

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

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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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

March 24, 2014

Council District: # 8

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

JOB ADDRESS: **6830 SOUTH CRENSHAW BLVD., LOS ANGELES, CA**  
**(AKA: 6832 SOUTH CRENSHAW BLVD., LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **4006-025-026**

On January 21, 2009 and October 3, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at **6830 South Crenshaw Blvd. (aka: 6832 South Crenshaw Blvd.), 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 11, 2006, July 24, 2007, August 5, 2008, December 14, 2010, December 19, 2011, July 11, 2012, and September 26, 2013, 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	\$ 4,721.00
System Development Surcharge	261.96
Non-Compliance Code Enforcement fee	1,200.00
Late Charge/Collection fee (250%)	3,000.00
Accumulated Interest (1%/month)	1,736.76
Title Report fee	<u>48.00</u>
<b>Grand Total</b>	<b><u>\$ 10,967.72</u></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 **\$10,967.72** 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 **\$10,967.72** 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*

for: Steve Ongele  
Chief, Resource Management Bureau

3011 WVA - 0 6W 5:15

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

**Westcoast Title**



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

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<i>Work Order No. T9599</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 07-25-2013</i>	<i>Dated as of: 07-18-2013</i>	<i>Fee: \$48.00</i>

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

*For Assessors Parcel Number: 4006-025-026*

*Situs Address: 6830 S Crenshaw Blvd.                      City: Los Angeles                      County: Los Angeles*

**-VESTING INFORMATION (Ownership)**

*The last Recorded Document Transferring Fee Title Recorded on: 10-08-1993  
As Document Number: 93-1975973  
Documentary Transfer Tax: \$None  
In Favor of: Isaac Rice*

*Mailing Address: Isaac Rice  
6830 Crenshaw Blvd.  
Los Angeles, CA 90043*

**-SCHEDULE B-**

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

*Lot 601 of Hyde Park, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 14, Page(s) 21 of Miscellaneous Records, in the office of the County Recorder of said County.*

## Westcoast Title & Abstract Company, Inc.

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

Page 2  
Order Number: T9599

### **-Schedule B Continued-**

1. *A Notice of Pending Lien Recorded 01-19-2007  
as Document Number 07-0111236  
Filed by the City of Los Angeles Dept. of Building and Safety*
2. *A Notice of Pending Lien Recorded 02-29-2008  
as Document Number 08-0356601  
Filed by the City of Los Angeles Dept. of Building and Safety*
3. *A Notice of Tax Default and Power to Sell Recorded: 07-30-2008  
Document No.: 08-1356470  
Filed by: County of Los Angeles Tax Collector*
4. *A Notice of Pending Lien Recorded 11-21-2008  
as Document Number 08-2063700  
Filed by the City of Los Angeles Dept. of Building and Safety*
5. *A Notice of Pending Lien Recorded 03-25-2011  
as Document Number 11-0453005  
Filed by the City of Los Angeles Dept. of Building and Safety*
6. *A Notice of Pending Lien Recorded 03-25-2011  
as Document Number 11-0453018  
Filed by the City of Los Angeles Dept. of Building and Safety*
7. *A Notice of Pending Lien Recorded 03-16-2012  
as Document Number 12-0417173  
Filed by the City of Los Angeles Dept. of Building and Safety*
8. *A Notice of Pending Lien Recorded 03-16-2012  
as Document Number 12-0418924  
Filed by the City of Los Angeles Dept. of Building and Safety*
9. *A Notice of Pending Lien Recorded 01-11-2013  
as Document Number 13-0055526  
Filed by the City of Los Angeles Dept. of Building and Safety*
10. *A Notice of Pending Lien Recorded 01-11-2013  
as Document Number 13-0055527  
Filed by the City of Los Angeles Dept. of Building and Safety*

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

**No Statement of information is required.**

End of Report

APN: 4006-025-026  
 Described As: LOT 601 HYDE PARK  
 Address: 6832 CRENSHAW BLVD LOS ANGELES CA 90043  
 City: LOS ANGELES CITY-44  
 Billing Address: 6830 CRENSHAW BLVD LOS ANGELES CA 90043  
 Assessed Owner(s): RICE,ISAAC; LEROY CAIN

Tax Rate Area:	0006612	Value	Conveyance Date:	10/08/1993
Use Code:	2400	Land:	Conveying Instrument:	1975973
Service shop/paint/laundry		Improvements:	Date Transfer Acquired:	
Region Code:	25	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1946
Zoning Code:	LAMI	Inventory:	Year Last Modified:	1956
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	4398
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	2,756.74

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,378.37	137.83	12/10/2012	PAID W/ PENALTY	03/22/2013	0.00
2nd	1,378.37	147.84	04/10/2013	PAID	03/22/2013	0.00
<b>Total Balance:</b>						<b>0.00</b>

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	111.41
36.92	LA CO PARK DISTRICTS	31.75
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	186.47
61.11	L.A. CNTY WEST MOSQ ABATE	5.72
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	29.62
188.51	LOS ANGELES LIGHT MAINT	146.95
188.71	L.A. POLICE/911 BOND TAX	5.78
188.69	L.A. STORMWATER POLL ABATE	88.82

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

\*\*\* END OF REPORT \*\*\*



RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 4006-025-026  
AKA 6830 S CRENSHAW BLVD 6830-6832  
LOS ANGELES

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4239039)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

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

HYDE PARK 601 M R 14-21

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

DATED: This 12th Day of January, 2007

RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA, 90043

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

By

  
Grace Harper, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

02/29/08



20080356601

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4383488)

Telephone Number: (213) 482-6890

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

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APN 4006-025-026  
AKA 6830 S CRENSHAW BLVD 6830-6832  
LOS ANGELES

Owner:  
RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA,90043

DATED: This 22nd Day of February, 2008

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

By

Grace Harper, Bureau Chief  
Resource Management Bureau

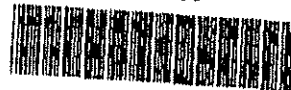
Recording Requested By

TREASURER AND TAX COLLECTOR  
SECURED PROPERTY TAX DIVISION  
TAX DEFAULTED LAND UNIT  
225 NO. HILL STREET, RM 130  
LOS ANGELES, CA 90012

And When Recorded Mail to

RICE, ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA 90043-4667

07/30/08



20081356470

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2005  
for the nonpayment of delinquent taxes in the amount of \$ 2,346.40  
for the fiscal year 2004-2005. Default Number 4006 025 026

Pursuant to Revenue & Taxation Code 3691, the Tax Collector has the power to sell non-residential commercial property that is defaulted three or more years.

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that three or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to RICE, ISAAC

C/O LEROY CAIN

and is situated in said county, State of California, described as follows: 4006 025 026

(Assessor's Parcel Number)

HYDE PARK LOT 601

MARK J. SALADINO,  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles,  
State of California

By *John McKinney*  
Deputy Tax Collector

STATE OF CALIFORNIA }  
County of Los Angeles } ss.

On JULY 30, 2008, before me personally appeared JOHN MCKINNEY 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 on 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 statement is true and correct. WITNESS my hand and official seal.

Sale No. 2009A

DEAN C. LOGAN, Acting  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles,  
State of California

By *Cynthia Hopson*  
Deputy County Clerk



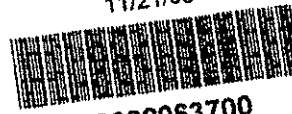


RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

11/21/08



20082063700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4500719)

Telephone Number: (213) 482-6890

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

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HYDE PARK 601 M R 14-21

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APN 4006-025-026  
AKA 6830 S CRENSHAW BLVD 6830-6832  
LOS ANGELES

Owner:  
RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA,90043

DATED: This 05th Day of November, 2008

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

By

*KP* Karen Penner, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5015232)

Telephone Number: (213) 482-6890

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

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APN 4006-025-026  
AKA 6830 S CRENSHAW BLVD 6830-6832  
LOS ANGELES


Owner:

RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA, 90043

DATED: This 22nd Day of March, 2011

CITY OF LOS ANGELES

By



Karen Penera, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



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Telephone Number: (213) 482-6890

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

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APN 4006-025-026  
AKA 6830 S CRENSHAW BLVD UNIT A  
LOS ANGELES

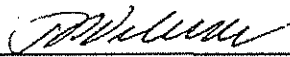
Owner:

RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA,90043

DATED: This 22nd Day of March, 2011

CITY OF LOS ANGELES

By



Karen Penner, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5374481)

Telephone Number: (213) 482-6890

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

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APN 4006-025-026  
AKA 6830 S CRENSHAW BLVD 6830-6832  
LOS ANGELES

Owner:

RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA,90043

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO.

Department of Building and Safety  
Financial Services Division  
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Los Angeles, CA 90012



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Telephone Number: (213) 482-6890

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

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APN 4006-025-026  
AKA 6830 S CRENSHAW BLVD 6830-6832  
LOS ANGELES

Owner:

RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA,90043

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By 

Steve Ongele, Bureau Chief  
Resource Management Bureau



RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

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Telephone Number: (213) 482-6890

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

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APN 4006-025-026  
AKA 6830 S CRENSHAW BLVD 6830-6832  
LOS ANGELES

Owner:  
RICE ISAAC  
6830 CRENSHAW BLVD  
LOS ANGELES CA,90043

DATED: This 05th Day of December, 2012

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau





# Property Detail Report

For Property Located At :  
**6832 CRENSHAW BLVD, LOS ANGELES, CA 90043**



<b>Owner Information</b>			
Owner Name:	RICE ISAAC/LEROY CAIN		
Mailing Address:	6830 CRENSHAW BLVD, LOS ANGELES CA 90043-4667 C045 C/O LEROY CAIN		
Vesting Codes:	//		
<b>Location Information</b>			
Legal Description:	HYDE PARK LOT 601	APN:	4006-025-026
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2352.02 / 1	Subdivision:	HYDE PARK
Township-Range-Sect:		Map Reference:	51-C5 / 673-F7
Legal Book/Page:		Tract #:	
Legal Lot:	601	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PHHT	Munic/Township:	
Neighbor Code:			
<b>Owner Transfer Information</b>			
Recording/Sale Date:	10/08/1993 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1975973		
<b>Last Market Sale Information</b>			
Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			
<b>Prior Sale Information</b>			
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:			
<b>Property Characteristics</b>			
Year Built / Eff:	1946 / 1956	Total Rooms/Offices	
Gross Area:	4,398	Total Restrooms:	
Building Area:	4,398	Roof Type:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION
Above Grade:		Construction:	CONCRETE
# of Stories:	1.00	Foundation:	CONCRETE
Other Improvements:		Exterior wall:	STUCCO
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	
		Air Cond:	NONE
		Pool:	
		Quality:	
		Condition:	
<b>Site Information</b>			
Zoning:	LAM1	Acres:	0.26
Lot Area:	11,329	Lot Width/Depth:	66 x 189
Land Use:	AUTO REPAIR	Commercial Units:	
Site Influence:		Sewer Type:	
		County Use:	SERVICE SHOPS (2400)
		State Use:	
		Water Type:	
		Building Class:	
<b>Tax Information</b>			
Total Value:	\$173,301	Assessed Year:	2013
Land Value:	\$126,518	Improved %:	27%
Improvement Value:	\$46,783	Tax Year:	2012
Total Taxable Value:	\$173,301	Property Tax:	\$2,756.74
		Tax Area:	6612
		Tax Exemption:	

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**6832 CRENSHAW BLVD, LOS ANGELES, CA 90043**

**15 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: 15

	Subject Property	Low	High	Average
Sale Price	\$0	\$250,000	\$3,225,000	\$1,093,462
Bldg/Living Area	4,398	3,894	4,935	4,422
Price/Sqft	\$0.00	\$62.50	\$767.86	\$248.85
Year Built	1946	1923	1985	1949
Lot Area	11,329	5,510	32,007	13,028
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$173,301	\$87,750	\$1,886,583	\$686,756
Distance From Subject	0.00	0.25	19.34	10.59

\*= 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
<b>Subject Property</b>									
		6832 CRENSHAW BLVD		1946			4,398	11,329	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/>	1	7120 8TH AVE	\$250,000	1930		08/15/2013	4,000	5,999	0.25
<input checked="" type="checkbox"/>	2	3839 W IMPERIAL HWY	\$1,300,000	1948		11/14/2013	4,610	32,007	3.14
<input checked="" type="checkbox"/>	3	2130 S VERMONT AVE	\$1,100,000	1969		07/26/2013	4,535	9,584	4.75
<input checked="" type="checkbox"/>	4	3081 W 12TH PL	\$1,900,000	1946		06/28/2013	4,540	10,595	5.16
<input checked="" type="checkbox"/>	5	4438 MANHATTAN BEACH BLVD	\$775,000	1965		06/18/2013	4,935	14,574	6.27
<input checked="" type="checkbox"/>	6	1957 W ARTESIA BLVD	\$1,065,000	1985		07/30/2013	4,176	15,356	7.18
<input checked="" type="checkbox"/>	7	6439 SANTA MONICA BLVD	\$3,225,000	1960		08/14/2013	4,200	23,822	7.94
<input checked="" type="checkbox"/>	8	4500 FLORAL DR		1923		12/12/2013	4,489	10,422	10.39
<input checked="" type="checkbox"/>	9	4514 N FIGUEROA ST	\$600,000	1932		04/02/2013	4,860	8,285	10.94
<input checked="" type="checkbox"/>	10	549 S SAN FERNANDO BLVD		1940		12/13/2013	4,682	15,453	14.01
<input checked="" type="checkbox"/>	11	14637 BESSEMER ST	\$450,000	1956		12/18/2013	4,320	5,510	15.77
<input checked="" type="checkbox"/>	12	90 N ALTADENA DR	\$1,700,000	1949		10/10/2013	4,578	12,576	17.82
<input checked="" type="checkbox"/>	13	3548 SANTA ANITA AVE	\$550,000	1940		04/09/2013	3,964	15,601	17.87
<input checked="" type="checkbox"/>	14	1515 E WASHINGTON BLVD	\$600,000	1946		11/05/2013	4,541	7,506	18.02
<input checked="" type="checkbox"/>	15	17720 SATICOY ST A	\$700,000	1959		04/24/2013	3,894	8,132	19.34

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**6832 CRENSHAW BLVD, LOS ANGELES, CA 90043****15 Comparable(s) Selected.**

Report Date: 12/26/2013

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$250,000	\$3,225,000	\$1,093,462
Bldg/Living Area	4,398	3,894	4,935	4,422
Price/Sqft	\$0.00	\$62.50	\$767.86	\$248.85
Year Built	1946	1923	1985	1949
Lot Area	11,329	5,510	32,007	13,028
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$173,301	\$87,750	\$1,886,583	\$686,756
Distance From Subject	0.00	0.25	19.34	10.59

\* = user supplied for search only

Comp #:	1	Distance From Subject: 0.25 (miles)	
Address:	7120 8TH AVE, LOS ANGELES, CA 90043-4764		
Owner Name:	HMI PROPERTIES LLC		
Seller Name:	SERRANO EUGENIO		
APN:	4008-027-010	Map Reference:	51-C5 / 673-F7
County:	LOS ANGELES, CA	Census Tract:	2352.01
Subdivision:	5452	Zoning:	LAR1
Rec Date:	08/15/2013	Prior Rec Date:	04/20/2007
Sale Date:	08/12/2013	Prior Sale Date:	01/15/2007
Sale Price:	\$250,000	Prior Sale Price:	\$565,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1200889	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,999
Total Value:	\$614,715	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 3.14 (miles)	
Address:	3839 W IMPERIAL HWY, INGLEWOOD, CA 90303-2617		
Owner Name:	AWAD HAIDER M/AWAD MAHMOUD H		
Seller Name:	LEONARD RONALD & LINDA T		
APN:	4033-026-023	Map Reference:	57-B5 / 703-E7
County:	LOS ANGELES, CA	Census Tract:	6020.03
Subdivision:	1615	Zoning:	HAC2YY
Rec Date:	11/14/2013	Prior Rec Date:	04/24/1990
Sale Date:	10/23/2013	Prior Sale Date:	03/1990
Sale Price:	\$1,300,000	Prior Sale Price:	\$375,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1621769	Acres:	0.73
1st Mtg Amt:		Lot Area:	32,007
Total Value:	\$560,248	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 4.75 (miles)	
Address:	2130 S VERMONT AVE, LOS ANGELES, CA 90007-1654		
Owner Name:	KAROOM YAZEED		
Seller Name:	FOOTHILL FINL LP		
APN:	5055-001-043	Map Reference:	43-F4 / 634-A6
County:	LOS ANGELES, CA	Census Tract:	2217.10
Subdivision:	URMSTON	Zoning:	LAC2
Rec Date:	07/26/2013	Prior Rec Date:	02/20/2007
Sale Date:	07/22/2013	Prior Sale Date:	02/06/2007
Sale Price:	\$1,100,000	Prior Sale Price:	\$572,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1102818	Acres:	0.22
1st Mtg Amt:	\$935,000	Lot Area:	9,584
Total Value:	\$622,657	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 5.16 (miles)	
Address:	3081 W 12TH PL, LOS ANGELES, CA 90006		
Owner Name:	CHOI MIN K		
Seller Name:	LIM DOO T		
APN:	5080-011-002	Map Reference:	43-E3 / 633-H4
County:	LOS ANGELES, CA	Census Tract:	2132.02
Subdivision:	COUNTRY CLUB BLVD	Zoning:	LAC2
Rec Date:	06/28/2013	Prior Rec Date:	11/09/2005
Sale Date:	06/25/2013	Prior Sale Date:	11/04/2005
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,700,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	966584	Acres:	0.24
1st Mtg Amt:		Lot Area:	10,595
Total Value:	\$1,886,583	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	<b>5</b>	Distance From Subject: <b>6.27 (miles)</b>	
Address:	<b>4438 MANHATTAN BEACH BLVD, LAWNGDALE, CA 90260-2036</b>		
Owner Name:	<b>LUYK HANK &amp; MARLA</b>		
Seller Name:	<b>PAGNINI ANTHONY K</b>		
APN:	<b>4074-001-011</b>	Map Reference:	<b>63-A4 / 733-C6</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6040.01</b>
Subdivision:	<b>5651</b>	Zoning:	<b>LNC3*</b>
Rec Date:	<b>06/18/2013</b>	Prior Rec Date:	<b>11/30/2000</b>
Sale Date:	<b>05/08/2013</b>	Prior Sale Date:	<b>09/29/2000</b>
Sale Price:	<b>\$775,000</b>	Prior Sale Price:	<b>\$406,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>901371</b>	Acres:	<b>0.33</b>
1st Mtg Amt:	<b>\$290,000</b>	Lot Area:	<b>14,574</b>
Total Value:	<b>\$753,764</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>6</b>	Distance From Subject: <b>7.18 (miles)</b>	
Address:	<b>1957 W ARTESIA BLVD, GARDENA, CA 90247-5256</b>		
Owner Name:	<b>HOANG THINH D FAMILY TRUST</b>		
Seller Name:	<b>SELLIKEN SUNHEE L</b>		
APN:	<b>4094-007-034</b>	Map Reference:	<b>63-D5 / 763-H1</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6033.02</b>
Subdivision:	<b>MCDONALD TR</b>	Zoning:	<b>GAC3</b>
Rec Date:	<b>07/30/2013</b>	Prior Rec Date:	<b>06/16/2000</b>
Sale Date:	<b>01/30/2013</b>	Prior Sale Date:	<b>06/04/2000</b>
Sale Price:	<b>\$1,065,000</b>	Prior Sale Price:	<b>\$635,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1114569</b>	Acres:	<b>0.35</b>
1st Mtg Amt:		Lot Area:	<b>15,356</b>
Total Value:	<b>\$793,890</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>7</b>	Distance From Subject: <b>7.94 (miles)</b>	
Address:	<b>6439 SANTA MONICA BLVD, LOS ANGELES, CA 90038</b>		
Owner Name:	<b>EPICENTER LANDCORP 2 LLC</b>		
Seller Name:	<b>CITY OF WEST HOLLYWOOD</b>		
APN:	<b>5533-009-270</b>	Map Reference:	<b>/ 593-F5</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1908.02</b>
Subdivision:	<b>COLEGROVE</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>08/14/2013</b>	Prior Rec Date:	<b>07/17/2000</b>
Sale Date:	<b>06/12/2013</b>	Prior Sale Date:	
Sale Price:	<b>\$3,225,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1192447</b>	Acres:	<b>0.55</b>
1st Mtg Amt:	<b>\$2,257,500</b>	Lot Area:	<b>23,822</b>
Total Value:	<b>\$1,040,412</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>8</b>	Distance From Subject: <b>10.39 (miles)</b>	
Address:	<b>4500 FLORAL DR, LOS ANGELES, CA 90022</b>		
Owner Name:	<b>NORTH FORD PROPERTIES LLC</b>		
Seller Name:	<b>PAULINE BOLAND PROPERTIES LLC</b>		
APN:	<b>5235-001-037</b>	Map Reference:	<b>45-E4 / 635-F5</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5305.00</b>
Subdivision:	<b>5293</b>	Zoning:	<b>LCM1*</b>
Rec Date:	<b>12/12/2013</b>	Prior Rec Date:	<b>08/29/2000</b>
Sale Date:	<b>11/26/2013</b>	Prior Sale Date:	<b>07/18/2000</b>
Sale Price:		Prior Sale Price:	
Sale Type:	<b>N</b>	Prior Sale Type:	
Document #:	<b>1757372</b>	Acres:	<b>0.24</b>
1st Mtg Amt:	<b>\$1,275,000</b>	Lot Area:	<b>10,422</b>
Total Value:	<b>\$610,115</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>			Distance From Subject:	<b>10.94 (miles)</b>
Address:	<b>4514 N FIGUEROA ST, LOS ANGELES, CA 90065-3040</b>				
Owner Name:	<b>KUSATSU KEVIN</b>				
Seller Name:	<b>CALIFORNIA BK &amp; TRUST</b>				
APN:	<b>5467-007-001</b>	Map Reference:	<b>36-B3 / 595-B4</b>	Building Area:	<b>4,860</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1851.00</b>	Total Rooms/Offices:	
Subdivision:	<b>LUEKENS SUB</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>04/02/2013</b>	Prior Rec Date:	<b>05/30/2007</b>	Yr Built/Eff:	<b>1932 / 1949</b>
Sale Date:	<b>03/22/2013</b>	Prior Sale Date:	<b>02/21/2007</b>	Air Cond:	
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	<b>\$865,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>491168</b>	Acres:	<b>0.19</b>		
1st Mtg Amt:		Lot Area:	<b>8,285</b>		
Total Value:	<b>\$985,000</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>			Distance From Subject:	<b>14.01 (miles)</b>
Address:	<b>549 S SAN FERNANDO BLVD, BURBANK, CA 91502-1441</b>				
Owner Name:	<b>549 SAN FERNANDO SPE LLC</b>				
Seller Name:	<b>PHILLIPS FAMILY TRUST</b>				
APN:	<b>2453-027-015</b>	Map Reference:	<b>17-E6 / 563-H1</b>	Building Area:	<b>4,682</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3107.02</b>	Total Rooms/Offices:	
Subdivision:	<b>BURBANK</b>	Zoning:	<b>BUC3*</b>	Total Restrooms:	
Rec Date:	<b>12/13/2013</b>	Prior Rec Date:		Yr Built/Eff:	<b>1940 / 1942</b>
Sale Date:	<b>12/10/2013</b>	Prior Sale Date:		Air Cond:	
Sale Price:		Prior Sale Price:		Pool:	
Sale Type:	<b>N</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1759987</b>	Acres:	<b>0.35</b>		
1st Mtg Amt:	<b>\$27,025,000</b>	Lot Area:	<b>15,453</b>		
Total Value:	<b>\$227,991</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>11</b>			Distance From Subject:	<b>15.77 (miles)</b>
Address:	<b>14637 BESSEMER ST, VAN NUYS, CA 91411-2840</b>				
Owner Name:	<b>HEAVEN MANAGEMENT LLC</b>				
Seller Name:	<b>MONTGOMERY W D TRUST</b>				
APN:	<b>2241-022-017</b>	Map Reference:	<b>15-D5 / 531-J7</b>	Building Area:	<b>4,320</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1283.03</b>	Total Rooms/Offices:	
Subdivision:	<b>1200</b>	Zoning:	<b>LACM</b>	Total Restrooms:	
Rec Date:	<b>12/18/2013</b>	Prior Rec Date:		Yr Built/Eff:	<b>1956 / 1962</b>
Sale Date:	<b>09/27/2013</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$450,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1776174</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:		Lot Area:	<b>5,510</b>		
Total Value:	<b>\$87,750</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>12</b>			Distance From Subject:	<b>17.82 (miles)</b>
Address:	<b>90 N ALTADENA DR, PASADENA, CA 91107-3346</b>				
Owner Name:	<b>LU DOUGLAS H/YUEN ANDREW</b>				
Seller Name:	<b>HAMIN JOHN &amp; RUZA</b>				
APN:	<b>5748-004-027</b>	Map Reference:	<b>27-E4 / 566-E4</b>	Building Area:	<b>4,578</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4629.00</b>	Total Rooms/Offices:	
Subdivision:	<b>LAMANDA PARK</b>	Zoning:	<b>PSC*</b>	Total Restrooms:	
Rec Date:	<b>10/10/2013</b>	Prior Rec Date:	<b>08/15/1984</b>	Yr Built/Eff:	<b>1949 / 1956</b>
Sale Date:	<b>09/03/2013</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,700,000</b>	Prior Sale Price:	<b>\$285,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1461142</b>	Acres:	<b>0.29</b>		
1st Mtg Amt:	<b>\$1,400,000</b>	Lot Area:	<b>12,576</b>		
Total Value:	<b>\$470,096</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>13</b>			Distance From Subject:	<b>17.87 (miles)</b>
Address:	<b>3548 SANTA ANITA AVE, EL MONTE, CA 91731-2427</b>				
Owner Name:	<b>HUANG SHAOMIN</b>				
Seller Name:	<b>URIAS SANDRA P</b>				
APN:	<b>8579-002-004</b>	Map Reference:	<b>38-D6 / 597-C7</b>	Building Area:	<b>3,964</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4327.00</b>	Total Rooms/Offices:	
Subdivision:	<b>3220</b>	Zoning:	<b>EMC2D*</b>	Total Restrooms:	
Rec Date:	<b>04/09/2013</b>	Prior Rec Date:	<b>05/17/2002</b>	Yr Built/Eff:	<b>1940 /</b>
Sale Date:	<b>01/31/2013</b>	Prior Sale Date:	<b>05/01/2002</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$650,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>N</b>	Roof Mat:	
Document #:	<b>522197</b>	Acres:	<b>0.36</b>		
1st Mtg Amt:		Lot Area:	<b>15,601</b>		
Total Value:	<b>\$359,889</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>14</b>			Distance From Subject:	<b>18.02 (miles)</b>
Address:	<b>1515 E WASHINGTON BLVD, PASADENA, CA 91104-2656</b>				
Owner Name:	<b>KIRAKOSYAN SUREN/NAZARYAN OFELYA</b>				
Seller Name:	<b>KERMEZIAN V &amp; A FAMILY TRUST</b>				
APN:	<b>5850-026-006</b>	Map Reference:	<b>27-C1 / 566-C1</b>	Building Area:	<b>4,541</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4614.00</b>	Total Rooms/Offices:	
Subdivision:	<b>7931</b>	Zoning:	<b>PSC-</b>	Total Restrooms:	
Rec Date:	<b>11/05/2013</b>	Prior Rec Date:	<b>12/28/1992</b>	Yr Built/Eff:	<b>1946 / 1949</b>
Sale Date:	<b>10/29/2013</b>	Prior Sale Date:		Air Cond:	<b>CENTRAL</b>
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	<b>\$350,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1570459</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:		Lot Area:	<b>7,506</b>		
Total Value:	<b>\$492,736</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>15</b>			Distance From Subject:	<b>19.34 (miles)</b>
Address:	<b>17720 SATICOY ST A, RESEDA, CA 91335-3349</b>				
Owner Name:	<b>RODRIGUEZ MARCOS O/OCHOA MARIA C</b>				
Seller Name:	<b>WELLS FARGO BK NA</b>				
APN:	<b>2120-033-029</b>	Map Reference:	<b>14-D3 / 531-B4</b>	Building Area:	<b>3,894</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1318.00</b>	Total Rooms/Offices:	
Subdivision:	<b>8789</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>04/24/2013</b>	Prior Rec Date:	<b>12/06/2004</b>	Yr Built/Eff:	<b>1959 / 1961</b>
Sale Date:	<b>01/11/2013</b>	Prior Sale Date:	<b>08/13/2003</b>	Air Cond:	
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$80,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>614720</b>	Acres:	<b>0.19</b>		
1st Mtg Amt:		Lot Area:	<b>8,132</b>		
Total Value:	<b>\$795,500</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN

Date: March 24, 2014

JOB ADDRESS: 6830 SOUTH CRENSHAW BLVD. UNIT A, LOS ANGELES, CA

(AKA: 6830-6832 SOUTH CRENSHAW BLVD., LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 4006-025-026

CASE# 402939

ORDER NO: A-3113203

EFFECTIVE DATE OF ORDER TO COMPLY: September 28, 2012

COMPLIANCE EXPECTED DATE: October 3, 2012

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3113203





**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 error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS:**

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

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

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: September 20, 2012

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044

  
REVIEWED BY

**NP**  
**SEP 21 2012**



# EXHIBIT D

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN

Date: March 24, 2014

JOB ADDRESS: 6830 SOUTH CRENSHAW BLVD. UNIT A, LOS ANGELES, CA

(AKA: 6830-6832 SOUTH CRENSHAW BLVD., LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 4006-025-026

CASE# 78257

ORDER NO: A-3113201

EFFECTIVE DATE OF ORDER TO COMPLY: September 28, 2012

COMPLIANCE EXPECTED DATE: October 3, 2012

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3113201

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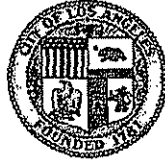
**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**HELENA JUBANY**  
PRESIDENT

**MARSHA L. BROWN**  
VICE-PRESIDENT

**VAN AMBATELOS**  
**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" OVRUM**  
GENERAL MANAGER

**RAYMOND S. CHAN, C.E., S.E.**  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

ISAAC RICE, C/O LEROY CAIN  
6830 CRENSHAW BLVD  
LOS ANGELES, CA 90043

CASE #: 402939  
ORDER #: A-3113203  
EFFECTIVE DATE: September 28, 2012  
COMPLIANCE DATE: October 03, 2012

**PROPERTY OWNER OF**

**SITE ADDRESS: 6830 S CRENSHAW BLVD 6830-6832 S. CRENSHAW BLVD. UNIT A**  
**ASSESSORS PARCEL NO.: 4006-025-026**  
**ZONE: M1; Limited Industrial Zone**  
**NAME OF BUSINESS IN VIOLATION: SIR GUS AUTO WORKS**

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

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

**VIOLATION(S):**

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 11, 2012 and billed on invoice # 553666.

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:**

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

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

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

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



**CODE ENFORCEMENT BUREAU**

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

www.ladbs.org

**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:

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

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: September 20, 2012

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044

  
REVIEWED BY

**NP**  
**SEP 21 2012**

# EXHIBIT D

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN

Date: March 24, 2014

JOB ADDRESS: 6830 SOUTH CRENSHAW BLVD., LOS ANGELES, CA

(AKA: 6830-6832 SOUTH CRENSHAW BLVD., LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 4006-025-026

CASE# 78257

ORDER NO: A-2007717

EFFECTIVE DATE OF ORDER TO COMPLY: January 16, 2009

COMPLIANCE EXPECTED DATE: January 21, 2009

DATE COMPLIANCE OBTAINED: February 22, 2011

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2007717

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
VAN AMBATELOS  
VICE-PRESIDENT  
VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER  
RAYMOND CHAN  
EXECUTIVE OFFICER

ORDER TO COMPLY

ISAAC RICE C/O LEROY CAIN  
6830 CRENSHAW BLVD  
LOS ANGELES, CA 90043

CASE #: 78257  
ORDER #: A-2007717  
EFFECTIVE DATE: January 16, 2009  
COMPLIANCE DATE: January 21, 2009

PROPERTY OWNER OF  
SITE ADDRESS: 6830 S CRENSHAW BLVD 6830-6832 S CRENSHAW BL  
ASSESSORS PARCEL NO.: 4006-025-026  
ZONE: M1; Limited Industrial Zone  
NAME OF BUSINESS IN VIOLATION: WIGGAND AUTO BODY & TOWING

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

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

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

VIOLATION(S):

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

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 8/5/2008 and billed on invoice # 450071-9.

Failure to pay the above fee and all other charges, ~~within 5 days~~ may result in all of the following; referral of the invoice to a collection agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings being initiated for this use. In addition, failure to comply with this order will cause additional fees to be assessed and may be subject to criminal prosecution.

To verify the current amount due on the invoice referenced by this Order, for questions on how or where to pay, or if this invoice has already been paid, contact LADBS Financial Services at 213-482-6890.

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

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



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

16204002000100 www.ladbs.org

**PENALTY WARNING:**

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

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

**REPEAT VIOLATIONS:**

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

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

Sections 12.26 F. 15, 12.26 I. 18 L.A.M.C.

**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. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13; 12.26 I. 16.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 8(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other 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.

**NON-COMPLIANCE FEE WARNING:**

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

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

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NONCOMPLIANCE FEE AND A COLLECTION FEE EQUAL TO 50 PERCENT OF THE ORIGINAL NONCOMPLIANCE FEE.**





If you have any questions or require any additional information please feel free to contact me at (213)252-3044.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: 

Date: January 06, 2009

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044

  
REVIEWED BY

RGZ

JAN 12 2009

On \_\_\_\_\_ the

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

\_\_\_\_\_  
Signature



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
18204002503150 [www.ladbs.org](http://www.ladbs.org)

# EXHIBIT D

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN

Date: March 24, 2014

JOB ADDRESS: 6830 SOUTH CRENSHAW BLVD., LOS ANGELES, CA

(AKA: 6830-6832 SOUTH CRENSHAW BLVD., LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 4006-025-026

CASE# 78257

ORDER NO: A-3113201

EFFECTIVE DATE OF ORDER TO COMPLY: September 28, 2012

COMPLIANCE EXPECTED DATE: October 3, 2012

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3113201

6807521025101

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

HELENA JUBANY  
PRESIDENT  
MARSHA L. BROWN  
VICE-PRESIDENT  
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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**

ISAAC RICE C/O LEROY CAIN  
6830 CRENSHAW BLVD  
LOS ANGELES, CA 90043

CASE #: 78257  
ORDER #: A-3113201  
EFFECTIVE DATE: September 28, 2012  
COMPLIANCE DATE: October 03, 2012

PROPERTY OWNER OF  
SITE ADDRESS: 6830 S CRENSHAW BLVD 6830-6832 S CRENSHAW BL  
ASSESSORS PARCEL NO.: 4006-025-026  
ZONE: M1; Limited Industrial Zone  
NAME OF BUSINESS IN VIOLATION: WIGGAND AUTO BODY & TOWING

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

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

**VIOLATION(S):**

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 11, 2012 and billed on invoice # 553664.

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:**

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

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

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

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



**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.

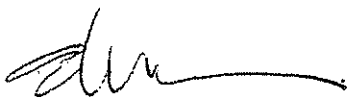
**REPEAT VIOLATIONS:**

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:

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

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: September 20, 2012

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044

NP  
SEP 21 2012

  
REVIEWED BY

