(property commonly known as: 5150 S. Vermont Ave., Los Angeles, CA)

DATE: February 11, 2010

Pacific City Bank

By: Henry Kim  
Henry Kim, Secretary

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

By:

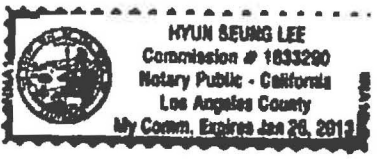
On FEB. 12, 2010 before me,  
HYUN SEUNG LEE a Notary  
Public, personally appeared HENRY KIM

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

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

WITNESS my hand and official seal.

Signature Hyun Seung Lee



(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**Exhibit A**  
**LEGAL DESCRIPTION**

File Number: 281707

Lots 32 and 33 of Resubdivision of Lots 2 to 62 and part of Lots 1 and 63 of Burck's Golden Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page(s) 159 of Maps, in the Office of the County Recorder of said County.

APN: 5001-001-020

This page is part of your document - DO NOT DISCARD



20100229631



Pages:  
0010

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

02/19/10 AT 01:44PM

FEES:	80.00
TAXES:	0.00
OTHER:	0.00
PAID:	80.00



LEADSHEET



201002190150009

00001951446



002547920

SEQ:  
03

Daily ERDS



THIS FORM IS NOT TO BE DUPLICATED

# EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5001-001-020**

Date: **November 7, 2017**

Last Full Title: **10/13/2017**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1). KAREM KIM & STEVE KIM  
1203 RIVER RD #1M  
EDGEWATER, NJ 07020-1440                      CAPACITY: OWNERS
  
- 2). PACIFIC CITY BANK  
3701 WILSHIRE BLVD #418  
LOS ANGELES, CA 90010                      CAPACITY: INTERESTED PARTY

**EXHIBIT C****Property Detail Report**

For Property Located At :  
**5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536**

 CoreLogic  
 RealQuest Professional

**Owner Information**

Owner Name: **KIM KAREN**  
 Mailing Address: **1203 RIVER RD #1M, EDGEWATER NJ 07020-1440 C004**  
 Vesting Codes: **MW // SE**

Bldg Card: 000 of 002

**Location Information**

Legal Description: **RESUB OF LOTS 2 TO 62 AND PART OF LOTS 1 AND 63 OF BURCKS GOLDEN TRACT LOTS 32 AND LOT 33**  
 County: **LOS ANGELES, CA** APN: **5001-001-020**  
 Census Tract / Block: **2321.10 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **BURCKS GOLDEN TR RESUB**  
 Legal Book/Page: **11-159** Map Reference: **51-F3 /**  
 Legal Lot: **33** Tract #: **LOS ANGELES**  
 Legal Block: School District:  
 Market Area: **C34** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date: **02/19/2010 / 02/11/2010** 1st Mtg Amount/Type: **\$364,000 / CONV**  
 Sale Price: **\$560,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **229631**  
 Document #: **229630** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$140.88**  
 New Construction: Multi/Split Sale:  
 Title Company: **STEWART TITLE/CA**  
 Lender: **PACIFIC CTY BK**  
 Seller Name: **PACIFIC CTY BK**

**Prior Sale Information**

Prior Rec/Sale Date: **04/07/1988 / 03/1988** Prior Lender:  
 Prior Sale Price: **\$310,000** Prior 1st Mtg Amt/Type: **\$310,000 / PRIVATE PARTY**  
 Prior Doc Number: **474953** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Year Built / Eff:	<b>1939 /</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>3,975</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>3,975</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.30</b>	County Use:	<b>AUTO SVC-NO GAS (2670)</b>
Lot Area:	<b>13,002</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$622,835</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$11,882.79</b>
Land Value:	<b>\$461,567</b>	Improved %:	<b>26%</b>	Tax Area:	<b>6660</b>
Improvement Value:	<b>\$161,268</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$622,835</b>				



## Comparable Summary

For Property Located At


**5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536**
**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	\$560,000	\$620,000	\$13,490,909	\$2,235,195
Bldg/Living Area	3,975	3,378	4,460	3,926
Price/Sqft	\$140.88	\$155.00	\$3,220.56	\$558.63
Year Built	1939	1910	1989	1952
Lot Area	13,002	4,003	26,005	10,532
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$622,835	\$27,413	\$1,863,998	\$623,693
Distance From Subject	0.00	1.06	14.41	6.62

\* = user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Bilt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
		5150 S VERMONT AVE	\$560,000	1939		02/19/2010	3,975	13,002	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/>	1	5809 S MAIN ST	\$1,555,000	1910		09/22/2017	3,851	4,927	1.06
<input checked="" type="checkbox"/>	2	7120 8TH AVE	\$620,000	1930		05/23/2017	4,000	5,999	2.46
<input checked="" type="checkbox"/>	3	828 E MANCHESTER AVE	\$1,370,000	1949		05/24/2017	3,378	5,825	3.07
<input checked="" type="checkbox"/>	4	2020 S WESTERN AVE	\$3,800,000	1967		05/10/2017	3,858	23,931	3.09
<input checked="" type="checkbox"/>	5	2755 E SLAUSON AVE	\$872,000	1952		04/14/2017	3,750	6,042	4.03
<input checked="" type="checkbox"/>	6	318 N LA BREA AVE	\$2,750,000	1969		03/09/2017	3,949	26,005	4.1
<input checked="" type="checkbox"/>	7	3137 W IMPERIAL HWY	\$889,000	1989		08/21/2017	4,161	10,666	4.93
<input checked="" type="checkbox"/>	8	1212 S LA BREA AVE	\$800,000	1935		05/31/2017	3,660	6,297	4.95
<input checked="" type="checkbox"/>	9	1100 W TEMPLE ST	\$13,490,909	1948		04/28/2017	4,189	15,763	5.18
<input checked="" type="checkbox"/>	10	2060 MARENGO ST	\$1,640,000	1979		03/13/2017	4,270	14,308	6.38
<input checked="" type="checkbox"/>	11	3366 E IMPERIAL HWY	\$1,300,000	1957		08/07/2017	3,822	7,503	6.52
<input checked="" type="checkbox"/>	12	4537 SANTA MONICA BLVD	\$1,960,000	1924		06/09/2017	4,390	7,516	6.59
<input checked="" type="checkbox"/>	13	3526 E CESAR E CHAVEZ AVE	\$777,000	1964		06/01/2017	4,255	14,693	6.65
<input checked="" type="checkbox"/>	14	2634 N FIGUEROA ST	\$3,200,000	1949		06/16/2017	4,460	5,701	7.32
<input checked="" type="checkbox"/>	15	5206 HOLLYWOOD BLVD	\$1,470,000	1950		03/14/2017	3,775	9,623	7.33
<input checked="" type="checkbox"/>	16	12822 W WASHINGTON BLVD	\$1,500,000	1961		07/03/2017	3,700	5,002	8.38
<input checked="" type="checkbox"/>	17	208 LINCOLN BLVD	\$1,850,000	1974		02/28/2017	3,787	4,003	10.15
<input checked="" type="checkbox"/>	18	3200 W BURBANK BLVD	\$1,300,000	1956		08/09/2017	3,670	6,704	12.83

<input checked="" type="checkbox"/>	19	40 W GREEN ST	\$2,000,000	1922	02/13/2017	4,000	6,441	13.01
<input checked="" type="checkbox"/>	20	2330 PACIFIC COAST HWY	\$1,560,000	1969	06/30/2017	3,600	23,691	14.41

**Comparable Sales Report**

For Property Located At

**5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536****20 Comparable(s) Selected.**

Report Date: 11/06/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$560,000	\$620,000	\$13,490,909	\$2,235,195
Bldg/Living Area	3,975	3,378	4,460	3,926
Price/Sqft	\$140.88	\$155.00	\$3,220.56	\$558.63
Year Built	1939	1910	1989	1952
Lot Area	13,002	4,003	26,005	10,532
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$622,835	\$27,413	\$1,863,998	\$623,693
Distance From Subject	0.00	1.06	14.41	6.62

\* = user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>1.06 (miles)</b>			
Address:	<b>5809 S MAIN ST, LOS ANGELES, CA 90003-1214</b>				
Owner Name:	<b>MAIN SLAUSON INC</b>				
Seller Name:	<b>HOLDER RICHARD E &amp; M A TRUST</b>				
APN:	<b>5101-023-014</b>	Map Reference:	<b>52-B4 /</b>	Building Area:	<b>3,851</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2328.00</b>	Total Rooms/Offices:	
Subdivision:	<b>583</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	
Rec Date:	<b>09/22/2017</b>	Prior Rec Date:		Yr Built/Eff:	<b>1910 / 1910</b>
Sale Date:	<b>04/19/2017</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,555,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1088105</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:		Lot Area:	<b>4,927</b>		
Total Value:	<b>\$27,413</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>2.46 (miles)</b>			
Address:	<b>7120 8TH AVE, LOS ANGELES, CA 90043-4764</b>				
Owner Name:	<b>REYNOLDS BOBBY</b>				
Seller Name:	<b>TERRA NOVA EQUITY LLC</b>				
APN:	<b>4008-027-010</b>	Map Reference:	<b>51-C5 /</b>	Building Area:	<b>4,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2352.01</b>	Total Rooms/Offices:	
Subdivision:	<b>5452</b>	Zoning:	<b>LAR1</b>	Total Restrooms:	
Rec Date:	<b>05/23/2017</b>	Prior Rec Date:	<b>08/15/2013</b>	Yr Built/Eff:	<b>1930 / 1930</b>
Sale Date:	<b>04/09/2017</b>	Prior Sale Date:	<b>08/12/2013</b>	Air Cond:	
Sale Price:	<b>\$620,000</b>	Prior Sale Price:	<b>\$250,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>566136</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:	<b>\$434,000</b>	Lot Area:	<b>5,999</b>		
Total Value:	<b>\$264,059</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #: 3 Distance From Subject: 3.07 (miles)  
 Address: **828 E MANCHESTER AVE, LOS ANGELES, CA 90001-3635**  
 Owner Name: **FIVE POINT REALTY LLC**  
 Seller Name: **MANCHESTER INVESTMENTS LLC**  
 APN: **6042-022-006** Map Reference: **58-C2 /** Building Area: **3,378**  
 County: **LOS ANGELES, CA** Census Tract: **2400.10** Total Rooms/Offices:  
 Subdivision: **6631** Zoning: **LACM** Total Restrooms:  
 Rec Date: **05/24/2017** Prior Rec Date: **07/06/1998** Yr Built/Eff: **1949 / 1951**  
 Sale Date: **05/04/2017** Prior Sale Date: **02/04/1998** Air Cond:  
 Sale Price: **\$1,370,000** Prior Sale Price: **\$127,270** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **574852** Acres: **0.13**  
 1st Mtg Amt: **\$1,000,000** Lot Area: **5,825**  
 Total Value: **\$162,082** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: 4 Distance From Subject: 3.09 (miles)  
 Address: **2020 S WESTERN AVE, LOS ANGELES, CA 90018-1539**  
 Owner Name: **PAN WEST LLC**  
 Seller Name: **PICO PLACE LLC**  
 APN: **5074-034-031** Map Reference: **43-E4 /** Building Area: **3,858**  
 County: **LOS ANGELES, CA** Census Tract: **2214.02** Total Rooms/Offices:  
 Subdivision: **WEST ADAMS HEIGHTS** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **05/10/2017** Prior Rec Date: **03/30/2015** Yr Built/Eff: **1967 / 1967**  
 Sale Date: **04/24/2017** Prior Sale Date: **03/11/2015** Air Cond:  
 Sale Price: **\$3,800,000** Prior Sale Price: **\$1,800,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **521696** Acres: **0.55**  
 1st Mtg Amt: **\$2,850,000** Lot Area: **23,931**  
 Total Value: **\$1,863,998** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: 5 Distance From Subject: 4.03 (miles)  
 Address: **2755 E SLAUSON AVE, HUNTINGTON PARK, CA 90255-3002**  
 Owner Name: **9021 SOMERSET BELLFLOWER LLC**  
 Seller Name: **ROSENBLIT FAMILY TRUST**  
 APN: **6309-030-011** Map Reference: **52-F4 /** Building Area: **3,750**  
 County: **LOS ANGELES, CA** Census Tract: **5325.00** Total Rooms/Offices:  
 Subdivision: **6674** Zoning: **HPCG\*** Total Restrooms:  
 Rec Date: **04/14/2017** Prior Rec Date: **08/24/1977** Yr Built/Eff: **1952 / 1952**  
 Sale Date: **04/11/2017** Prior Sale Date:  
 Sale Price: **\$872,000** Prior Sale Price: **\$50,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:  
 Document #: **414663** Acres: **0.14** Roof Mat:  
 1st Mtg Amt: Lot Area: **6,042**  
 Total Value: **\$80,575** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: 6 Distance From Subject: 4.1 (miles)  
 Address: **318 N LA BREA AVE, INGLEWOOD, CA 90302-3407**  
 Owner Name: **CENTURY RETAIL GROUP INC**  
 Seller Name: **HEKMAT SOHEIL & ROYA**  
 APN: **4016-028-001** Map Reference: **57-A1 /** Building Area: **3,949**  
 County: **LOS ANGELES, CA** Census Tract: **6009.02** Total Rooms/Offices:  
 Subdivision: **INGLEWOOD PROP** Zoning: **INC3\*** Total Restrooms:  
 Rec Date: **03/09/2017** Prior Rec Date: **02/17/2015** Yr Built/Eff: **1969 /**  
 Sale Date: **02/21/2017** Prior Sale Date: **01/29/2015** Air Cond: **NONE**  
 Sale Price: **\$2,750,000** Prior Sale Price: **\$1,400,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL**  
 Document #: **274705** Acres: **0.60** **COMPOSITION**  
 1st Mtg Amt: **\$2,650,000** Lot Area: **26,005**  
 Total Value: **\$1,449,776** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: 7 Distance From Subject: 4.93 (miles)  
 Address: **3137 W IMPERIAL HWY, INGLEWOOD, CA 90303-2808**  
 Owner Name: **PICO PLACE LLC**

Seller Name:	<b>RODRIGUEZ ALFREDO C</b>		
APN:	<b>4031-028-022</b>	Map Reference:	<b>57-C5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6020.04</b>
Subdivision:	<b>1615</b>	Zoning:	<b>INC2YY</b>
Rec Date:	<b>08/21/2017</b>	Prior Rec Date:	<b>12/08/2003</b>
Sale Date:	<b>07/07/2017</b>	Prior Sale Date:	<b>11/18/2003</b>
Sale Price:	<b>\$889,000</b>	Prior Sale Price:	<b>\$500,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>941798</b>	Acres:	<b>0.24</b>
1st Mtg Amt:		Lot Area:	<b>10,666</b>
Total Value:	<b>\$660,151</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>4.95 (miles)</b>
Address:	<b>1212 S LA BREA AVE, LOS ANGELES, CA 90019-1626</b>		
Owner Name:	<b>FABBIO FAMILY TRUST</b>		
Seller Name:	<b>MCCUNE WALTER TRUST</b>		
APN:	<b>5084-027-035</b>	Map Reference:	<b>43-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2172.00</b>
Subdivision:	<b>5069</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>05/31/2017</b>	Prior Rec Date:	<b>03/16/1989</b>
Sale Date:	<b>05/23/2017</b>	Prior Sale Date:	<b>02/1989</b>
Sale Price:	<b>\$800,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>599510</b>	Acres:	<b>0.14</b>
1st Mtg Amt:		Lot Area:	<b>6,297</b>
Total Value:	<b>\$727,901</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,660</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1935 /</b>
		Air Cond:	
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>5.18 (miles)</b>
Address:	<b>1100 W TEMPLE ST, LOS ANGELES, CA 90012-1516</b>		
Owner Name:	<b>1100 WEST TEMPLE INVESTORS LLC</b>		
Seller Name:	<b>MORET LIVING TRUST</b>		
APN:	<b>5160-025-001</b>	Map Reference:	<b>44-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2080.00</b>
Subdivision:	<b>PARK TR LOS ANGELES</b>	Zoning:	<b>LACW</b>
Rec Date:	<b>04/28/2017</b>	Prior Rec Date:	
Sale Date:	<b>04/20/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$13,490,909</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>474417</b>	Acres:	<b>0.36</b>
1st Mtg Amt:		Lot Area:	<b>15,763</b>
Total Value:	<b>\$377,380</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,189</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1948 /</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>10</b>	Distance From Subject:	<b>6.38 (miles)</b>
Address:	<b>2060 MARENGO ST, LOS ANGELES, CA 90033-1353</b>		
Owner Name:	<b>MAD ATOM LLC</b>		
Seller Name:	<b>SALSDA MARY L TRUST</b>		
APN:	<b>5201-013-027</b>	Map Reference:	<b>45-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2033.00</b>
Subdivision:	<b>FLORENCE TERRACE</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/13/2017</b>	Prior Rec Date:	<b>04/03/1991</b>
Sale Date:	<b>02/21/2017</b>	Prior Sale Date:	<b>03/1991</b>
Sale Price:	<b>\$1,640,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>283144</b>	Acres:	<b>0.33</b>
1st Mtg Amt:		Lot Area:	<b>14,308</b>
Total Value:	<b>\$293,996</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,270</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1979 / 1979</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>11</b>	Distance From Subject:	<b>6.52 (miles)</b>
Address:	<b>3366 E IMPERIAL HWY, LYNWOOD, CA 90262-3306</b>		
Owner Name:	<b>GREENFIELD INVESTMENTS LLC</b>		
Seller Name:	<b>CHATMAN JAMES H</b>		
APN:	<b>6173-001-004</b>	Map Reference:	<b>59-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5402.03</b>
Subdivision:	<b>2551</b>	Zoning:	<b>LYC2*</b>
		Building Area:	<b>3,822</b>
		Total Rooms/Offices:	
		Total Restrooms:	

Rec Date:	<b>08/07/2017</b>	Prior Rec Date:		Yr Built/Eff:	<b>1957 / 1957</b>
Sale Date:	<b>07/14/2017</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,300,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>886474</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:	<b>\$845,000</b>	Lot Area:	<b>7,503</b>		
Total Value:	<b>\$148,924</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>12</b>	Distance From Subject:	<b>6.59 (miles)</b>
Address:	<b>4537 SANTA MONICA BLVD, LOS ANGELES, CA 90029-1906</b>		
Owner Name:	<b>PAK PETER &amp; YOUNGMO</b>		
Seller Name:	<b>LEE HO &amp; HO PTSHP</b>		
APN:	<b>5542-026-044</b>	Map Reference:	<b>34-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1913.01</b>
Subdivision:	<b>CITY BOUNDARY TR</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>06/09/2017</b>	Prior Rec Date:	<b>06/18/2003</b>
Sale Date:	<b>03/21/2017</b>	Prior Sale Date:	<b>06/05/2003</b>
Sale Price:	<b>\$1,960,000</b>	Prior Sale Price:	<b>\$470,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>640518</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$2,261,000</b>	Lot Area:	<b>7,516</b>
Total Value:	<b>\$604,179</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>4,390</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1924 / 1930</b>
Air Cond:	<b>YES</b>	Pool:	
Roof Mat:	<b>ROLL COMPOSITION</b>		

Comp #:	<b>13</b>	Distance From Subject:	<b>6.65 (miles)</b>
Address:	<b>3526 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-2215</b>		
Owner Name:	<b>3526 E CEASAR CHAVEZ LLC</b>		
Seller Name:	<b>RUSSE PROPERTIES LLC</b>		
APN:	<b>5232-007-036</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5311.01</b>
Subdivision:	<b>H T HAZARDS EAST SIDE ADD</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>06/01/2017</b>	Prior Rec Date:	<b>11/06/1980</b>
Sale Date:	<b>04/11/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$777,000</b>	Prior Sale Price:	<b>\$231,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>605034</b>	Acres:	<b>0.34</b>
1st Mtg Amt:		Lot Area:	<b>14,693</b>
Total Value:	<b>\$1,090,235</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>4,255</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1964 /</b>
Air Cond:		Pool:	
Roof Mat:			

Comp #:	<b>14</b>	Distance From Subject:	<b>7.32 (miles)</b>
Address:	<b>2634 N FIGUEROA ST, LOS ANGELES, CA 90065</b>		
Owner Name:	<b>NORTH FIGUEROA PROPERTY LLC</b>		
Seller Name:	<b>FONG RICHARD &amp; SUSAN J TRUST</b>		
APN:	<b>5446-017-012</b>	Map Reference:	<b>35-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1990.00</b>
Subdivision:	<b>JEFFRIES TR</b>	Zoning:	<b>LAUC(CA)</b>
Rec Date:	<b>06/16/2017</b>	Prior Rec Date:	
Sale Date:	<b>05/22/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$3,200,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>668981</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$2,960,800</b>	Lot Area:	<b>5,701</b>
Total Value:	<b>\$98,392</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
Building Area:	<b>4,460</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1949 / 1950</b>
Air Cond:	<b>NONE</b>	Pool:	
Roof Mat:			

Comp #:	<b>15</b>	Distance From Subject:	<b>7.33 (miles)</b>
Address:	<b>5206 HOLLYWOOD BLVD, LOS ANGELES, CA 90027-4909</b>		
Owner Name:	<b>NAZARETIAN LEON</b>		
Seller Name:	<b>SCOTT FAMILY TRUST</b>		
APN:	<b>5544-016-042</b>	Map Reference:	<b>34-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1905.20</b>
Subdivision:	<b>GLORIETTA</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/14/2017</b>	Prior Rec Date:	<b>01/02/1979</b>
Sale Date:	<b>01/27/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$1,470,000</b>	Prior Sale Price:	<b>\$109,000</b>
Building Area:	<b>3,775</b>	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	<b>1950 / 1950</b>
Air Cond:		Pool:	
Roof Mat:			

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>287724</b>	Acres:	<b>0.22</b>		
1st Mtg Amt:		Lot Area:	<b>9,623</b>		
Total Value:	<b>\$204,574</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>16</b>	Distance From Subject:	<b>8.38 (miles)</b>
Address:	<b>12822 W WASHINGTON BLVD, CULVER CITY, CA 90066-5120</b>		
Owner Name:	<b>SANTA MONICA PIER STREET LLC</b>		
Seller Name:	<b>K &amp; H TRUST</b>		
APN:	<b>4230-023-027</b>	Map Reference:	<b>49-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7028.03</b>
Subdivision:	<b>7147</b>	Zoning:	<b>CCC3YY</b>
Rec Date:	<b>07/03/2017</b>	Prior Rec Date:	<b>02/15/2000</b>
Sale Date:	<b>06/27/2017</b>	Prior Sale Date:	<b>01/28/2000</b>
Sale Price:	<b>\$1,500,000</b>	Prior Sale Price:	<b>\$350,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>740714</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$1,000,000</b>	Lot Area:	<b>5,002</b>
Total Value:	<b>\$1,581,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,700</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1961 / 1961</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>17</b>	Distance From Subject:	<b>10.15 (miles)</b>
Address:	<b>208 LINCOLN BLVD, VENICE, CA 90291-2810</b>		
Owner Name:	<b>SWEDISH CAR REPAIR LLC</b>		
Seller Name:	<b>NADARZYNSKI FRANK J</b>		
APN:	<b>4243-014-026</b>	Map Reference:	<b>49-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2731.00</b>
Subdivision:	<b>5109</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>02/28/2017</b>	Prior Rec Date:	
Sale Date:	<b>01/04/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$1,850,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>235070</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$1,032,856</b>	Lot Area:	<b>4,003</b>
Total Value:	<b>\$656,449</b>	# of Stories:	
Land Use:	<b>204</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,787</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1974 /</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>18</b>	Distance From Subject:	<b>12.83 (miles)</b>
Address:	<b>3200 W BURBANK BLVD, BURBANK, CA 91505-2201</b>		
Owner Name:	<b>BAZINYAN HOVHANNES</b>		
Seller Name:	<b>THUNDERBIRD VALLEY LTD</b>		
APN:	<b>2477-003-008</b>	Map Reference:	<b>17-A6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3113.00</b>
Subdivision:	<b>9762</b>	Zoning:	<b>BUC3*</b>
Rec Date:	<b>08/09/2017</b>	Prior Rec Date:	<b>01/03/2013</b>
Sale Date:	<b>08/02/2017</b>	Prior Sale Date:	<b>12/21/2012</b>
Sale Price:	<b>\$1,300,000</b>	Prior Sale Price:	<b>\$700,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>896027</b>	Acres:	<b>0.15</b>
1st Mtg Amt:		Lot Area:	<b>6,704</b>
Total Value:	<b>\$742,726</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,670</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1956 / 1965</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	<b>CONCRETE</b>

Comp #:	<b>19</b>	Distance From Subject:	<b>13.01 (miles)</b>
Address:	<b>40 W GREEN ST, PASADENA, CA 91105-2008</b>		
Owner Name:	<b>LIAO ALLAN &amp; JOYCE</b>		
Seller Name:	<b>M &amp; T PLATING INC</b>		
APN:	<b>5713-020-016</b>	Map Reference:	<b>26-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4637.00</b>
Subdivision:	<b>MULLINS</b>	Zoning:	<b>PSC-</b>
Rec Date:	<b>02/13/2017</b>	Prior Rec Date:	<b>07/25/1980</b>
Sale Date:	<b>02/07/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$2,000,000</b>	Prior Sale Price:	<b>\$70,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>177,179</b>	Acres:	<b>0.15</b>
1st Mtg Amt:		Lot Area:	<b>6,441</b>
		Building Area:	<b>4,000</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1922 / 1922</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Total Value: **\$172,548** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #:	<b>20</b>	Distance From Subject:	<b>14.41 (miles)</b>
Address:	<b>2330 PACIFIC COAST HWY, LOMITA, CA 90717-2402</b>		
Owner Name:	<b>WU YUXIA FAMILY TRUST</b>		
Seller Name:	<b>CHHABRIA RAJU &amp; PHILOMINA</b>		
APN:	<b>7553-001-064</b>	Map Reference:	<b>73-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6701.00</b>
Subdivision:	<b>848</b>	Zoning:	<b>LOC3*</b>
Rec Date:	<b>06/30/2017</b>	Prior Rec Date:	<b>12/11/2013</b>
Sale Date:	<b>06/09/2017</b>	Prior Sale Date:	<b>06/25/2013</b>
Sale Price:	<b>\$1,560,000</b>	Prior Sale Price:	<b>\$1,200,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>734345</b>	Acres:	<b>0.54</b>
1st Mtg Amt:		Lot Area:	<b>23,691</b>
Total Value:	<b>\$1,267,493</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,600</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1969 / 1969</b>
		Air Cond:	
		Pool:	
		Roof Mat:	<b>TAR &amp; GRAVEL</b>



# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **November 7, 2017**

JOB ADDRESS: **5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5001-001-020**

CASE#: **659955**

ORDER NO: **A-3880458**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 2, 2015**

COMPLIANCE EXPECTED DATE: **October 7, 2015**

DATE COMPLIANCE OBTAINED: **December 29, 2016**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3880458

1050417201732325

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
MAYOR**

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

**RAYMOND S. CHAN, C.E., S.E.**  
GENERAL MANAGER

**FRANK BUSH**  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

**KIM, KAREN**  
310 PORTSIDE DR  
EDGEWATER, NJ 7020

**CASE #: 659955**  
**ORDER #: A-3880458**  
**EFFECTIVE DATE: October 02, 2015**  
**COMPLIANCE DATE: October 07, 2015**

PROPERTY OWNER OF  
SITE ADDRESS: **5150 S VERMONT AVE**  
ASSESSORS PARCEL NO.: 5001-001-020  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: AMERICAN BODY SHOP

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

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

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

**VIOLATION(S):**

- 1. (V #5-AUTO/BODY) Auto repair outside of building enclosure.**

You are therefore ordered to: 1) Discontinue vehicle repair operations being conducted outside of an approved building. All operations shall be conducted within a building enclosed on at least three sides, except for the following, which may be conducted within the first 18 feet in depth measured perpendicular to the bay door not exceeding the width of the bay door immediately adjacent to the outside of the garage bay door opening:

- (1) electrical diagnostics;
- (2) battery charging and changing;
- (3) tire removal and replacement, provided the vehicle is not elevated more than 12-inches off the ground measured to the bottom of the tire. A portable hoist may be used for this purpose.

Code Section(s) in Violation: C1.5 12.13.5A.1., C2 12.14A.27.(c), C4 12.16A.2., C5 12.17A.1., CM 12.17.1A.1., M1 12.17.6A.2., 12.26I.3.(d) and 12.21A.1.(a) of the L.A.M.C.

**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.**



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**INSPECTOR COPY**

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A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

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

**PENALTY WARNING :**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS :**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.



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If you have any questions or require any additional information please feel free to contact (213)252-3337.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: September 24, 2015

ULRIC CARPENTER  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3337  
Ulric.Carpenter@lacity.org

  
REVIEWED BY

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

**SEP 29 2015**

To the address as shown on the  
last equalized assessment roll.  
Initiated by ak



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