

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

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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

August 10, 2015

Council District: #9

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

JOB ADDRESS: 5501 SOUTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5101-030-030

On December 18, 2012, November 30, 2013, and November 19, 2014, 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: **5501 South Main Street, 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 26, 2012, September 10, 2013 and August 25, 2014, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection fee	\$ 1,371.00
System Development Surcharge	82.26
Non-Compliance Code Enforcement fee	1,650.00
Late Charge/Collection fee (250%)	4,125.00
Accumulated Interest (1%/month)	775.25
Title Report fee	42.00
Grand Total	\$ 8,045.51

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 **\$8,045.51** 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 **\$8,045.51** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11561
Dated as of: 05/21/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5101-030-030

Property Address: 5501 S MAIN ST ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Bettye M. Christian, a Single Woman

Grantor : Bettye M. Christian, Surviving Trustee of The Pearlie Marie Christian Trust Dated March 1, 2004

Deed Date : 5/29/2012

Recorded : 6/8/2012

Instr No. : 20120856800

MAILING ADDRESS: Bettye M. Christian,
11154 Hickory Ave., Hesperia, CA 92345.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel 1 : Lot A of Tract No. 4240, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 45 Page 11 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5101-030-030

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$118,000.00

Dated : 5/31/2012

Trustor : Bettye M. Christian

Trustee : Gregg's Artistic Homes, Inc., a California Corporation

Beneficiary : J. Lee Gregg

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

Work Order No. T11561

SCHEDULE B (Continued)

Recorded : 6/8/2012

Instr No. : 20120856801

MAILING ADDRESS : Gregg's Artistic Homes, Inc., None Shown.

MAILING ADDRESS : J. Lee Gregg, P.O. Box 158, Verdugo City, CA 91046.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Lenders T.D. Service, Inc.

Recorded : 4/23/2014

Instr No. : 20140412211

MAILING ADDRESS : Lenders T.D. Service, Inc.,

24422 Avenida De La Carlota, No. 280, Laguna Hills, CA 92653.

A Notice of Default under the terms of said Deed of Trust

Executed by : Lenders T.D. Service, INC.

Recorded : 4/23/2014

Instr No. : 20140412212

MAILING ADDRESS : Lenders T.D. Service, Inc.,

24422 Avenida De La Carlota, No. 280, Laguna Hills, CA 92653.

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/10/2014

Instr No. : 20140033054

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 9/5/2014

Instr No. : 20140934293

MAILING ADDRESS: Pearlie M. Christian Trus, 11154 Hickory Ave, Hesperia, Ca 92345

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

PROVIDENT TITLE COMPANY
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Bettye M. Christian
11154 Hickory Ave.
Hesperia, CA 92345



A.P.N.: 5101-030-030&5101-030-016 Order No.: 10332592 Space Above This Line for Recorder's Use Only Escrow No.: 5046471-KT 2

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area. [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Bettye M. Christian, Surviving Trustee of The Pearlle Marie Christian Trust dated March 1, 2004

hereby remise, release and forever quitclaim to
Bettye M. Christian, a Single Woman

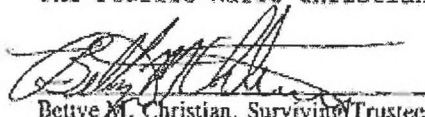
the following described property in the City of Los Angeles, County of Los Angeles State of California;

See Exhibit "A" attached hereto and made a part hereof.

Commonly known as: **5501 & 5511 South Main Street, Los Angeles, CA 90037**

"This conveyance transfers the grantor's interest out of his or her revocable living trust, R & T 11911."

The Pearlle Marie Christian Trust dated March 1, 2004


Bettye M. Christian, Surviving Trustee

Document Date: May 29, 2012

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS

On 06-01-12 before me, J. Sannes Notary Public, a notary public in and for said state, personally appeared BETTYE M CHRISTIAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

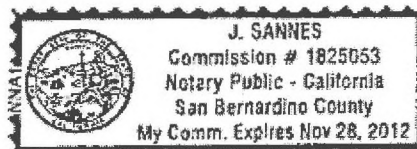
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature J. Sannes

(Seal)

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



150

10332592
PROVIDENT TITLE COMPANY

When recorded, mail to:
J. LEE GREGG
P.O. BOX 158
VERDUGO CITY, CA 91046-0158



LN# BC61-0512

5101-030-030 (Space Above This Line is for Recording Data) 11/2

DEED OF TRUST WITH ASSIGNMENT OF RENTS

5101-030-016 (This Deed of Trust contains an Acceleration Clause)

This DEED OF TRUST made May 31, 2012 between
BETTYE M. CHRISTIAN, A SINGLE WOMAN

herein called BORROWER, whose
address is: 11154 HICKORY AVENUE HESPERIA, CA 92345 and
GREGG'S ARTISTIC HOMES, INC., A CALIFORNIA CORPORATION
herein called TRUSTEE, and
J. LEE GREGG, A MARRIED MAN AS HIS SOLE
AND SEPARATE PROPERTY

herein called LENDER;

WITNESSETH: The Borrower irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE, in trust, with
POWER OF SALE, that property in the State of California, in the City of LOS ANGELES
County of LOS ANGELES described as:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "A"
ATTACHED

A.P. Number: 5101-030-030 & 5101-030-016

which has the address of 5501 & 5511 SOUTH MAIN STREET
(Street Address)
LOS ANGELES, California 90037 ("Property Address");
(City) (Zip Code)

ADJUSTABLE RATE RIDER ATTACHED HERETO AND MADE A PART HEREOF

Together with all the improvements now or hereafter erected on the property and fixtures now or hereafter a part
of the property, together with the rents, issues and profits thereof, together with all rights and interest of Borrower,
to all appurtenances, easements, community interest and licenses, and to oil, mineral, gas, water, water certificates

Borrower's Initials BPC
CALIFORNIA Deed of Trust/Assignment of Rents

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and hydrocarbon rights, leases and overriding royalties therein, and all of these, whether appurtenant, riparian or appropriative (all the forgoing is referred to herein as the "Property"). SUBJECT HOWEVER, to the right, power and authority given to and conferred upon Lender by paragraph 15 of the provisions incorporated by reference herein, to collect and apply such rents, issues and profits.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has right to grant and convey the property and that the property is unencumbered, except for encumbrances of record.

FOR THE PURPOSE OF SECURING:

(A) Performance of each agreement of Borrower incorporated by reference or contained herein;

(B) Payment of the indebtedness evidenced by ONE PROMISSORY NOTE of even date herewith and any amounts that may become due thereunder, and all extensions, modifications, or renewals thereof, in the principal sum of **ONE HUNDRED EIGHTEEN THOUSAND AND NO/100** ----- Dollars (U.S. \$ **118,000.00**) executed by the Borrower and payable to Lender or order;

(C) Payment of all sums of money, with interest thereon, which may be paid out or advanced by or may otherwise be due to Trustee or Lender under any provision of this Deed of Trust.

To protect the security of this Deed of Trust and with respect to the property described above, Borrower expressly makes each of all of the agreements and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth as follows:

(1) **MAINTAIN AND REPAIR.** To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to keep all buildings, structures and other improvements now or hereafter situated on the above described property at all times entirely free of dry rot, fungus, rust, decay, termites, beetles, and any other destructive insects or elements; to pay when due all claims for labor performed and materials furnished therefore to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit waste or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. Either Lender or Trustee, or both, at any time during the continuation of the Deed of Trust, may enter upon and inspect said property, provided such entry is reasonable as to time and manner.

(2) **INSURANCE.** To keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the terms "extended coverage" and any other hazards, including but not limited to floods, or flooding and earthquake, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the property. All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause and with loss payable to Lender. Borrower shall provide to Lender either the original or copies of all such insurance policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

The amount collected under any fire or other insurance policy may be applied by Lender upon any indebtedness secured hereby and in such order as Lender may determine, or at option of Lender the entire amount so collected

Borrower's Initials MC
CALIFORNIA Deed of Trust/Assignment of Rents

Page 2 of 8
02/05 rev. 01/09

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

SIGNATURE OF BORROWER(S)


BETTYE M. CHRISTIAN

[Space Below This Line For Acknowledgement]

STATE OF CALIFORNIA,

COUNTY OF San Bernardino ; SS:

On 06-01-12 before me, J. Sannes Notary Public
(Notary Name and Title),

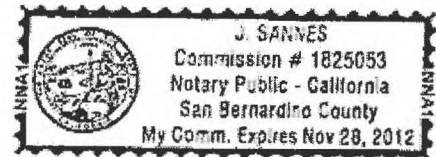
Personally appeared Bettye M Christian

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 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, and executed this instrument.

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

WITNESS my hand and official seal.

Signature 



(Notarial Seal)

Page 8 of 8

02/05 rev. 01/09

RECORDING REQUESTED BY

First American Title Insurance Company

WHEN RECORDED MAIL TO

LENDERS T.D. SERVICE, INC.
24422 AVENIDA DE LA CARLOTA, #280
LAGUNA HILLS, CA 92653

84311022

LOAN: BC61-0512

OTHER:

FILE: 7832

SUBSTITUTION OF TRUSTEE

WHEREAS, BETTYE M. CHRISTIAN, A SINGLE WOMAN was the original Trustor, GREGG'S ARTISTIC HOMES, INC. was the original Trustee, and J. LEE GREGG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY was the original Beneficiary under that certain Deed of Trust dated 05/31/2012 recorded on 06/08/2012 as Instrument Number 20120856801 Book Page of Official records in the office of the Recorder of LOS ANGELES County, California,

AND WHEREAS, the undersigned, is the present Beneficiary under said Deed of Trust, and,

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder.

NOW THEREFORE, the undersigned Beneficiary hereby substitutes LENDERS T.D. SERVICE, INC. as Trustee under said Deed of Trust. Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 04/16/2014

J. LEE GREGG

By: J. Lee Gregg
J. LEE GREGG

By: _____

By: _____

By: _____

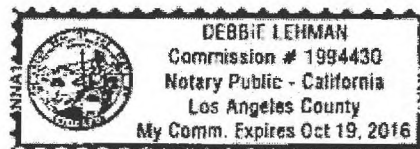
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On April 16 2014 before me, Debbie Lehman, Notary Public, personally appeared J. LEE GREGG, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Debbie Lehman



RECORDING REQUESTED BY

First American Title Insurance Company

AND WHEN RECORDED MAIL TO

LENDERS T.D. SERVICE, INC.
24422 AVENIDA DE LA CARLOTA, #280
LAGUNA HILLS, CA 92653

8431622

LOAN: BC61-0512

OTHER:

FILE: 7832 JLP

APN: 5101-030-030 | 5101-030-016

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
DEED OF TRUST**

IMPORTANT NOTICE:

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$5,775.03 as of 04/21/2014 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

LOAN: BC61-0512

OTHER:

FILE: 7832 JLP

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

TO FIND OUT THE AMOUNT YOU MUST PAY, OR TO ARRANGE FOR PAYMENT TO STOP THE FORECLOSURE, OR IF YOUR PROPERTY IS IN FORECLOSURE FOR ANY OTHER REASON, CONTACT:

Name of Beneficiary or Mortgagee:

J. LEE GREGG

Phone: (949)855-1945

C/O LENDERS T.D. SERVICE, INC.

24422 AVENIDA DE LA CARLOTA, #280

LAGUNA HILLS, CA 92653

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

LOAN: BC61-0512

OTHER:

FILE: 7832 JLP

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT
TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: That **LENDERS T.D. SERVICE, INC.** is duly appointed Trustee under the following described Deed of Trust dated: **05/31/2012**, executed by **BETTYE M. CHRISTIAN, A SINGLE WOMAN** as Trustor, to secure certain obligations in favor of **J. LEE GREGG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Beneficiary, recorded **06/08/2012**, as Instrument No. **20120856801** Book Page , of Official Records, in the office of the Recorder of **LOS ANGELES** County, California, describing the land therein:

As more fully described on said Deed of Trust

including 1 note(s) for the sum of **\$118,000.00**; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary of record; that a breach of, and default in the obligations for which said Deed of Trust is security has occurred in that payment has not been made of

THE MONTHLY INSTALLMENT DUE 03/01/14, AND ALL MONTHLY INSTALLMENTS DUE THEREAFTER, PLUS ANY OBLIGATION OR NON-PERFORMANCE UNDER THE TERMS OF SAID DEED OF TRUST, PLUS ANY OBLIGATION OR NON-PERFORMANCE UNDER THE TERMS OF ANY SECURED OBLIGATION PRIOR TO SUCH DEED OF TRUST.

THAT by reason thereof the present beneficiary under said Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: April 21, 2014

LENDERS T.D. SERVICE, INC., as agent for beneficiary
24422 AVENIDA DE LA CARLOTA, #280
LAGUNA HILLS, CA 92653



JEFFREY L. PRATHER
PRESIDENT

**SEE ATTACHED
DECLARATION**

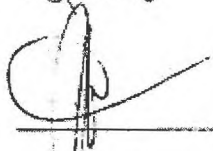
T.S. 7832

Declaration of Compliance

The undersigned hereby certifies and declares under Penalty of Perjury that pursuant to the guidelines at set forth in California Civil Code Sections 2923.5 and 2923.55.

1. Contact was made with borrower to assess the borrowers financial situation and to explore options for the borrower to avoid foreclosure, or
2. 'Due diligence' as defined by 2923.5(a) and 2923.55(a) was used in attempting to contact the borrower, though no contact was made, or
3. The borrower has surrendered the property to the mortgagee, trustee, beneficiary, or authorized agent, or
4. That no contact was required because the individual did not meet the definition of "borrower" pursuant to subdivision (c) of Section 2920.5.

Signed by



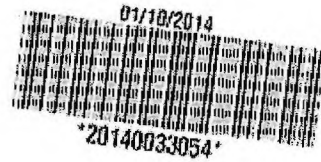
Jeffrey Prather

Authorized Agent

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5916740)

Telephone Number: (213) 482-6890

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

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

TR 4240 LT A MB 45-11

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

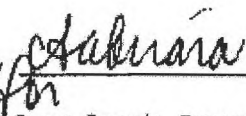
APN 5101-030-030
AKA 5501 S MAIN ST UNIT# D AK
LOS ANGELES

Owner:

CHRISTIAN BETTYE M
11154 HICKORY AVE
HESPERIA CA, 92345

DATED: This 09th Day of December, 2013

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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TR 4240 LTA MB 45-11

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APN 5101-030-030
AKA 5501 S MAIN ST UNIT# D AK
LOS ANGELES

Owner:

PEARLIE M. CHRISTIAN TRUS
11154 HICKORY AVE
HESPERIA CA, 92345

DATED: This 20th Day of August, 2014

CITY OF LOS ANGELES

By



Steve Ongele, Bureau Chief
Resource Management Bureau

2

04 1921607

Recording Requested by:

When recorded, return to
PEARLIE MARIE CHRISTIAN
11154 Hickory Avenue
Hesperia, Ca 92345

Mail tax statements to
Same as above

A.P.N.# 5101-30-30

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF CALIFORNIA,)
County of)
Los Angeles)
_____)

PEARLIE MARIE CHRISTIAN, of legal age, being first duly sworn,
deposes and says

That JOHN T CHRISTIAN, the decedent mentioned in the attached
certified copy of Certificate of Death, is the same person as JOHN
T CHRISTIAN named as one of the JOINT TENANTS, in that certain
Deed of Administratrix, dated July 24, 1980, executed by Commye
Johnson, Administratrix, and recorded as instrument number 81-
270978 in the official records of Los Angeles County, California,
covering the following described property situated in the County of
Los Angeles, State of California.

Parcel I

Lot A of Tract 4340, as per Map recorded in Book 45, Page 11 of
Maps, in the Office of the County recorder of Los Angeles County,
California

Parcel II

Lot 3, Block "G" of McCarthy Company's 55th Street Tract, as per
Map recorded in Book 8, Page 72 of Maps, in the Office of the
County recorder of Los Angeles County, California

Dated Apr 22, 04

Pearlie M. Christian
PEARLIE MARIE CHRISTIAN

SUBSCRIBED AND SWORN TO before me,
the undersigned a Notary Public in and
for said State,

this 22 day of April 2004
WITNESS my hand and official seal

Signature Kresha Walker
NOTARY



STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

04 1921607

COUNTY OF LOS ANGELES • REGISTRAR-RECORDER/ COUNTY CLERK

396 190 17591

CERTIFICATE OF DEATH
STATE OF CALIFORNIA
SEE BACK FOR SPECIAL INSTRUCTIONS AND ALTERNATIONS
10-11 REV. 7-82

STATE FILE NUMBER		SEX: MALE		RACE: T.		RELIGION: CHRISTIAN	
1. NAME OF DECEASED—FIRST SURNAME JOHN		2. SEX		3. RACE		4. RELIGION	
5. DATE OF BIRTH: 07/26/1914		6. AGE: 81		7. PLACE OF BIRTH: Male		8. DATE OF DEATH: 04/17/1996	
9. SOCIAL SECURITY NO.: 511-05-0563		10. MARRIAGE STATUS: Married		11. MILITARY SERVICE		12. YEARS IN U.S.A.: 1338	
13. OCCUPATION: Near Inspector		14. U.S. DEPARTMENT OF AGRICULTURE		15. YEARS IN OCCUPATION: 43		16. YEARS IN U.S.A. (OTHER THAN BIRTH)	
17. USUAL RESIDENCE: 140 W. 59th St., Los Angeles, Los Angeles, 90003, California							
18. DECEASED'S STREET AND NUMBER BY LOCATION: 140 W. 59th St., Los Angeles, CA 90003							
19. DECEASED'S COUNTY AND STATE BY LOCATION: Los Angeles, California							
20. DECEASED'S MARITAL STATUS AND NUMBER OF MARRIAGES: Married, 1							
21. DECEASED'S LAST NAME: Pearlina M. Christian, Wife							
22. DECEASED'S LAST RESIDENCE: 140 W. 59th St., Los Angeles, CA 90003							
23. DECEASED'S BIRTH NAME: Pearlina							
24. DECEASED'S MARRIAGE: Maria							
25. DECEASED'S LAST NAME: Carrall							
26. DECEASED'S BIRTH NAME: John							
27. DECEASED'S MARRIAGE: Christian							
28. DECEASED'S LAST NAME: Allan							
29. DECEASED'S BIRTH NAME: Rosalie							
30. DECEASED'S MARRIAGE: Allan							
31. DECEASED'S BIRTH NAME: Rosalie							
32. DECEASED'S MARRIAGE: Allan							
33. DECEASED'S BIRTH NAME: Rosalie							
34. DECEASED'S MARRIAGE: Allan							
35. DECEASED'S BIRTH NAME: Rosalie							
36. DECEASED'S MARRIAGE: Allan							
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97. DECEASED'S BIRTH NAME: Rosalie							
98. DECEASED'S MARRIAGE: Allan							
99. DECEASED'S BIRTH NAME: Rosalie							
100. DECEASED'S MARRIAGE: Allan							

1149

This is to certify that this document is a true copy of the official records filed with the Registrar-Recorder/County Clerk

Conny B McCormack

MAR 31 1999

CONNIE B. McCORMACK
Registrar-Recorder/County Clerk

19-783572

This copy not valid unless prepared on engraved header displaying the Seal and Signature of the Registrar-Recorder/County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5501 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5101-030-030**

Date: **August 10, 2015**

Last Full Title: **05/21/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BETTYE M. CHRISTIAN
11154 HICKORY AVE.
HESPERIA, CA 92345
CAPACITY: OWNER

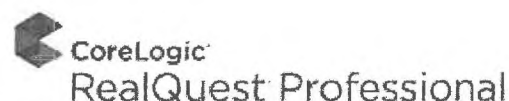
- 2). J. LEE GREGG
P.O. BOX 158
VERDUGO CITY, CA 91046
CAPACITY: INTERESTED PARTY

- 3). LENDERS T.D. SERVICE, INC.
24422 AVENIDA DE LA CARLOTA #280
LAGUNA HILLS, CA 92653
CAPACITY: INTERESTED PARTIES

- 4). PEARLIE M. CHRISTIAN TRUST
11154 HICKORY AVE.
HESPERIA, CA 92345
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
5501 S MAIN ST, LOS ANGELES, CA 90037-4137



Owner Information

Bldg Card: 000 of 003

Owner Name: **CHRISTIAN BETTYE M**
 Mailing Address: **11154 HICKORY AVE, HESPERIA CA 92345-2220 C019**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 4240 LOT A	APN:	5101-030-030
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2328.00 / 2	Subdivision:	4240
Township-Range-Sect:		Map Reference:	52-B3 /
Legal Book/Page:	45-11	Tract #:	4240
Legal Lot:	A	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C42	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/08/2012 / 05/29/2012	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	856801
Document #:	856800		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1957 /	Total Rooms/Offices:		Garage Area:	
Gross Area:	2,962	Total Restrooms:	1.00	Garage Capacity:	
Building Area:	2,962	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	HEATED
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.26	County Use:	AUTO SVC SHOP (2600)
Lot Area:	11,252	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

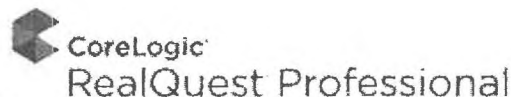
Tax Information

Total Value:	\$113,315	Assessed Year:	2014	Property Tax:	\$2,000.66
Land Value:	\$63,712	Improved %:	44%	Tax Area:	6659
Improvement Value:	\$49,603	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$113,315				

Comparable Sales Report

For Property Located At

5501 S MAIN ST, LOS ANGELES, CA 90037-4137



20 Comparable(s) Selected.

Report Date: 08/07/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$280,000	\$8,635,000	\$1,888,350
Bldg/Living Area	2,962	2,544	3,294	2,873
Price/Sqft	\$0.00	\$85.00	\$3,168.81	\$665.90
Year Built	1957	1922	1986	1954
Lot Area	11,252	3,498	18,514	10,149
Bedrooms	2	0	0	0
Bathrooms/Restrooms	1	0	0	0
Stories	0.00	1.00	2.00	1.14
Total Value	\$113,315	\$79,878	\$1,044,828	\$378,739
Distance From Subject	0.00	2.48	22.84	10.50

*= user supplied for search only

Comp #:	1	Distance From Subject: 2.48 (miles)			
Address:	1047 W MANCHESTER AVE, LOS ANGELES, CA 90044-3427				
Owner Name:	LOPEZ SERGIO				
Seller Name:	PROKOP E E LIVING TRUST				
APN:	6033-026-019	Map Reference:	57-F1 /	Building Area:	3,294
County:	LOS ANGELES, CA	Census Tract:	2382.00	Total Rooms/Offices:	
Subdivision:	4438	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/24/2015	Prior Rec Date:	03/16/2007	Yr Built/Eff:	1931 / 1931
Sale Date:	01/21/2015	Prior Sale Date:	01/25/2007	Air Cond:	
Sale Price:	\$280,000	Prior Sale Price:	\$471,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	315500	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,627		
Total Value:	\$514,767	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.56 (miles)			
Address:	8924 S MAIN ST, LOS ANGELES, CA 90003-3719				
Owner Name:	MORENO CHRIS				
Seller Name:	PORTER MARY L TRUST				
APN:	6041-006-007	Map Reference:	58-B2 /	Building Area:	2,700
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms/Offices:	
Subdivision:	4576	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/01/2015	Prior Rec Date:	02/04/1981	Yr Built/Eff:	1959 / 1959
Sale Date:	03/27/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$465,000	Prior Sale Price:	\$45,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	351256	Acres:	0.21		
1st Mtg Amt:	\$150,000	Lot Area:	9,142		
Total Value:	\$79,878	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 4.66 (miles)			
Address:	3700 W PICO BLVD, LOS ANGELES, CA 90019-3450				
Owner Name:	OH JONG S & MYENG S				
Seller Name:	KOSHKERIAN FAMILY TRUST				
APN:	5072-025-025	Map Reference:	43-D3 /	Building Area:	2,917
County:	LOS ANGELES, CA	Census Tract:	2181.20	Total Rooms/Offices:	
Subdivision:	CENTRAL ARLINGTON HEIGHTS	Zoning:	LAC4	Total Restrooms:	
Rec Date:	07/23/2015	Prior Rec Date:	10/09/1979	Yr Built/Eff:	1964 /
Sale Date:	07/20/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,375,000	Prior Sale Price:	\$100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	896492	Acres:	0.42		
1st Mtg Amt:	\$850,000	Lot Area:	18,514		
Total Value:	\$239,017	# of Stories:	2.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 5.2 (miles)			
Address:	1627 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2411				
Owner Name:	LOS DOS SIMENTOS INC				
Seller Name:	HERNANDEZ MANUEL JR & LORETTA				
APN:	5174-010-036	Map Reference:	44-F3 /	Building Area:	2,760

County:	LOS ANGELES, CA	Census Tract:	2035.00	Total Rooms/Offices:	
Subdivision:	BROOKLYN TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/03/2015	Prior Rec Date:	01/04/1985	Yr Built/Eff:	1984 / 1986
Sale Date:	05/12/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	649908	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,557		
Total Value:	\$232,319	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	5.6 (miles)
Address:	1334 S LA BREA AVE, LOS ANGELES, CA 90019		
Owner Name:	4918 SAN VICENTE BOULEVARD LA		
Seller Name:	HOFFMAN JACK & S TRUST		
APN:	5070-001-017	Map Reference:	43-B3 /
County:	LOS ANGELES, CA	Census Tract:	2172.00
Subdivision:	5069	Zoning:	LAC2
Rec Date:	04/27/2015	Prior Rec Date:	04/20/2015
Sale Date:	04/24/2015	Prior Sale Date:	04/17/2015
Sale Price:	\$8,635,000	Prior Sale Price:	\$3,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	469766	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,500
Total Value:	\$89,154	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1930 / 1930
Air Cond:		Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	5.62 (miles)
Address:	1318 S LA BREA AVE, LOS ANGELES, CA 90019		
Owner Name:	4918 SAN VICENTE BOULEVARD LA		
Seller Name:	HOFFMAN JACK & S TRUST		
APN:	5070-001-014	Map Reference:	43-B3 /
County:	LOS ANGELES, CA	Census Tract:	2172.00
Subdivision:	5069	Zoning:	LAC2
Rec Date:	04/27/2015	Prior Rec Date:	04/20/2015
Sale Date:	04/24/2015	Prior Sale Date:	04/17/2015
Sale Price:	\$8,635,000	Prior Sale Price:	\$3,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	469766	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,177
Total Value:	\$112,956	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,725	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1937 / 1937
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	5.68 (miles)
Address:	4287 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3336		
Owner Name:	AMOUNA PIAM		
Seller Name:	LOPEZ FAMILY LIVING TRUST		
APN:	5241-001-013	Map Reference:	53-D1 /
County:	LOS ANGELES, CA	Census Tract:	5313.02
Subdivision:	4301	Zoning:	LCM1*
Rec Date:	12/16/2014	Prior Rec Date:	01/21/1977
Sale Date:	10/08/2014	Prior Sale Date:	
Sale Price:	\$729,000	Prior Sale Price:	\$65,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1365777	Acres:	0.31
1st Mtg Amt:	\$400,000	Lot Area:	13,681
Total Value:	\$206,748	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,776	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1922 / 1952
Air Cond:		Pool:	
Roof Mat:			

Comp #:	8	Distance From Subject:	5.92 (miles)
Address:	2800 WABASH AVE, LOS ANGELES, CA 90033-2605		
Owner Name:	MORELLA LLC		
Seller Name:	PRIME RENTALS LLC		
APN:	5178-003-042	Map Reference:	45-B3 /
County:	LOS ANGELES, CA	Census Tract:	2037.10
Subdivision:	FOREST HEIGHTS TR	Zoning:	LAC2
Rec Date:	12/09/2014	Prior Rec Date:	
Sale Date:	10/23/2014	Prior Sale Date:	
Sale Price:	\$365,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1329791	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,567
Total Value:	\$404,797	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,871	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1939 / 1952
Air Cond:		Pool:	
Roof Mat:			

Comp #:	9	Distance From Subject:	6.92 (miles)
Address:	830 S FAIRFAX AVE, LOS ANGELES, CA 90036-4433		
Owner Name:	FAIRFAX ESTATES LLC		
Seller Name:	BERKOVICH GREGORY		

APN:	5527-002-032	Map Reference:	33-F5 /	Building Area:	2,952
County:	LOS ANGELES, CA	Census Tract:	2163.00	Total Rooms/Offices:	
Subdivision:	4849	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/11/2015	Prior Rec Date:	12/13/2000	Yr Built/Eff:	1979 /
Sale Date:	04/02/2015	Prior Sale Date:	12/05/2000	Air Cond:	
Sale Price:	\$2,795,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	N	Roof Mat:	ROLL COMPOSITION
Document #:	690434	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,587		
Total Value:	\$1,044,828	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	7.16 (miles)
Address:	599 W AVENUE 28, LOS ANGELES, CA 90065-1037		
Owner Name:	IDELL 10 LLC		
Seller Name:	GJS LLC		
APN:	5446-007-025	Map Reference:	35-F4 /
County:	LOS ANGELES, CA	Census Tract:	1853.20
Subdivision:	JEFFRIES AVE	Zoning:	LARD2
Rec Date:	04/24/2015	Prior Rec Date:	06/28/2012
Sale Date:	04/15/2015	Prior Sale Date:	05/04/2012
Sale Price:	\$685,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	467589	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,429
Total Value:	\$204,925	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,632
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1959 / 1965
		Air Cond:	OFFICE
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	11	Distance From Subject:	7.99 (miles)
Address:	1150 N LA BREA AVE, WEST HOLLYWOOD, CA 90038		
Owner Name:	REILLY LIVING TRUST		
Seller Name:	SCHENCK PETER R TRUST		
APN:	5531-013-001	Map Reference:	34-B4 /
County:	LOS ANGELES, CA	Census Tract:	7001.01
Subdivision:	3913	Zoning:	WDC2A*
Rec Date:	07/08/2015	Prior Rec Date:	06/15/1981
Sale Date:	06/09/2015	Prior Sale Date:	
Sale Price:	\$1,900,000	Prior Sale Price:	\$81,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	818523	Acres:	0.18
1st Mtg Amt:	\$900,000	Lot Area:	7,860
Total Value:	\$419,097	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,576
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1929 / 1929
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	12.97 (miles)
Address:	12242 FIRESTONE BLVD, NORWALK, CA 90650-4322		
Owner Name:	GARCIA J FAMILY LIVING TRUST		
Seller Name:	PASCU GABRIEL		
APN:	8056-013-007	Map Reference:	82-B1 /
County:	LOS ANGELES, CA	Census Tract:	5522.00
Subdivision:	NORWALK	Zoning:	NOC3*
Rec Date:	02/27/2015	Prior Rec Date:	07/08/1997
Sale Date:	01/26/2015	Prior Sale Date:	
Sale Price:	\$375,000	Prior Sale Price:	\$170,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	219671	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,656
Total Value:	\$221,422	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,172
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1964 / 1964
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	13	Distance From Subject:	13.78 (miles)
Address:	5553 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91601-2707		
Owner Name:	J & M LAND INVESTMENT GROUP LLC		
Seller Name:	SCHNEIDER EUGENE A TRUST		
APN:	2350-004-030	Map Reference:	23-D1 /
County:	LOS ANGELES, CA	Census Tract:	1252.00
Subdivision:	1455	Zoning:	LAC2
Rec Date:	02/03/2015	Prior Rec Date:	02/27/1976
Sale Date:	01/29/2015	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	\$38,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	119548	Acres:	0.40
1st Mtg Amt:	\$480,000	Lot Area:	17,513
Total Value:	\$196,046	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,730
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: **14** Distance From Subject: **14.06 (miles)**
 Address: **1580 E WALNUT ST, PASADENA, CA 91106-1527**
 Owner Name: **E WALNUT STREET LLC**
 Seller Name: **ATTAR FAMILY TRUST**
 APN: **5737-006-005** Map Reference: **27-C3 /** Building Area: **2,544**
 County: **LOS ANGELES, CA** Census Tract: **4627.00** Total Rooms/Offices:
 Subdivision: **HILL AVE TR** Zoning: **PSC-** Total Restrooms:
 Rec Date: **12/19/2014** Prior Rec Date: **02/14/2007** Yr Built/Eff: **1966 / 1966**
 Sale Date: **11/13/2014** Prior Sale Date: **11/21/2006** Air Cond: **NONE**
 Sale Price: **\$745,000** Prior Sale Price: **\$850,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1385372** Acres: **0.16**
 1st Mtg Amt: **\$633,200** Lot Area: **7,001**
 Total Value: **\$928,991** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **15.08 (miles)**
 Address: **440 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503**
 Owner Name: **LA CANADA AUTOMOTIVE INC**
 Seller Name: **T L SNEED INC TRUST**
 APN: **5820-009-014** Map Reference: **19-C4 /** Building Area: **2,800**
 County: **LOS ANGELES, CA** Census Tract: **4607.00** Total Rooms/Offices:
 Subdivision: **5676** Zoning: **LFC2-P*** Total Restrooms:
 Rec Date: **01/16/2015** Prior Rec Date: **07/26/2005** Yr Built/Eff: **1986 / 1986**
 Sale Date: **10/17/2014** Prior Sale Date: **07/20/2005** Air Cond:
 Sale Price: **\$1,650,000** Prior Sale Price: **\$1,695,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **59603** Acres: **0.22**
 1st Mtg Amt: **\$1,485,000** Lot Area: **9,795**
 Total Value: **\$773,596** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **15.74 (miles)**
 Address: **12243 GARVEY AVE, EL MONTE, CA 91732-3138**
 Owner Name: **HAKOPYAN HOVSEP**
 Seller Name: **HERNANDEZ RITA**
 APN: **8565-004-004** Map Reference: **48-A2 /** Building Area: **3,216**
 County: **LOS ANGELES, CA** Census Tract: **4333.02** Total Rooms/Offices:
 Subdivision: **10760** Zoning: **EMM1*** Total Restrooms:
 Rec Date: **12/02/2014** Prior Rec Date: **07/31/2000** Yr Built/Eff: **1980 /**
 Sale Date: **08/26/2014** Prior Sale Date: **07/14/2000** Air Cond:
 Sale Price: **\$820,000** Prior Sale Price: **\$1,100,010** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1294433** Acres: **0.39**
 1st Mtg Amt: **\$574,000** Lot Area: **17,075**
 Total Value: **\$315,899** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **17** Distance From Subject: **16.36 (miles)**
 Address: **4401 E ANAHEIM ST, LONG BEACH, CA 90804-3115**
 Owner Name: **VIVILACQUA JOSEPH J**
 Seller Name: **LYNCH LOUISA 1975 TRUST**
 APN: **7220-011-001** Map Reference: **76-B4 /** Building Area: **2,694**
 County: **LOS ANGELES, CA** Census Tract: **5750.02** Total Rooms/Offices:
 Subdivision: **6359** Zoning: **LBCCN** Total Restrooms:
 Rec Date: **05/08/2015** Prior Rec Date: **12/15/1981** Yr Built/Eff: **1951 / 1954**
 Sale Date: **04/29/2015** Prior Sale Date:
 Sale Price: **\$750,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **535530** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,546**
 Total Value: **\$107,600** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **16.76 (miles)**
 Address: **8465 GLENOAKS BLVD, SUN VALLEY, CA 91352-3513**
 Owner Name: **TONOYAN TIGRAN**
 Seller Name: **LITTLEJOHN DALE E**
 APN: **2404-019-034** Map Reference: **16-F1 /** Building Area: **3,030**
 County: **LOS ANGELES, CA** Census Tract: **1211.01** Total Rooms/Offices:
 Subdivision: **7893** Zoning: **LAC2** Total Restrooms:
 Rec Date: **06/25/2015** Prior Rec Date: **09/06/2005** Yr Built/Eff: **1957 /**
 Sale Date: **06/16/2015** Prior Sale Date: **03/28/2005** Air Cond:
 Sale Price: **\$873,000** Prior Sale Price: **\$900,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **761827** Acres: **0.29**
 1st Mtg Amt: **\$766,000** Lot Area: **12,572**
 Total Value: **\$523,949** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #:	19	Distance From Subject:	22.58 (miles)
Address:	951 N MACLAY AVE, SAN FERNANDO, CA 91340-1440		
Owner Name:	IRAN JAMSHID		
Seller Name:	SANCHEZ FRANCISCO & LORENA		
APN:	2516-027-001	Map Reference:	2-F4 /
County:	LOS ANGELES, CA	Census Tract:	3201.00
Subdivision:	7810	Zoning:	SFC2*
Rec Date:	05/27/2015	Prior Rec Date:	04/30/1997
Sale Date:	05/14/2015	Prior Sale Date:	
Sale Price:	\$640,000	Prior Sale Price:	\$175,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	615751	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,498
Total Value:	\$390,170	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,925
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:	20	Distance From Subject:	22.84 (miles)
Address:	131 W DEXTER ST, COVINA, CA 91723-2642		
Owner Name:	MT REAL ESTATE LLC		
Seller Name:	FAURA INVESTMENT MANAGEMENT LL		
APN:	8444-008-017	Map Reference:	88-E5 /
County:	LOS ANGELES, CA	Census Tract:	4061.02
Subdivision:	COVINA TOWNSITE	Zoning:	CVTCC*
Rec Date:	06/12/2015	Prior Rec Date:	09/09/2009
Sale Date:	05/26/2015	Prior Sale Date:	09/01/2009
Sale Price:	\$650,000	Prior Sale Price:	\$287,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	700921	Acres:	0.20
1st Mtg Amt:	\$349,650	Lot Area:	8,684
Total Value:	\$568,612	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,140
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1955 /
		Air Cond:	
		Pool:	
		Roof Mat:	WOOD SHAKE

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5501 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5101-030-030**

Date: **August 10, 2015**

CASE#: **123907**
ORDER NO: **A-3648262**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 14, 2014**
COMPLIANCE EXPECTED DATE: **November 19, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3648262

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**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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**E. FELICIA BRANNON
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ**

**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

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

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

**FRANK BUSH
EXECUTIVE OFFICER**

ORDER TO COMPLY

**PEARLIE M. CHRISTIAN TRUST C/O PEARLIE M. CHRISTIAN (TR)
11154 HICKORY AVE
HESPERIA, CA 92345**

**CASE #: 123907
ORDER #: A-3648262
EFFECTIVE DATE: November 14, 2014
COMPLIANCE DATE: November 19, 2014**

**PROPERTY OWNER OF
SITE ADDRESS: 5501 S MAIN ST UNIT# D AKA: 5503 S MAIN ST
ASSESSORS PARCEL NO.: 5101-030-030
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: LOPEZ AUTO REPAIR**

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on August 25, 2014 and billed on invoice # 626777.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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

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

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

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

REPEAT VIOLATIONS:

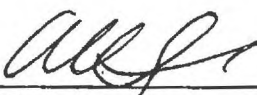
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation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

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

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

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

Inspector: 


Date: November 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.

NOV 13 2014

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

10 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
11 compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance
12 date.

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

15 **NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE,
16 MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A
17 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

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

20 **PENALTY WARNING :**

21 Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code
22 (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
23 each violation. Section 11.00 (m) L.A.M.C.

24 **REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :**

25 The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement
26 of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance
27 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
28 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

29 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
30 of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such
31 extension.

32 **APPEAL PROCEDURES:**

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

35 and/or

36 Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners
37 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
38 shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the
39 Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

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

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

44 **REPEAT VIOLATIONS :**

45 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
46 the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the
47 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.
48 as follows:

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

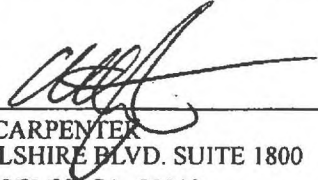
52 Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.



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

Inspector:



Date: November 06, 2014

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


REVIEWED BY

This notice was mailed this notice
by registered mail, postage prepaid
to the addressee on this day

NOV 13 2014


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

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5501 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5101-030-030**

Date: **August 10, 2015**

CASE#: **123907**
ORDER NO: **A-3382952**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 25, 2013**
COMPLIANCE EXPECTED DATE: **November 30, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3382952

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

ORDER TO COMPLY

PEARLIE M. CHRISTIAN TRUST C/O PEARLIE M. CHRISTIAN (TR)
11154 HICKORY AVE
HESPERIA, CA 92345

CASE #: 123907
ORDER #: A-3382952
EFFECTIVE DATE: November 25, 2013
COMPLIANCE DATE: November 30, 2013

PROPERTY OWNER OF
SITE ADDRESS: 5501 S MAIN ST UNIT# D AKA: 5503 S MAIN ST
ASSESSORS PARCEL NO.: 5101-030-030
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: LOPEZ AUTO REPAIR

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 10, 2013 and billed on invoice # 591674.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II L.A.M.C.

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

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

PENALTY WARNING:

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

REVOCACTION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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

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

REPEAT VIOLATIONS:

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

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

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

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

Inspector:  Date: November 19, 2013

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.

NOV 19 2013


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

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5501 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5101-030-030**

Date: **August 10, 2015**

CASE#: **123907**
ORDER NO: **A-3164577**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 13, 2012**
COMPLIANCE EXPECTED DATE: **December 18, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3164577

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
SEPAD 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

PEARLIE M. CHRISTIAN TRUST C/O PEARLIE M. CHRISTIAN (TR)
11154 HICKORY AVE
HESPERIA, CA 92345

CASE #: 123907
ORDER #: A-3164577
EFFECTIVE DATE: December 13, 2012
COMPLIANCE DATE: December 18, 2012

PROPERTY OWNER OF
SITE ADDRESS: 5501 S MAIN ST UNIT# D AKA: 5503 S MAIN ST
ASSESSORS PARCEL NO.: 5101-030-030
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: LOPEZ AUTO REPAIR

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 26, 2012 and billed on invoice # 561223.

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.

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

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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: December 06, 2012

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

DEC 06 2012

REVIEWED BY _____

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
www.ladbs.org