

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

May 16, 2017

Council District: # 14

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

JOB ADDRESS: **1024 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5130-001-023**

On January 23, 2013, October 15, 2014, and October 17, 2016, 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: **1024 South Central 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 Fee	\$ 1,760.00
Late Charge/Collection Fee (250%)	4,400.00
Accumulated Interest (1%/month)	1,442.10
Title Report Fee	42.00
Grand Total	\$ 7,644.10

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 **\$7,644.10** 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 **\$7,644.10** 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


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13646
Dated as of: 08/24/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5130-001-023

Property Address: 1024 S CENTRAL AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : BARBARA HARUTUNIAN & PATRICIA HARUTUNIAN & SAMUEL HARUTUNIAN CO TRUSTEES OF THE AGNES HARUTUNIAN TRUST

Grantor : AGNES HARUTUNIAN

Deed Date : 08/19/1986

Recorded : 10/21/1986

Instr No. : 86-1415651

MAILING ADDRESS: BARBARA HARUTUNIAN & PATRICIA HARUTUNIAN & SAMUEL HARUTUNIAN CO TRUSTEES OF THE AGNES HARUTUNIAN TRUST
6005 NORTHSIDE DR LOS ANGELES CA 90022

SCHEDULE B

LEGAL DESCRIPTION

Lot: 156 Abbreviated Description: LOT:156 CITY:REGION/CLUSTER: 23/23840 ALEXANDRE WEILL TRACT LOT COM AT MOST N COR OF LOT 156 TH SW ON SE LINE OF CENTRAL AVE 40.44 FT TH SE ON SW LINE OF SD LOT City/Muni/Twp: REGION/CLUSTER: 23/23840

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 06/15/1998

Document #: 98-1006026

Loan Amount: \$70,000

Lender Name: DAVID GRIEVE

Borrowers Name: BARBARA HARUTUNIAN & PATRICIA HARUTUNIAN

MAILING ADDRESS: SUNSET MORTGAGE
2161 WEST 182ND ST. #104 TORRANCE, CA 90504

Order No.
Escrow No.
Loan No.

86 1415651

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. 8 A.M. OCT 21 1986
PASI.

FEE
\$5
V

WHEN RECORDED MAIL TO:

EDITH M. DOYLE
Attorney at Law
3151 Airway Ave., Suite P-2B
Costa Mesa, CA 92626

The transfer is by a Trustor to a revocable trust and is exempt from reassessment under Rev & TC §62(d).
SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Agnes Harutunian
6005 Northside Drive
Los Angeles, CA 90022

DOCUMENTARY TRANSFER TAX \$ -0-

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining tax - Firm Name
EDITH M. DOYLE, Attorney at Law

QUITCLAIM DEED

APN: 5130 001 023
5130 001 024

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AGNES HARUTUNIAN

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to BARBARA HARUTUNIAN, PATRICIA HARUTUNIAN, and SAMUEL HARUTUNIAN, Co-Trustees of The Agnes Harutunian Trust established August 19, 1986 by Agnes Harutunian, Trustor,

the real property in the City of Los Angeles
County of Los Angeles

, State of California, described as

Lots 155 and 156 of Alexandre Weill Tract, as per map recorded in Book 26, Pages 85 and 86 of Miscellaneous Records, in the Office of the County Recorder of said County.

EXCEPT the Southeasterly 90 feet of said Lot 155.

SUBJECT TO: All covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

Dated

8/19/86

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On August 19, 1986

before me, the undersigned, a Notary Public in and for said State, personally appeared Agnes Harutunian

Agnes Harutunian
AGNES HARUTUNIAN

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.

WITNESS my hand and official seal.

Signature

Lynda D Valencia



(This area for official notarial seal)

98 1006026

Recording Requested By
~~SUNSET MORTGAGE~~

OCT-LA

When Recorded Mail To
SUNSET MORTGAGE
2161 WEST 182ND STREET, #104
TORRANCE,, CA 90504

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JUN 15 1998 AT 8 A.M.

Title Order No 214847-2

Space above this line for recorder's use

DEED OF TRUST

FEE \$23 W 4

RECORDER INDEX FOR SPECIAL NOTICE

D.A FEE Code 20 \$ 4-

Loan No. 002677

This Deed of Trust, made this 31st day of May, 1998, among the Trustor,
Barbara Harutunian, Patricia Harutunian, and Samuel Harutunian, Co-Trustees
of the Agnes Harutunian Trust Established August 19, 1986, by Agnes
Harutunian, Trustor

(herein "Borrower").

SUNSET CAPITAL, a California corporation,
(herein "Trustee"), and the Beneficiary.

David Grieve, Trustee of the Solar Engineering and Manufacturing
Pension Trust

(herein "Lender")

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

GRANT IN TRUST

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of LOS ANGELES, State of California:

Lot 156 of Alexandre Weill Tract, in the City of Los Angeles, as per Map recorded in Book 26, Page(s) 85 and 86 of Miscellaneous Records, in the office of the County Recorder of said County.

APN #5130-001-023
#5130-001-024

which has the address of APN 5130-001-023/5130-001-024
Los Angeles, Ca.

(herein "Property Address");

Applied Business Software, Inc. (562)426-2188

[002677/HARUTUNIAN/LES0421] Page 1 of 4

MISCELLANEOUS PROVISIONS

24. Construction or Home Improvement Loan. If the loan secured by this Deed of Trust is a construction or home improvement loan, Borrower is required to perform according to the terms and conditions of each agreement contained in any building, home improvement or similar agreement between the Borrower and Lender.

25. Acceptance by Lender of a Partial Payment After Notice of Default. By accepting partial payment (payments which do not satisfy a default or delinquency in full) of any sums secured by this Deed of Trust after a Notice of Default has been recorded, or by accepting late performance of any obligation secured by this Deed of Trust, or by adding any payment so made to the loan secured by this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

In accordance with Section 2924B of the Civil Code, Request is hereby made by the undersigned Lender that a copy of any default and a copy of any notice of sale under deed of trust recorded in Book _____ Page(s) _____ Instrument No _____, Official Records of County Recorder of _____ County, California. The original Trustor _____

original Trustee
original Beneficiary

Mortgage No. SUNSET MORTGAGE, 2161 WEST 182ND STREET, #104
TORRANCE, CA 90504

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

Samuel Harutunian TR. 5/31/98
Borrower Samuel Harutunian, Trustee

Barbara Harutunian TR. 5/31/98
Borrower Barbara Harutunian, Trustee

Patricia Harutunian TR. 5/31/98
Borrower Patricia Harutunian, Trustee

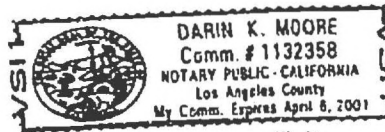
Borrower

State of California
County of Los Angeles

On 5/31/98 before me, Darin K. Moore, personally appeared Samuel Harutunian, Barbara Harutunian, & Patricia Harutunian personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by 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

Darin K. Moore
Signature



(Seal)

REQUEST FOR FULL RECONVEYANCE

SUNSET CAPITAL, TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto

Dated _____

Signature of Beneficiary (the "LENDER")

Signature of Beneficiary (the "LENDER")

Signature of Beneficiary (the "LENDER")

When recorded, mail to
SUNSET MORTGAGE, 2161 WEST 182ND STREET, #104
TORRANCE, CA 90504

All _____

Property Detail Report

For Property Located At :
 ,, CA



Owner Information

Owner Name: HARUTUNIAN BARBARA/AGNES HARUTUNIAN
 Mailing Address: 6005 NORTHSIDE DR, LOS ANGELES CA 90022-4418 C056
 Vesting Codes: DC / A / TR

Location Information

Legal Description: ALEXANDRE WEILL TRACT LOT COM AT MOST N COR OF LOT 156 TH SW ON SE LINE OF CENTRAL AVE 40.44 FT TH SE ON SW LINE OF SD LOT 75.10 FT TH NE 38 FT TH NW ON NE LINE OF SD LOT 88.35 FT TO BEG PART OF LOT 156

County:	LOS ANGELES, CA	APN:	5130-001-023
Census Tract / Block:	2260.01 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WEILL ALEXANDRE TR
Legal Book/Page:		Map Reference:	44-D5 /
Legal Lot:	156	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C42	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:	10/21/1986 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1415651	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE

Title Company:
 Lender:
 Seller Name: OWNER RECORD

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:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		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:	LAM2	Acres:	0.07	County Use:	VACANT INDUSTRIAL (300V)
Lot Area:	3,104	Lot Width/Depth:	x	State Use:	
Land Use:	INDUSTRIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$103,889	Assessed Year:	2016	Property Tax:	\$1,349.16
Land Value:	\$103,889	Improved %:		Tax Area:	13259
Improvement Value:		Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$103,889				

Comparable Summary

For Property Located At



,, CA

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	\$106,000	\$120,000,000	\$18,411,625
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	3,104	3,276	108,453	16,338
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$103,889	\$9,499	\$2,741,020	\$435,397
Distance From Subject	0.00	0.06	3.13	1.53

*= 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							10/21/1986	3,104	0.0
Comparables									
<input checked="" type="checkbox"/>	1		\$2,200,000			08/26/2016		4,302	0.06
<input checked="" type="checkbox"/>	2		\$120,000,000			09/28/2016		108,453	0.53
<input checked="" type="checkbox"/>	3	2150 HUNTER ST	\$120,000,000			09/28/2016		20,216	0.64
<input checked="" type="checkbox"/>	4	2311 DAMON ST	\$6,765,000			04/28/2017		5,400	0.75
<input checked="" type="checkbox"/>	5		\$9,100,000			09/19/2016		12,641	0.75
<input checked="" type="checkbox"/>	6		\$4,369,000			09/08/2016		11,087	0.79
<input checked="" type="checkbox"/>	7		\$24,500,000			11/01/2016		3,627	0.94
<input checked="" type="checkbox"/>	8		\$24,500,000			11/01/2016		4,044	0.94
<input checked="" type="checkbox"/>	9		\$3,000,000			10/13/2016		70,182	1.22
<input checked="" type="checkbox"/>	10		\$3,300,000			09/22/2016		7,284	1.25
<input checked="" type="checkbox"/>	11		\$592,000			01/30/2017		14,794	1.43
<input checked="" type="checkbox"/>	12		\$1,867,500			01/04/2017		4,024	1.84
<input checked="" type="checkbox"/>	13	4500 LONG BEACH AVE	\$125,000			04/05/2017		3,276	1.94
<input checked="" type="checkbox"/>	14		\$106,000			01/23/2017		10,750	2.15
<input checked="" type="checkbox"/>	15	530 ALPINE ST	\$328,000			02/22/2017		4,993	2.23
<input checked="" type="checkbox"/>	16		\$2,830,000			04/28/2017		7,692	2.29
<input checked="" type="checkbox"/>	17		\$42,250,000			09/02/2016		19,843	2.53
<input checked="" type="checkbox"/>	18	1406 SPENCE ST	\$800,000			10/07/2016		3,795	2.59
<input checked="" type="checkbox"/>	19	5511 DUARTE ST	\$1,000,000			09/02/2016		4,800	2.64
<input checked="" type="checkbox"/>	20		\$600,000			10/11/2016		5,567	3.13

Comparable Sales Report

For Property Located At

,, CA

CoreLogic
RealQuest Professional**20 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$106,000	\$120,000,000	\$18,411,625
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	3,104	3,276	108,453	16,338
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$103,889	\$9,499	\$2,741,020	\$435,397
Distance From Subject	0.00	0.06	3.13	1.53

* = user supplied for search only

Comp #: **1** Distance From Subject: **0.06 (miles)**
 Address: **,, CA**
 Owner Name: **EW 11TH LLC**
 Seller Name: **K TENTH STREET PROPERTIES LP**
 APN: **5132-015-044** Map Reference: **44-D5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2260.02** Total Rooms/Offices:
 Subdivision: **1** Zoning: **LAM2** Total Restrooms:
 Rec Date: **08/26/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **07/27/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$2,200,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1023718** Acres: **0.10**
 1st Mtg Amt: **\$685,000** Lot Area: **4,302**
 Total Value: **\$61,883** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **0.53 (miles)**
 Address: **,, CA**
 Owner Name: **CF HARRIDGE ALAMEDA PROPERTY**
 Seller Name: **CA-OLYMPIC PLANT LLC**
 APN: **5166-028-004** Map Reference: **44-E5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **THOMAS LEAHYS SUB** Zoning: **LAM3** Total Restrooms:
 Rec Date: **09/28/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **09/27/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$120,000,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1183457** Acres: **2.49**
 1st Mtg Amt: **\$80,000,000** Lot Area: **108,453**
 Total Value: **\$2,741,020** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **0.64 (miles)**
 Address: **2150 HUNTER ST, LOS ANGELES, CA 90021**
 Owner Name: **CF HARRIDGE ALAMEDA PROPERTY**
 Seller Name: **CA-OLYMPIC PLANT LLC**
 APN: **5166-023-010** Map Reference: **45-B6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **THOMAS LEAHYS SUB/EIGHTH STRE** Zoning: **LAM3** Total Restrooms:
 Rec Date: **09/28/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **09/27/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$120,000,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1183457** Acres: **0.46**
 1st Mtg Amt: **\$80,000,000** Lot Area: **20,216**
 Total Value: **\$551,324** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **0.75 (miles)**
 Address: **2311 DAMON ST, LOS ANGELES, CA 90021**
 Owner Name: **1202 SOUTH MATEO STREET LLC**
 Seller Name: **VAG CORP**
 APN: **5166-009-009** Map Reference: **44-E5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **C A SMITHS THIRD ADD** Zoning: **LAM3** Total Restrooms:
 Rec Date: **04/28/2017** Prior Rec Date: **10/11/1996** Yr Built/Eff: **/**
 Sale Date: **04/25/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$6,765,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **475227** Acres: **0.12**
 1st Mtg Amt: Lot Area: **5,400**
 Total Value: **\$30,829** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **0.75 (miles)**
 Address: **,, CA**
 Owner Name: **ATLAS REALTY LLC**
 Seller Name: **TEICHNER S & P TRUST**
 APN: **5167-004-036** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **P J BRANNEN** Zoning: **LAM3** Total Restrooms:
 Rec Date: **09/19/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **09/07/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$9,100,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1133534** Acres: **0.29**
 1st Mtg Amt: Lot Area: **12,641**
 Total Value: **\$299,598** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **0.79 (miles)**
 Address: **,, CA**
 Owner Name: **2332 8TH ST LLC**
 Seller Name: **MORRIS J & S 2004 TRUST**
 APN: **5166-008-013** Map Reference: **44-E5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **HISCOCK & SMITHS ADD** Zoning: **LAM3** Total Restrooms:
01
 Rec Date: **09/08/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **08/12/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$4,369,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1079162** Acres: **0.25**
 1st Mtg Amt: **\$3,700,000** Lot Area: **11,087**
 Total Value: **\$264,262** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **0.94 (miles)**
 Address: **,, CA**
 Owner Name: **SACRAMENTO STREET PROPERTY LP**
 Seller Name: **LION ARTS DISTRICT PROP OWNER**
 APN: **5166-005-009** Map Reference: **44-E5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **14463** Zoning: **LAM3** Total Restrooms:
 Rec Date: **11/01/2016** Prior Rec Date: **05/22/2015** Yr Built/Eff: **/**
 Sale Date: **10/31/2016** Prior Sale Date: **05/13/2015** Air Cond:
 Sale Price: **\$24,500,000** Prior Sale Price: **\$4,700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1349686** Acres: **0.08**
 1st Mtg Amt: Lot Area: **3,627**
 Total Value: **\$228,431** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **0.94 (miles)**
 Address: **,, CA**
 Owner Name: **SACRAMENTO STREET PROPERTY LP**
 Seller Name: **LION ARTS DISTRICT PROP OWNER**
 APN: **5166-005-013** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **14463** Zoning: **LAM3** Total Restrooms:
 Rec Date: **11/01/2016** Prior Rec Date: **05/22/2015** Yr Built/Eff: **/**
 Sale Date: **10/31/2016** Prior Sale Date: **05/13/2015** Air Cond:
 Sale Price: **\$24,500,000** Prior Sale Price: **\$4,700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1349686** Acres: **0.09**
 1st Mtg Amt: Lot Area: **4,044**
 Total Value: **\$253,812** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **1.22 (miles)**
 Address: **,, CA**
 Owner Name: **MARQUEZ PRODUCE INC**
 Seller Name: **1890 25TH STREET LLC**
 APN: **6302-009-039** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5324.00** Total Rooms/Offices:
 Subdivision: Zoning: **VEM*** Total Restrooms:
 Rec Date: **10/13/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **10/04/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$3,000,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1254140** Acres: **1.61**
 1st Mtg Amt: **\$5,567,160** Lot Area: **70,182**
 Total Value: **\$2,478,514** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **1.25 (miles)**
 Address: **,, CA**
 Owner Name: **RALPH BRITON CORP**
 Seller Name: **MAGEE JULIE & P TRUST**
 APN: **5127-028-015** Map Reference: **44-B5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2240.20** Total Rooms/Offices:
 Subdivision: **1542** Zoning: **LAM1** Total Restrooms:
 Rec Date: **09/22/2016** Prior Rec Date: **03/17/1972** Yr Built/Eff: **/**
 Sale Date: **09/19/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$3,300,000** Prior Sale Price: **\$24,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1152083** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,284**
 Total Value: **\$35,598** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **1.43 (miles)**
 Address: **,, CA**
 Owner Name: **RAIL SPUR HOLDING LLC**
 Seller Name: **UNION PACIFIC RAILROAD CO**
 APN: **5172-019-015** Map Reference: **44-F4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.32** Total Rooms/Offices:
 Subdivision: **5301** Zoning: **LAM2** Total Restrooms:
 Rec Date: **01/30/2017** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **10/26/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$592,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **117449** Acres: **0.34**
 1st Mtg Amt: Lot Area: **14,794**
 Total Value: **\$372,988** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **1.84 (miles)**
 Address: **,, CA**
 Owner Name: **US BAKERY**
 Seller Name: **UNIFIED GROCERS INC**
 APN: **5121-009-037** Map Reference: **52-B1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2283.10** Total Rooms/Offices:
 Subdivision: **METTLER TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **01/04/2017** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **12/31/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$1,867,500** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **8104** Acres: **0.09**
 1st Mtg Amt: Lot Area: **4,024**
 Total Value: **\$13,911** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #:	13	Distance From Subject:	1.94 (miles)
Address:	4500 LONG BEACH AVE, LOS ANGELES, CA 90058		
Owner Name:	LOZANO HECTOR M		
Seller Name:	MCGHEE MICHAEL		
APN:	5106-007-002	Map Reference:	52-D2 /
County:	LOS ANGELES, CA	Census Tract:	2288.00
Subdivision:	KELLAR TR RESUB	Zoning:	LAM2
Rec Date:	04/05/2017	Prior Rec Date:	06/17/1999
Sale Date:	03/07/2017	Prior Sale Date:	
Sale Price:	\$125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	375557	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,276
Total Value:	\$9,499	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	2.15 (miles)
Address:	,, CA		
Owner Name:	EVONIK CORP		
Seller Name:	AIR PRODUCTS & CHEMICALS INC		
APN:	5169-034-020	Map Reference:	53-A1 /
County:	LOS ANGELES, CA	Census Tract:	5324.00
Subdivision:	3038	Zoning:	VEM*
Rec Date:	01/23/2017	Prior Rec Date:	
Sale Date:	01/03/2017	Prior Sale Date:	
Sale Price:	\$106,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	91231	Acres:	0.25
1st Mtg Amt:		Lot Area:	10,750
Total Value:	\$155,132	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	2.23 (miles)
Address:	530 ALPINE ST, LOS ANGELES, CA 90012		
Owner Name:	LEW LIVING TRUST/LEW FAMILY TRUST		
Seller Name:	WONG THOMAS J		
APN:	5408-019-010	Map Reference:	44-E2 /
County:	LOS ANGELES, CA	Census Tract:	2071.02
Subdivision:	ORDS SURV	Zoning:	LAR4
Rec Date:	02/22/2017	Prior Rec Date:	06/15/1966
Sale Date:	11/30/2016	Prior Sale Date:	
Sale Price:	\$328,000	Prior Sale Price:	\$29,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	209686	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,993
Total Value:	\$70,394	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	2.29 (miles)
Address:	,, CA		
Owner Name:	K & JM LLC		
Seller Name:	ESLEY PROPERTIES LLC		
APN:	6308-009-031	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5324.00
Subdivision:	9461	Zoning:	VEM*
Rec Date:	04/28/2017	Prior Rec Date:	
Sale Date:	04/25/2017	Prior Sale Date:	
Sale Price:	\$2,830,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	476879	Acres:	0.18
1st Mtg Amt:	\$1,415,000	Lot Area:	7,692
Total Value:	\$196,751	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	2.53 (miles)
Address:	,, CA		
Owner Name:	PPF DEDEAUX INDUSTRIAL 3425 E		
Seller Name:	HP-A VERNON LLC		
APN:	6303-007-025	Map Reference:	52-D2 /
County:	LOS ANGELES, CA	Census Tract:	5324.00
Subdivision:	JNO R TAYLORS	Zoning:	VEM&
Rec Date:	09/02/2016	Prior Rec Date:	02/26/2015
Sale Date:	09/01/2016	Prior Sale Date:	02/18/2015
Sale Price:	\$42,250,000	Prior Sale Price:	\$2,661,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1062438	Acres:	0.46
1st Mtg Amt:		Lot Area:	19,843
Total Value:	\$507,625	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	2.59 (miles)
Address:	1406 SPENCE ST, LOS ANGELES, CA 90023		
Owner Name:	PRECIADO JAIME		
Seller Name:	SHANGHI ZHENHUA PORT MACHINERY		
APN:	5191-022-002	Map Reference:	53-B1 /
County:	LOS ANGELES, CA	Census Tract:	2049.20
Subdivision:	5030	Zoning:	LAM2
Rec Date:	10/07/2016	Prior Rec Date:	03/24/2006
Sale Date:	10/04/2016	Prior Sale Date:	03/07/2006
Sale Price:	\$800,000	Prior Sale Price:	\$545,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1229994	Acres:	0.09
1st Mtg Amt:	\$654,800	Lot Area:	3,795
Total Value:	\$207,789	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	2.64 (miles)
Address:	5511 DUARTE ST, LOS ANGELES, CA 90058		
Owner Name:	5510 DUARTE STREET LLC		
Seller Name:	GHAMSSARI RAMIN & AKIKO A		
APN:	5105-013-002	Map Reference:	52-D3 /
County:	LOS ANGELES, CA	Census Tract:	2289.00
Subdivision:	SLAUSON BOWENS	Zoning:	LAM2
Rec Date:	09/02/2016	Prior Rec Date:	02/25/2000
Sale Date:	07/14/2016	Prior Sale Date:	02/18/2000
Sale Price:	\$1,000,000	Prior Sale Price:	\$20,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1056675	Acres:	0.11
1st Mtg Amt:	\$1,040,000	Lot Area:	4,800
Total Value:	\$75,580	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	3.13 (miles)
Address:	,, CA		
Owner Name:	GARCIA ANASTACIO G/DURAN CLAUDIA L M		
Seller Name:	2314 BELGRAVE LLC		
APN:	6321-004-004	Map Reference:	52-E4 /
County:	LOS ANGELES, CA	Census Tract:	5326.03
Subdivision:	2510	Zoning:	HPM2YY
Rec Date:	10/11/2016	Prior Rec Date:	11/02/2015
Sale Date:	10/05/2016	Prior Sale Date:	10/26/2015
Sale Price:	\$600,000	Prior Sale Price:	\$470,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1239768	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,567
Total Value:	\$153,000	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: May 16, 2017

JOB ADDRESS: 1024 SOUTH CENTRAL AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5130-001-023

CASE#: 186514

ORDER NO: A-4187672

EFFECTIVE DATE OF ORDER TO COMPLY: October 12, 2016

COMPLIANCE EXPECTED DATE: October 17, 2016

DATE COMPLIANCE OBTAINED: December 15, 2016

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4187672

1.050417201732336

**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

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

OCT 07 2016

To the address as shown on the
last equalized assessment roll.
Initialed by J.A.P.

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

BARBARA HARUTUNIAN AND AGNES HARUTUNIAN, TRUST
6005 NORTHSIDE DR
LOS ANGELES, CA 90022-4418

CASE #: 186514
ORDER #: A-4187672
EFFECTIVE DATE: October 12, 2016
COMPLIANCE DATE: **October 17, 2016**

PROPERTY OWNER OF
SITE ADDRESS: 1024 S CENTRAL AVE AKA 939 S. HEMLOCK
ASSESSORS PARCEL NO.: 5130-001-023
ZONE: M2; Light Industrial Zone
NAME OF BUSINESS IN VIOLATION: CHRIS RECYCLING

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 12.21 A.18. of the Los Angeles Municipal Code, Recycling Centers and Facilities.

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 July 25, 2016 and billed on invoice # 694166.

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.

Handwritten notes and signatures:
12/15/16
WCA
[Signature]

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



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

www.ladbs.org

INSPECTOR COPY

1105041720173236

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.

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

Appeal rights for Code Sections other then 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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS :

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

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

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

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



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

1050417201732336

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

Inspector: 

Date: October 05, 2016

ULRIC CARPENTER
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3337
Ulric.Carpenter@lacity.org


REVIEWED BY

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



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

www.ladbs.org

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: May 16, 2017

JOB ADDRESS: 1024 SOUTH CENTRAL AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5130-001-023

CASE#: 186514

ORDER NO: A-3624589

EFFECTIVE DATE OF ORDER TO COMPLY: October 10, 2014

COMPLIANCE EXPECTED DATE: October 15, 2014

DATE COMPLIANCE OBTAINED: December 15, 2016

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3624589

105041720173436

BOARD OF BUILDING AND SA COMMISSIONERS

- VAN AMBATILOS PRESIDENT
- E. FELICIA BRANNON VICE-PRESIDENT
- JOSELYN DEAGA-ROSENTHA
- 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

BARBARA HARUTUNIAN AND AGNES HARUTUNIAN, TRUST 6005 NORTHSIDE DR LOS ANGELES, CA 90022-4418

CASE #: 186514 ORDER #: A-3624589 EFFECTIVE DATE: October 10, 2014 COMPLIANCE DATE: October 15, 2014

PROPERTY OWNER OF SITE ADDRESS: 1024 S CENTRAL AVE AKA 939 S. HEMLOCK ASSESSORS PARCEL NO.: 5130-001-023 ZONE: M2; Light Industrial Zone NAME OF BUSINESS IN VIOLATION: CHRIS RECYCLING

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 12.21 A.18. of the Los Angeles Municipal Code, Recycling Centers and Facilities.

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 July 21, 2014 and billed on invoice # 619927.

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

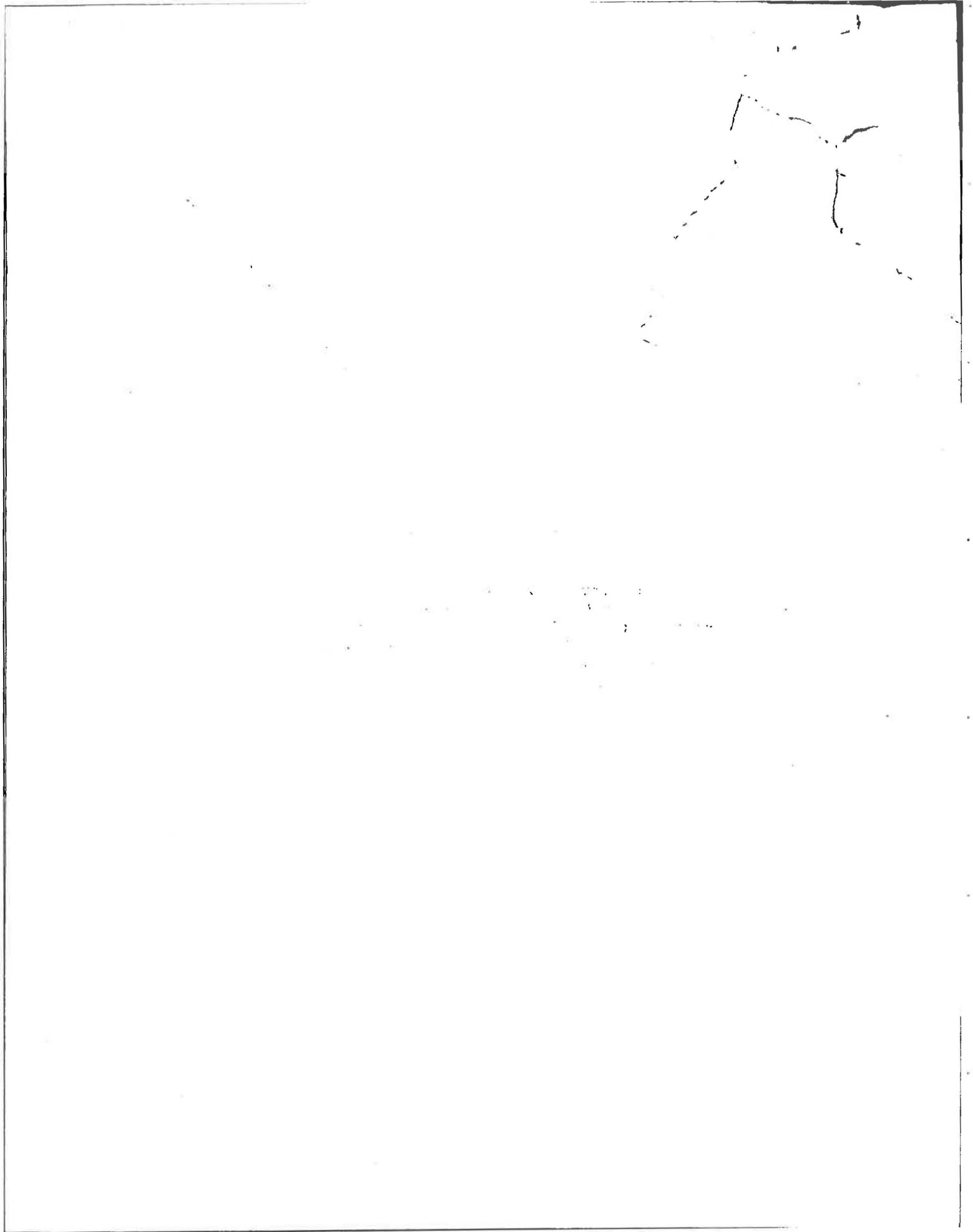
NON-COMPLIANCE FEE WARNING:

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.

Handwritten signature and date: 12/15/16 U. Fisher



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



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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.



1050417201732336

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: October 06, 2014

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,

OCT 08 2014

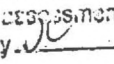
To the address shown as shown on the
last equalized assessment roll.
Initialed by 

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: May 16, 2017

JOB ADDRESS: **1024 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5130-001-023**

CASE#: 186514

ORDER NO: A-3183814

EFFECTIVE DATE OF ORDER TO COMPLY: **January 18, 2013**

COMPLIANCE EXPECTED DATE: **January 23, 2013**

DATE COMPLIANCE OBTAINED: **December 15, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3183814

1050417201732324

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



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

BARBARA HARUTUNIAN AND AGNES HARUTUNIAN, TRUST
6005 NORTHSIDE DR
LOS ANGELES, CA 90022-4418

CASE #: 186514
ORDER #: A-3183814
EFFECTIVE DATE: January 18, 2013
COMPLIANCE DATE: January 23, 2013

PROPERTY OWNER OF
SITE ADDRESS: 1024 S CENTRAL AVE
ASSESSORS PARCEL NO.: 5130-001-023
ZONE: M2; Light Industrial Zone
NAME OF BUSINESS IN VIOLATION: CHRIS RECYCLING

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 12.21 A.18. of the Los Angeles Municipal Code, Recycling Centers and Facilities.

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 November 02, 2012 and billed on invoice # 565285.

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

Handwritten signature and date: 12/15/16

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 then 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 err 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:

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



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

1050417201732324

If you have any questions or require any additional information please feel free to contact me at (213)252-3030.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 

Date: January 11, 2013

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

Augustus.Albas@lacity.org


REVIEWED BY

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

JAN 11 2013

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