

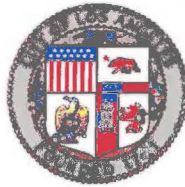
BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 24, 2016

Council District: # 15

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

JOB ADDRESS: 814 NORTH WILMINGTON BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7416-013-021

On November 30, 2014, and November 8, 2015, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **814 North Wilmington 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 03, 2014 and August 17, 2015, 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	\$ 914.00
System Development Surcharge	54.84
Non-Compliance Code Enforcement fee	820.00
Late Charge/Collection fee (250%)	3,300.00
Accumulated Interest (1%/month)	337.29
Title Report fee	42.00
Grand Total	\$ 5,468.13

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 **\$5,468.13** 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 **\$5,468.13** 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. T12835
Dated as of: 10/28/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7416-013-021

Property Address: 814 N WILMINGTON BLVD ✓ City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JAVIER GOMEZ

Grantor : EDWARD GONZALES

Deed Date : 06/21/1990

Recorded : 06/21/1990

Instr No. : 1990-1112844

MAILING ADDRESS: JAVIER GOMEZ

814 N WILMINGTON BLVD WILMINGTON CA 90744

SCHEDULE B

LEGAL DESCRIPTION

Lot: 6 Block: D Abbreviated Description: LOT:6 BLK:D CITY:REGION/CLUSTER:

26/26630 THE DOCK COMPANY S TRACT LOT 6 BLK D City/Muni/Twp:

REGION/CLUSTER: 26/26630

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY of LOS ANGELES

90-1112844

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 4 P.M. JUN 21 1990
PAST.

Name _____
Street Javier Gomez
Address 814 Wilmington Blvd.,
Los Angeles, Ca. 90744
City _____
State _____
Zip _____

FEE \$27	L
A.F.N.F. 94	2

Title Order No. _____ Escrow No. _____

THIS SPACE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 385.00
 Computed on full value of property conveyed, or
 Computed on full value less value of liens or encumbrances remaining at time of sale, and

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

Edward Gonzales, an unmarried man

hereby GRANT(S) to

Javier Gomez, a married man, as his sole and separate property

the following described real property in the _____ in the Wilmington Area
County of Los Angeles State of California:

AS PER LEGAL ATTACHED HERETO AND MADE A PART HEREOF:

7416-013-0240

Dated June 21, 1990


Edward Gonzales

STATE OF CALIFORNIA
COUNTY OF Los Angeles)
On June 21, 1990

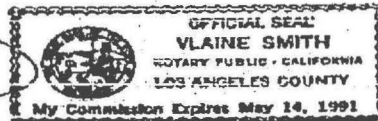
before me, the undersigned, a Notary Public in and for
said State, personally appeared _____

Edward Gonzales

personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person(s) whose
name(s) here subscribed to the within instrument and
acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature 
Vlainie Smith



(This was for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

9002510-15

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **May 24, 2016**

JOB ADDRESS: **814 NORTH WILMINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7416-013-021**

Last Full Title: **10/28/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). JAVIER GOMEZ
814 N WILMINGTON BLVD
WILMINGTON, CA 90744

CAPACITY: OWNER

Property Detail Report

For Property Located At :
814 N WILMINGTON BLVD, WILMINGTON, CA 90744-4129



Owner Information

Owner Name: **GOMEZ JAVIER**
 Mailing Address: **814 N WILMINGTON BLVD, WILMINGTON CA 90744-4129 C011**
 Vesting Codes: **//**

Location Information

Legal Description: **THE DOCK COMPANY S TRACT LOT 6**
 County: **LOS ANGELES, CA** APN: **7416-013-021**
 Census Tract / Block: **2948.10 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **DOCK COS TR**
 Legal Book/Page: Map Reference: **74-B4 /**
 Legal Lot: **6** Tract #: **LOS ANGELES**
 Legal Block: **D** School District:
 Market Area: **195** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **06/21/1990 / 06/1990** 1st Mtg Amount/Type: **\$280,000 / CONV**
 Sale Price: **\$350,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: 1st Mtg Document #:
 Document #: **1112844** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$243.06**
 New Construction: Multi/Split Sale: **MULTIPLE**
 Title Company:
 Lender: **LIBERTY NAT'L BK**
 Seller Name: **GONZALES EDWARD**

Prior Sale Information

Prior Rec/Sale Date: **01/03/1985 /** Prior Lender:
 Prior Sale Price: **\$100,000** Prior 1st Mtg Amt/Type: **\$100,000 / PRIVATE PARTY**
 Prior Doc Number: **3092** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff: 1950 / 1950	Total Rooms/Offices	Garage Area:
Gross Area: 1,440	Total Restrooms:	Garage Capacity:
Building Area: 1,440	Roof Type:	Parking Spaces: 20
Tot Adj Area:	Roof Material: ROLL COMPOSITION	Heat Type: FLOOR FURNACE
Above Grade:	Construction:	Air Cond: NONE
# of Stories: 1.00	Foundation: CONCRETE	Pool:
Other Improvements:	Exterior wall: STUCCO	Quality: AVERAGE
	Basement Area:	Condition: AVERAGE

Site Information

Zoning: LAC1.5	Acres: 0.17	County Use: STORES (1100)
Lot Area: 7,584	Lot Width/Depth: 50 x 151	State Use:
Land Use: STORE BUILDING	Commercial Units: 1	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$341,351	Assessed Year: 2015	Property Tax: \$4,426.60
Land Value: \$194,402	Improved %: 43%	Tax Area: 400
Improvement Value: \$146,949	Tax Year: 2015	Tax Exemption:
Total Taxable Value: \$341,351		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

814 N WILMINGTON BLVD, WILMINGTON, CA 90744-4129**15 Comparable(s) Selected.**

Report Date: 05/23/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$350,000	\$150,000	\$8,273,864	\$1,367,858
Bldg/Living Area	1,440	1,244	1,600	1,401
Price/Sqft	\$243.06	\$120.00	\$5,769.78	\$948.54
Year Built	1950	1929	2007	1952
Lot Area	7,584	2,009	44,519	7,956
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$341,351	\$19,936	\$1,881,184	\$488,961
Distance From Subject	0.00	6.78	23.39	15.09

* = user supplied for search only

Comp #:	1	Distance From Subject: 6.78 (miles)	
Address:	5368 LONG BEACH BLVD, LONG BEACH, CA 90805-5858		
Owner Name:	YOUNGER ROBERT J		
Seller Name:	CITY OF LONG BCH		
APN:	7131-001-903	Map Reference:	70-C2 /
County:	LOS ANGELES, CA	Census Tract:	5717.01
Subdivision:	5134	Zoning:	LBCCA
Rec Date:	02/10/2016	Prior Rec Date:	05/27/2005
Sale Date:	01/14/2016	Prior Sale Date:	03/09/2005
Sale Price:	\$280,000	Prior Sale Price:	\$270,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	148677	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,751
Total Value:		# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 9.06 (miles)	
Address:	15606 INGLEWOOD AVE, LAWDALE, CA 90260-2543		
Owner Name:	G & M GAPCO LLC		
Seller Name:	FRYS PETROLEUM INC		
APN:	4080-025-088	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	6039.00
Subdivision:	LAWDALE ACRES	Zoning:	LNM1VV
Rec Date:	04/04/2016	Prior Rec Date:	12/27/2006
Sale Date:	03/25/2016	Prior Sale Date:	10/26/2006
Sale Price:	\$4,650,000	Prior Sale Price:	\$1,200,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	368991	Acres:	0.43
1st Mtg Amt:		Lot Area:	18,701
Total Value:	\$1,337,722	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 9.82 (miles)	
Address:	12814 S ATLANTIC AVE, COMPTON, CA 90221-1904		
Owner Name:	REITER JAY & M FAMILY TRUST		
Seller Name:	ROBINSON JOSHUA & ROSALINDA		
APN:	6185-010-006	Map Reference:	65-C2 /
County:	LOS ANGELES, CA	Census Tract:	5421.04
Subdivision:	8989	Zoning:	LCC3*
Rec Date:	03/28/2016	Prior Rec Date:	02/10/1981
Sale Date:	03/04/2016	Prior Sale Date:	
Sale Price:	\$201,000	Prior Sale Price:	\$8,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	335106	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,497
Total Value:	\$57,357	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 9.83 (miles)	
Address:	12812 S ATLANTIC AVE, COMPTON, CA 90221-1904		
Owner Name:	RAYSACK HOLDING LLC		
Seller Name:	GLASS MELVIN W & VERA M		
APN:	6185-010-005	Map Reference:	65-C2 /
County:	LOS ANGELES, CA	Census Tract:	5421.04
Subdivision:	8989	Zoning:	LCC3*
Rec Date:	11/17/2015	Prior Rec Date:	02/23/1984
Sale Date:	11/06/2015	Prior Sale Date:	
Sale Price:	\$150,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1433113	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,502
Total Value:	\$128,075	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	5			Distance From Subject:	11.83 (miles)
Address:	11954 CARSON ST, HAWAIIAN GARDENS, CA 90716-1131				
Owner Name:	SERF LLC				
Seller Name:	BOWER IRENE TRUST				
APN:	7068-006-032	Map Reference:	81-B4 /	Building Area:	1,495
County:	LOS ANGELES, CA	Census Tract:	5552.11	Total Rooms/Offices:	
Subdivision:	LOS COYOTES RHO	Zoning:	HGC4*	Total Restrooms:	
Rec Date:	01/13/2016	Prior Rec Date:		Yr Built/Eff:	1961 / 1961
Sale Date:	12/31/2015	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$852,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	38823	Acres:	0.13		
1st Mtg Amt:	\$588,000	Lot Area:	5,664		
Total Value:	\$71,145	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	13.43 (miles)
Address:	124 E FLORENCE AVE, LOS ANGELES, CA 90003-2118				
Owner Name:	YAGHOUBI FARHAD				
Seller Name:	PERLSTEIN 1982 TRUST				
APN:	6022-001-009	Map Reference:	52-B5 /	Building Area:	1,244
County:	LOS ANGELES, CA	Census Tract:	2396.01	Total Rooms/Offices:	
Subdivision:	4219	Zoning:	LAC2	Total Restrooms:	2.00
Rec Date:	08/26/2015	Prior Rec Date:		Yr Built/Eff:	1947 / 1954
Sale Date:	08/12/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$405,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1049303	Acres:	0.14		
1st Mtg Amt:	\$283,500	Lot Area:	5,999		
Total Value:	\$260,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	14.15 (miles)
Address:	732 N LA BREA AVE, INGLEWOOD, CA 90302-2204				
Owner Name:	VAUGHN TROY				
Seller Name:	BURKS RONNIE				
APN:	4016-009-021	Map Reference:	50-F6 /	Building Area:	1,260
County:	LOS ANGELES, CA	Census Tract:	6009.02	Total Rooms/Offices:	
Subdivision:	216	Zoning:	INC2YY	Total Restrooms:	
Rec Date:	10/01/2015	Prior Rec Date:	01/03/2003	Yr Built/Eff:	1940 / 1951
Sale Date:	08/27/2015	Prior Sale Date:	10/14/2002	Air Cond:	NONE
Sale Price:	\$350,000	Prior Sale Price:	\$182,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1218939	Acres:	0.13		
1st Mtg Amt:	\$230,000	Lot Area:	5,764		
Total Value:	\$219,914	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	16.99 (miles)
Address:	2128 S ATLANTIC BLVD, COMMERCE, CA 90040-1320				
Owner Name:	MANSUETO STEVEN				
Seller Name:	PEARSON RONALD S & EMILY R				
APN:	6335-002-044	Map Reference:	53-F2 /	Building Area:	1,527
County:	LOS ANGELES, CA	Census Tract:	5323.03	Total Rooms/Offices:	
Subdivision:	8181	Zoning:	CMC2*	Total Restrooms:	
Rec Date:	04/06/2016	Prior Rec Date:	05/05/2006	Yr Built/Eff:	1949 /
Sale Date:	03/15/2016	Prior Sale Date:	04/28/2006	Air Cond:	NONE
Sale Price:	\$400,000	Prior Sale Price:	\$605,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	376300	Acres:	0.18		
1st Mtg Amt:	\$330,000	Lot Area:	7,722		
Total Value:	\$687,921	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9			Distance From Subject:	17.13 (miles)
Address:	1807 STANFORD AVE, LOS ANGELES, CA 90021-3015				
Owner Name:	GLENPARK BUILDING LLC				
Seller Name:	LOPEZ A & L 2004 TRUST				
APN:	5131-005-014	Map Reference:	44-C5 /	Building Area:	1,248
County:	LOS ANGELES, CA	Census Tract:	2260.01	Total Rooms/Offices:	
Subdivision:	WASHINGTON ST TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	10/29/2015	Prior Rec Date:	11/16/1973	Yr Built/Eff:	/ 1956
Sale Date:	10/21/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$275,000	Prior Sale Price:	\$10,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1328415	Acres:	0.05		
1st Mtg Amt:		Lot Area:	2,009		
Total Value:	\$19,936	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	10			Distance From Subject:	17.56 (miles)
Address:	1016 TOWNE AVE 122, LOS ANGELES, CA 90021-2098				
Owner Name:	M & S TOWNE INC				
Seller Name:	MISEON LLC				
APN:	5132-009-042	Map Reference:	/	Building Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	66284	Zoning:	LAM2	Total Restrooms:	
Rec Date:	02/05/2016	Prior Rec Date:	07/16/2009	Yr Built/Eff:	2007 / 2007
Sale Date:	01/20/2016	Prior Sale Date:	07/09/2009	Air Cond:	NONE
Sale Price:	\$2,700,000	Prior Sale Price:	\$1,418,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	132769	Acres:	1.02		
1st Mtg Amt:	\$2,160,000	Lot Area:	44,519		
Total Value:	\$1,881,184	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	11			Distance From Subject:	18.19 (miles)
Address:	1536 W OLYMPIC BLVD Q, MONTEBELLO, CA 90640-5014				
Owner Name:	ETIBARYAN ARMAN				
Seller Name:	GOLDSTEIN MARK				
APN:	6337-001-021	Map Reference:	54-C2 /	Building Area:	1,445
County:	LOS ANGELES, CA	Census Tract:	5320.01	Total Rooms/Offices:	
Subdivision:	13558	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	05/13/2016	Prior Rec Date:	11/20/2012	Yr Built/Eff:	1948 / 1948
Sale Date:	05/05/2016	Prior Sale Date:	11/06/2012	Air Cond:	NONE
Sale Price:	\$245,000	Prior Sale Price:	\$130,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	552960	Acres:	0.10		
1st Mtg Amt:	\$171,500	Lot Area:	4,449		
Total Value:	\$133,197	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12			Distance From Subject:	18.9 (miles)
Address:	228 S ATLANTIC BLVD, LOS ANGELES, CA 90022-1702				
Owner Name:	BARRAZA SALVADOR SR & DANIEL				
Seller Name:	MALDONADO MICHAEL & KATHLEEN				
APN:	5250-022-013	Map Reference:	45-F5 /	Building Area:	1,315
County:	LOS ANGELES, CA	Census Tract:	5304.00	Total Rooms/Offices:	
Subdivision:	4777	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	02/05/2016	Prior Rec Date:	04/10/1975	Yr Built/Eff:	1948 / 1948
Sale Date:	01/05/2016	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$350,000	Prior Sale Price:	\$14,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	133840	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,602		
Total Value:	\$33,950	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 19.2 (miles)	
Address:	5508 W PICO BLVD, LOS ANGELES, CA 90019-3916		
Owner Name:	YB REAL ESTATE PROPERTIES IV L		
Seller Name:	BOTACH SHLOMO		
APN:	5069-024-013	Map Reference:	42-F3 /
County:	LOS ANGELES, CA	Census Tract:	2171.00
Subdivision:	5091	Zoning:	LAC4
Rec Date:	02/23/2016	Prior Rec Date:	01/07/1985
Sale Date:	12/08/2015	Prior Sale Date:	
Sale Price:	\$1,115,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	190988	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,668
Total Value:	\$236,591	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 20.05 (miles)	
Address:	10939 W PICO BLVD, LOS ANGELES, CA 90064-2117		
Owner Name:	PICO TERA LLC		
Seller Name:	10939 PICO LLC		
APN:	4322-009-019	Map Reference:	41-F4 /
County:	LOS ANGELES, CA	Census Tract:	2678.00
Subdivision:	5609	Zoning:	LAC2
Rec Date:	12/17/2015	Prior Rec Date:	04/09/2004
Sale Date:	12/14/2015	Prior Sale Date:	04/07/2004
Sale Price:	\$8,273,864	Prior Sale Price:	\$1,340,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	1591491	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,676
Total Value:	\$1,738,724	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 23.39 (miles)	
Address:	3209 GLENDALE BLVD, LOS ANGELES, CA 90039		
Owner Name:	JUNG B L & B A LIVING TRUST		
Seller Name:	JUNG RONALD A		
APN:	5435-014-030	Map Reference:	35-C1 /
County:	LOS ANGELES, CA	Census Tract:	1883.00
Subdivision:	5006	Zoning:	LAC4
Rec Date:	12/30/2015	Prior Rec Date:	11/02/1984
Sale Date:	12/09/2015	Prior Sale Date:	
Sale Price:	\$271,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1637516	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,823
Total Value:	\$39,733	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **814 NORTH WILMINGTON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7416-013-021**

Date: **May 24, 2016**

CASE#: **79660**
ORDER NO: **A-3658827**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 25, 2014**
COMPLIANCE EXPECTED DATE: **November 30, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3658827

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**BOARD OF
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**E. FELICIA BRANNON
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**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

**JAVIER GOMEZ
814 N WILMINGTON BLVD
WILMINGTON, CA 90744**

**CASE #: 79660
ORDER #: A-3658827
EFFECTIVE DATE: November 25, 2014
COMPLIANCE DATE: November 30, 2014**

**PROPERTY OWNER OF
SITE ADDRESS: 814 N WILMINGTON BLVD
ASSESSORS PARCEL NO.: 7416-013-021
ZONE: C1.5; Limited Commercial Zone
NAME OF BUSINESS IN VIOLATION: JAYCO TRANSMISSION**

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 03, 2014 and billed on invoice # 628827.

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

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

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

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

PENALTY WARNING:

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

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

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)252-3395.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



Date: November 20, 2014

JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395
JAMES.H.VORHIS@lacity.org


REVIEWED BY

The undersigned hereby certifies that the notice
by which this assessment was prepared
to the above use on this day

NOV 20 2014


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

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **814 NORTH WILMINGTON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7416-013-021**

Date: **May 24, 2016**

CASE#: **79660**

ORDER NO: **A-3908747**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 03, 2015**

COMPLIANCE EXPECTED DATE: **November 08, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3908747

10660331201607656

BOARD OF
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COMMISSIONERS

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

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

JAVIER GOMEZ
814 N WILMINGTON BLVD
WILMINGTON, CA 90744

CASE #: 79660
ORDER #: A-3908747
EFFECTIVE DATE: November 03, 2015
COMPLIANCE DATE: November 08, 2015

BUSINESS OPERATOR OF
SITE ADDRESS: 814 N WILMINGTON BLVD
ASSESSORS PARCEL NO.: 7416-013-021
ZONE: C1.5; Limited Commercial Zone
NAME OF BUSINESS IN VIOLATION: JAYCO TRANSMISSION

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 17, 2015 and billed on invoice # 659734.

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

106033120160755

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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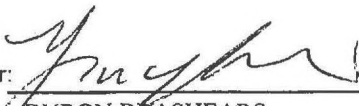
- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales 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)252-3030.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: October 27, 2015

BYRON BRASHEARS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3030
Byron.Brashears@lacity.org


REVIEWED BY

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

OCT 27 2015

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