

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

May 13, 2016

Council District: # 14

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

**JOB ADDRESS: 2600 EAST WHITTIER BOULEVARD, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 5189-012-036**

On January 09, 2013, October 17, 2015, and November 11, 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: **2600 East Whittier Boulevard, 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 October 18, 2012, and July 20, 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	\$ 1,371.00
System Development Surcharge	82.26
Non-Compliance Code Enforcement fee	1,370.00
Late Charge/Collection fee (250%)	4,675.00
Accumulated Interest (1%/month)	809.11
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 8,349.37</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$8,349.37** 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 **\$8,349.37** 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. T11927**  
 Dated as of: 07/10/2015

**Prepared for:** City of Los Angeles

**SCHEDULE A**

(Reported Property Information)

APN #: 5189-012-036

**Property Address:** 2600 E WHITTIER BLVD ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** ROBERT M. RODRIGUEZ AND ESTHER L RODRIGUEZ

**Grantor :** MAURICIO ZEPEDA

**Deed Date :** 12/2/1991

**Recorded :** 12/05/1991

**Instr No. :** 91-1915058

**MAILING ADDRESS:** ROBERT M. RODRIGUEZ AND ESTHER L RODRIGUEZ  
 2259 INEZ ST LOS ANGELES CA 90023

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 19 Tract No: 2 Abbreviated Description: LOT:19 CITY:REGION/CLUSTER: 27/27636 TR#:2 M L WICKS  
 STEPHENSON AVE TRACT NO 2 EX OF STS LOT 19 City/Muni/Twp: REGION/CLUSTER: 27/27636

**MORTGAGES/LIENS**

**Recording Date:** 09/17/2003

**Document #:** 03-2735471

**Loan Amount:** \$202,000

**TD Due Date:** 10/01/2018

**Lender Name:** ALLSTAR FINANCIAL SERVICES, INC.

**Borrowers Name:** RODRIGUEZ, ROBERT M; RODRIGUEZ, ESTHER L

**MAILING ADDRESS:** ALLSTAR FINANCIAL SERVICES, INC.  
 19730 VENTURA BLVD. STE 5 WOODLAND HILLS, CA 91364

RECORDING REQUESTED BY

**ANSOLN TITL**

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

ROBERT M RODRIGUEZ  
ESTHER L RODRIGUEZ  
2259 INEZ STREET  
LOS ANGELES, CA. 90023

91-1915058

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. 4 P.M. DEC 5 1991  
PAST.

FEE  
\$5  
M

ESCROW NO. 91-25520-MT  
TITLE ORDER NO. 613367-34

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s) <sup>(B)</sup> <sup>465 US (44)</sup> Documentary transfer tax is \$ <sup>113.85</sup> AP.N. 5189-012-001  
( ) computed on full value of property conveyed, or  
(  ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: (  ) City of LOS ANGELES and

By this instrument dated TWENTY-SEVENTH DAY OF NOVEMBER, 1991 for a valuable consideration  
MAURICIO ZEPEDA, AN UNMARRIED MAN

hereby GRANTS to  
ROBERT M RODRIGUEZ AND ESTHER L RODRIGUEZ, HUSBAND AND WIFE, AS JOINT TENANTS

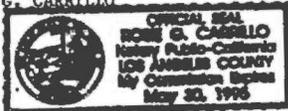
the following described real property in the CITY OF LOS ANGELES  
County of LOS ANGELES, State of CALIFORNIA  
LOT 19 OF M.S. WICK'S STEPHENSON AVENUE TRACT NO. 2, IN THE CITY OF LOS ANGELES AS PER MAP RECORDED IN BOOK 10, PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STATE OF CALIFORNIA.  
COUNTY OF LOS ANGELES  
On DECEMBER 2, 1991 before me  
the undersigned, a Notary Public in and for said County and State,  
personally appeared  
MAURICIO ZEPEDA



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

WITNESS my hand and official seal  
*Rosie G. Carrillo*

ROSIE G. CARRILLO  


MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE.

RECORDING REQUESTED BY  
OLD REPUBLIC TITLE  
ORDER NO. 2607013468-55

9/17/03

2

WHEN RECORDED MAIL TO

03 2735471

ALLSTAR FINANCIAL SERVICES, INC.  
19730 VENTURA BLVD., SUITE 5  
WOODLAND HILLS, CA 91364

RECORDER: INDEX FOR SPECIAL NOTICE

APN: 5189-12-36  
Loan No. 231711

## DEED OF TRUST

This Deed of Trust ("Security Instrument"), made this date 08/25/2003. Trustor is ROBERT M. RODRIGUEZ and ESTHER L. RODRIGUEZ, HUSBAND AND WIFE AS JOINT TENANTS ("Borrower"). The Trustee ALLSTAR FINANCIAL SERVICES, INC., a California corporation ("Trustee"). The Beneficiary, SEE EXHIBIT "A" ATTACHED, Whose address is c/o ALLSTAR FINANCIAL SERVICES, INC. 19730 VENTURA BLVD., SUITE 5, WOODLAND HILLS, CA 91364 ("Lender").

**BORROWER**, owes Lender the principal sum of U.S. Two hundred Two thousand exactly (\$202,000.00).

This debt is evidenced by Borrower's note dated the same as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on OCTOBER 1, 2018. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in LOS ANGELES County, California: which has the address of: 2600 WHITTIER BLV., LOS ANGELES, CA 90023, ("Property Address");

Legal description: LOT 19 OF M. L. WICK'S STEPHENSON AVENUE TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE(S) 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, appurtenances, and all fixtures now or hereafter to the property. All replacements and additions shall be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property";

**BORROWER COVENANTS** that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

### BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS:

**1. Payments of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due, the principal of and interest on the debt evidenced by the Note, prepayment and late charges as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by the Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leaseholder payments of ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items". Lender may, at any time, collect and hold Funds in any amount not to exceed the maximum amount a lender for a federally related loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. -2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds due on the basis of current data and reasonable estimates of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Fund was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

~~5/17/00~~  
24. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by section 2943 of the Civil Code of California. 6

26. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

MULTIPLE LENDER LOANS: Pursuant to Civil Code Section 2941.9, this assignment of deed of trust is subject to a signed agreement between all of the beneficiaries to be governed by the beneficiaries holding more than 50% of the record beneficial interest.

1-4 Family Rider       Condominium Rider       Planned Unit Development Rider

Security Rider and Assignment of Rents      Other(s) specify: \_\_\_\_\_

9/17/03

7

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

SIGN HERE -  
SIGN HERE -

Borrower and Lender request the holder of any mortgage, deed or trust or other encumbrance with a lien which has priority over this Security Instrument to Notice Lender care of Lender's Servicing Agent, at its address set forth on page one of this Security Instrument, of any default under the superior encumbrance and of any sale or other foreclosure action.

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

Robert M. Rodriguez 8-29-03  
ROBERT M. RODRIGUEZ - Borrower/Date

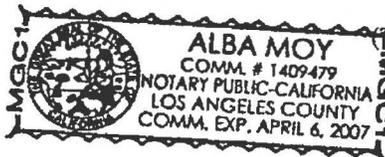
Esther L. Rodriguez 8-29-03  
ESTHER L. RODRIGUEZ - Borrower/Date

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES SS.

On 08/25/2003 before me, ALBA MOY, notary public, personally appeared ROBERT M. RODRIGUEZ and ESTHER L. RODRIGUEZ ~~personally~~ ~~or~~ proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledge 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.

WITNESS my hand and official seal.

Alba Moy  
Notary's Signature



(This area for official notarial seal)

## REQUEST FOR FULL RECONVEYANCE

TO TRUSTEE:

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

Dated: \_\_\_\_\_

\_\_\_\_\_  
("Lender")

When recorded, mail to ROBERT M. RODRIGUEZ and MRS ESTHER L. RODRIGUEZ  
2259 INEZ ST. LOS ANGELES, CA 90023

Recording Requested By  
ALLSTAR FINANCIAL SERVICES, INC

2

When Recorded Mail To  
ALLSTAR FINANCIAL SERVICES, INC.  
20700 VENTURA BLVD, SUITE 222  
WOODLAND HILLS, CA 91364



Loan No. 231711  
Investor No. I-1086

(This space for recorders use only)

### ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers Samuel A. Unjian, Trustee of the Samuel A Unjian Amended and Restated Funded Revocable Living Trust Agreement Dated December 23, 1991, as to an undivided 12.376% interest under that certain Deed of Trust dated August 25, 2003, executed Robert M. Rodriguez and Esther L. Rodriguez, TRUSTOR(S), to ALLSTAR FINANCIAL SERVICES, INC, TRUSTEE, and recorded on 9/17/03 as Instrument Number 03-2735471, in the Official Records of Los Angeles County, California, describing land therein as:

Lot 19 of M. L. Wick's Stephenson Avenue Tract No. 2, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 10 page(s) 53 of maps, in the office of the county recorder of said county.

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

MULTIPLE LENDER LOANS: Pursuant to Civil Code Section 2941.9, this assignment of deed of trust is subject to a signed agreement between all of the beneficiaries to be governed by the beneficiaries holding more than 50% of the record beneficial interest.

Samuel A. Unjian, Trustee of the Samuel A. Unjian Amended and Restated Funded Revocable Living Trust Agreement Dated January 29, 1988

BY: *Samuel A. Unjian Trustee*

Samuel A. Unjian, Trustee of the Samuel A. Unjian Amended and Restated Funded Revocable Living Trust Agreement Dated January 29, 1988

DATE: *6-21-2010*  
STATE OF CALIFORNIA  
COUNTY OF *Los Angeles* SS.

On *6-21-2010* before me, *Karen Burton*, a notary public, personally appeared Samuel A. Unjian 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.

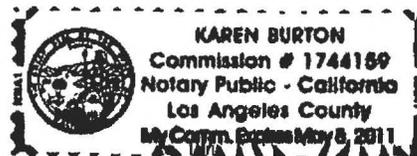
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

*Karen Burton*

Notary's Signature

(This area for official notarial seal) ASSIG-ML.FRM





## Property Detail Report

For Property Located At :  
**2600 WHITTIER BLVD, LOS ANGELES, CA 90023-1418**



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: **RODRIGUEZ ROBERT M & ESTHER L**  
 Mailing Address: **2259 INEZ ST, LOS ANGELES CA 90023-1220 C001**  
 Vesting Codes: **// JT**

### Location Information

Legal Description: **M L WICKS STEPHENSON AVE TRACT NO 2 EX OF STS LOT 19**  
 County: **LOS ANGELES, CA** APN: **5189-012-036**  
 Census Tract / Block: **2047.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **2**  
 Legal Book/Page: Map Reference: **45-A5 /**  
 Legal Lot: **19** Tract #: **2**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **BOYH** School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **12/05/1991 / 11/1991** Deed Type: **GRANT DEED**  
 Sale Price: **\$103,500** 1st Mtg Document #:  
 Document #: **1915058**

### 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: <b>1988 / 1988</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>2,247</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>2,247</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

### Site Information

Zoning: <b>LAC1.5</b>	Acres: <b>0.17</b>	County Use: <b>AUTO SVC SHOP (2600)</b>
Lot Area: <b>7,479</b>	Lot Width/Depth: <b>50 x 150</b>	State Use:
Land Use: <b>AUTO REPAIR</b>	Commercial Units:	Water Type:
Site Influence: <b>CORNER</b>	Sewer Type:	Building Class:

### Tax Information

Total Value: <b>\$434,036</b>	Assessed Year: <b>2015</b>	Property Tax: <b>\$5,625.55</b>
Land Value: <b>\$220,696</b>	Improved %: <b>49%</b>	Tax Area: <b>12703</b>
Improvement Value: <b>\$213,340</b>	Tax Year: <b>2015</b>	Tax Exemption:
Total Taxable Value: <b>\$434,036</b>		

**Comparable Sales Report**

For Property Located At

**2600 WHITTIER BLVD, LOS ANGELES, CA 90023-1418****20 Comparable(s) Selected.**

Report Date: 05/11/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$320,000	\$4,525,000	\$1,320,763
Bldg/Living Area	2,247	1,922	2,508	2,213
Price/Sqft	\$0.00	\$129.45	\$1,862.14	\$597.51
Year Built	1988	1920	2004	1959
Lot Area	7,479	2,500	21,478	8,573
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$434,036	\$32,792	\$1,598,091	\$407,038
Distance From Subject	0.00	1.04	14.06	8.82

\* = user supplied for search only

Comp #:	<b>1</b>	Distance From Subject:	<b>1.04 (miles)</b>
Address:	<b>2029 E 7TH ST, LOS ANGELES, CA 90021</b>		
Owner Name:	<b>GUGV ARTS DISTRICT LA PROPERTY</b>		
Seller Name:	<b>GOODYEAR GOLDEN LLC</b>		
APN:	<b>5164-019-008</b>	Map Reference:	<b>44-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2060.31</b>
Subdivision:	<b>WINGERTER</b>	Zoning:	<b>LAM3</b>
Rec Date:	<b>12/17/2015</b>	Prior Rec Date:	<b>06/21/2013</b>
Sale Date:	<b>12/11/2015</b>	Prior Sale Date:	<b>06/20/2013</b>
Sale Price:		Prior Sale Price:	<b>\$9,950,000</b>
Sale Type:	<b>N</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1586648</b>	Acres:	<b>0.29</b>
1st Mtg Amt:		Lot Area:	<b>12,829</b>
Total Value:	<b>\$1,291,009</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>2</b>	Distance From Subject:	<b>4.04 (miles)</b>
Address:	<b>5838 E BEVERLY BLVD, LOS ANGELES, CA 90022-2824</b>		
Owner Name:	<b>INTELLIGLOBE LLC</b>		
Seller Name:	<b>RICO ANNIE Q TRUST</b>		
APN:	<b>6342-003-012</b>	Map Reference:	<b>34-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5302.02</b>
Subdivision:	<b>10664</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>10/28/2015</b>	Prior Rec Date:	<b>10/20/1978</b>
Sale Date:	<b>09/21/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$345,000</b>	Prior Sale Price:	<b>\$71,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1320974</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$180,000</b>	Lot Area:	<b>2,642</b>
Total Value:	<b>\$127,685</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>3</b>	Distance From Subject:	<b>4.69 (miles)</b>
Address:	<b>4351 S HOOVER ST, LOS ANGELES, CA 90037-2562</b>		
Owner Name:	<b>ALVAREZ DANIEL A</b>		
Seller Name:	<b>GUARDADO FAMILY TRUST</b>		
APN:	<b>5019-008-032</b>	Map Reference:	<b>52-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2317.10</b>
Subdivision:	<b>STUBBLEFIELDS VERNON AVE TR</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>10/13/2015</b>	Prior Rec Date:	<b>01/02/2003</b>
Sale Date:	<b>08/24/2015</b>	Prior Sale Date:	<b>10/07/2002</b>
Sale Price:	<b>\$424,000</b>	Prior Sale Price:	<b>\$814,545</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1257868</b>	Acres:	<b>0.19</b>
1st Mtg Amt:		Lot Area:	<b>8,242</b>
Total Value:	<b>\$141,585</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>4.87 (miles)</b>
Address:	<b>2500 W BEVERLY BLVD, MONTEBELLO, CA 90640-2308</b>		
Owner Name:	<b>BALASIAN EDUARD</b>		
Seller Name:	<b>MIRZAIANS FAMILY TRUST</b>		
APN:	<b>5268-024-010</b>	Map Reference:	<b>46-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5302.04</b>
Subdivision:	<b>8502</b>	Zoning:	<b>MNCZ*</b>
Rec Date:	<b>11/13/2015</b>	Prior Rec Date:	
Sale Date:	<b>07/23/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$749,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1383052</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$620,000</b>	Lot Area:	<b>2,719</b>
Total Value:	<b>\$32,792</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>4.95 (miles)</b>
Address:	<b>505 SILVER LAKE BLVD, LOS ANGELES, CA 90026-3702</b>		
Owner Name:	<b>237 WINDWARD LLC</b>		
Seller Name:	<b>ZUBCIC MARKO</b>		
APN:	<b>5401-013-031</b>	Map Reference:	<b>35-A5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1958.02</b>
Subdivision:	<b>BELLEVUE TEMPLE TR</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>01/25/2016</b>	Prior Rec Date:	
Sale Date:	<b>09/25/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$3,400,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>81760</b>	Acres:	<b>0.35</b>
1st Mtg Amt:	<b>\$1,400,000</b>	Lot Area:	<b>15,104</b>
Total Value:	<b>\$443,210</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>5.64 (miles)</b>
Address:	<b>622 N VERMONT AVE, LOS ANGELES, CA 90004-2117</b>		
Owner Name:	<b>600-612 VERMONT LLC</b>		
Seller Name:	<b>HONG HAROLD S &amp; KYUNG S</b>		
APN:	<b>5539-022-024</b>	Map Reference:	<b>34-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1927.00</b>
Subdivision:	<b>DAYTON HEIGHTS TR</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>11/13/2015</b>	Prior Rec Date:	<b>11/26/1986</b>
Sale Date:	<b>08/27/2015</b>	Prior Sale Date:	<b>10/1986</b>
Sale Price:	<b>\$1,400,000</b>	Prior Sale Price:	<b>\$315,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1382919</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$780,000</b>	Lot Area:	<b>6,542</b>
Total Value:	<b>\$366,032</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>7.43 (miles)</b>
Address:	<b>1577 COLORADO BLVD, LOS ANGELES, CA 90041-1440</b>		
Owner Name:	<b>APPOSITE PROPERTIES LLC</b>		
Seller Name:	<b>GRUBERT ERICA</b>		
APN:	<b>5669-013-037</b>	Map Reference:	<b>25-E4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1810.00</b>
Subdivision:	<b>4616</b>	Zoning:	<b>LAC4</b>
Rec Date:	<b>02/09/2016</b>	Prior Rec Date:	<b>08/13/2001</b>
Sale Date:	<b>02/01/2016</b>	Prior Sale Date:	<b>07/12/2001</b>
Sale Price:	<b>\$550,000</b>	Prior Sale Price:	<b>\$165,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>144141</b>	Acres:	<b>0.07</b>
1st Mtg Amt:	<b>\$495,000</b>	Lot Area:	<b>3,212</b>
Total Value:	<b>\$374,625</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>8.66 (miles)</b>
Address:	<b>5529 W WASHINGTON BLVD, LOS ANGELES, CA 90016</b>		
Owner Name:	<b>KALNEL GARDENS LLC</b>		
Seller Name:	<b>VISUAL HOPE LIVING TRUST</b>		
APN:	<b>5064-017-001</b>	Map Reference:	<b>42-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2183.00</b>
Subdivision:	<b>5770</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>12/21/2015</b>	Prior Rec Date:	<b>09/03/1996</b>
Sale Date:	<b>11/09/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$990,000</b>	Prior Sale Price:	<b>\$165,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1600982</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,737</b>
Total Value:	<b>\$258,683</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>9.44 (miles)</b>
Address:	<b>2632 LA CIENEGA AVE, LOS ANGELES, CA 90034-2641</b>		
Owner Name:	<b>MMO-KRO LLC</b>		
Seller Name:	<b>COX RANDY H LIVING TRUST</b>		
APN:	<b>5065-006-009</b>	Map Reference:	<b>42-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2702.00</b>
Subdivision:	<b>6447</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/24/2016</b>	Prior Rec Date:	<b>04/15/2004</b>
Sale Date:	<b>01/25/2016</b>	Prior Sale Date:	<b>02/10/2004</b>
Sale Price:	<b>\$2,050,000</b>	Prior Sale Price:	<b>\$825,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>320812</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$1,640,000</b>	Lot Area:	<b>2,500</b>
Total Value:	<b>\$282,728</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>9.54 (miles)</b>
Address:	<b>2995 HUNTINGTON DR, SAN MARINO, CA 91108-2222</b>		
Owner Name:	<b>WONG SHI Y/WAH LAM FOUNDATION</b>		
Seller Name:	<b>LEEJUN INTL ENT GROUP</b>		
APN:	<b>5331-018-005</b>	Map Reference:	<b>27-F6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4642.00</b>
Subdivision:	<b>8839</b>	Zoning:	<b>SOC1YY</b>
Rec Date:	<b>02/03/2016</b>	Prior Rec Date:	<b>03/31/1998</b>
Sale Date:	<b>01/14/2016</b>	Prior Sale Date:	<b>03/27/1998</b>
Sale Price:	<b>\$2,288,000</b>	Prior Sale Price:	<b>\$1,080,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>125567</b>	Acres:	<b>0.29</b>
1st Mtg Amt:		Lot Area:	<b>12,432</b>
Total Value:	<b>\$1,598,091</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>9.83 (miles)</b>
Address:	<b>2030 E COLORADO BLVD, PASADENA, CA 91107</b>		
Owner Name:	<b>SGL MANAGEMENT LLC</b>		
Seller Name:	<b>JONES WILLIAM A</b>		
APN:	<b>5747-014-038</b>	Map Reference:	<b>27-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4634.00</b>
Subdivision:	<b>UNIVERSITY TR PASADENA</b>	Zoning:	<b>PSC*</b>
Rec Date:	<b>03/03/2016</b>	Prior Rec Date:	<b>01/03/1977</b>
Sale Date:	<b>02/11/2016</b>	Prior Sale Date:	
Sale Price:	<b>\$1,307,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>234292</b>	Acres:	<b>0.33</b>
1st Mtg Amt:		Lot Area:	<b>14,522</b>
Total Value:	<b>\$156,418</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>10.3 (miles)</b>
Address:	<b>2617 TYLER AVE, EL MONTE, CA 91733-2321</b>		
Owner Name:	<b>VUONG CHAU H &amp; DENISE/TRAM TOM</b>		
Seller Name:	<b>PERALEZ ANDRES L &amp; RHODA J</b>		
APN:	<b>8104-002-016</b>	Map Reference:	<b>47-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4334.02</b>
Subdivision:		Zoning:	<b>EMC3*</b>
Rec Date:	<b>10/01/2015</b>	Prior Rec Date:	<b>10/21/2004</b>
Sale Date:	<b>09/25/2015</b>	Prior Sale Date:	<b>09/21/2004</b>
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	<b>\$600,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1218742</b>	Acres:	<b>0.21</b>
1st Mtg Amt:	<b>\$370,000</b>	Lot Area:	<b>9,154</b>
Total Value:	<b>\$353,736</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>13</b>	Distance From Subject:	<b>10.3 (miles)</b>
Address:	<b>2623 TYLER AVE, EL MONTE, CA 91733-2321</b>		
Owner Name:	<b>HO RYAN/TAKISLINIAN CHRISTINA</b>		
Seller Name:	<b>PERALEZ ANDRES I &amp; RHODA J</b>		
APN:	<b>8104-002-013</b>	Map Reference:	<b>47-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4334.02</b>
Subdivision:		Zoning:	<b>EMC3*</b>
Rec Date:	<b>10/01/2015</b>	Prior Rec Date:	<b>10/21/2004</b>
Sale Date:	<b>09/25/2015</b>	Prior Sale Date:	<b>09/21/2004</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	<b>\$600,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1218746</b>	Acres:	<b>0.21</b>
1st Mtg Amt:	<b>\$300,000</b>	Lot Area:	<b>9,343</b>
Total Value:	<b>\$342,134</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject:	<b>10.39 (miles)</b>
Address:	<b>2130 E VILLA ST, PASADENA, CA 91107</b>		
Owner Name:	<b>KEUSHGUERIAN GEORGE &amp; B TRUST</b>		
Seller Name:	<b>MILLER ROBERT E</b>		
APN:	<b>5744-022-011</b>	Map Reference:	<b>27-D3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4628.00</b>
Subdivision:	<b>4814</b>	Zoning:	<b>PSC-</b>
Rec Date:	<b>01/29/2016</b>	Prior Rec Date:	<b>12/21/1972</b>
Sale Date:	<b>07/08/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$610,000</b>	Prior Sale Price:	<b>\$21,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>104157</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$335,000</b>	Lot Area:	<b>7,511</b>
Total Value:	<b>\$44,615</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject:	<b>10.71 (miles)</b>
Address:	<b>3822 CLARINGTON AVE, CULVER CITY, CA 90232-2710</b>		
Owner Name:	<b>BYCO INC</b>		
Seller Name:	<b>RYAN TRUST</b>		
APN:	<b>4207-005-024</b>	Map Reference:	<b>42-C6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2699.05</b>
Subdivision:	<b>DUNNS BLVD SQUARE</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>10/16/2015</b>	Prior Rec Date:	<b>12/30/1975</b>
Sale Date:	<b>10/08/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$125,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1275504</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$800,000</b>	Lot Area:	<b>6,010</b>
Total Value:	<b>\$112,354</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>16</b>	Distance From Subject:	<b>11.39 (miles)</b>
Address:	<b>4318 SEPULVEDA BLVD, CULVER CITY, CA 90230-4716</b>		
Owner Name:	<b>LITTLE ROBERT E</b>		
Seller Name:	<b>LITTLE FAMILY TRUST</b>		
APN:	<b>4215-014-026</b>	Map Reference:	<b>50-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7027.00</b>
Subdivision:	<b>10218</b>	Zoning:	<b>CCC3*</b>
Rec Date:	<b>08/28/2015</b>	Prior Rec Date:	
Sale Date:	<b>08/13/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$800,000</b>	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	<b>1067620</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$480,000</b>	Lot Area:	<b>5,475</b>
Total Value:	<b>\$106,032</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	17	Distance From Subject:	11.72 (miles)
Address:	13514 TELEGRAPH RD, WHITTIER, CA 90605-3437		
Owner Name:	MANDO INVESTMENTS INC		
Seller Name:	ARREDONDO JEAN		
APN:	8029-002-036	Map Reference:	61-D4 /
County:	LOS ANGELES, CA	Census Tract:	5029.02
Subdivision:	7920	Zoning:	LCM1*
Rec Date:	02/09/2016	Prior Rec Date:	07/02/1999
Sale Date:	11/10/2015	Prior Sale Date:	06/10/1999
Sale Price:	\$320,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	144254	Acres:	0.15
1st Mtg Amt:	\$200,000	Lot Area:	6,508
Total Value:	\$383,642	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	13.57 (miles)
Address:	12154 ARTESIA BLVD, ARTESIA, CA 90701-4040		
Owner Name:	ARTESIA DEV PARTNERS LLC		
Seller Name:	HU GRACE C & TIANLAI		
APN:	7033-031-036	Map Reference:	82-B5 /
County:	LOS ANGELES, CA	Census Tract:	5548.02
Subdivision:	26496	Zoning:	ATCG*
Rec Date:	02/03/2016	Prior Rec Date:	01/18/2005
Sale Date:	12/26/2014	Prior Sale Date:	12/28/2004
Sale Price:	\$1,560,000	Prior Sale Price:	\$886,055
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	122318	Acres:	0.49
1st Mtg Amt:	\$951,000	Lot Area:	21,478
Total Value:	\$1,027,583	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	13.76 (miles)
Address:	14090 ROSECRANS AVE, SANTA FE SPRINGS, CA 90670-5223		
Owner Name:	SAELIU INVESTMENTS LLC		
Seller Name:	GERSCHULTZ FAMILY TRUST		
APN:	8069-006-039	Map Reference:	82-E2 /
County:	LOS ANGELES, CA	Census Tract:	5041.02
Subdivision:		Zoning:	SSM2-BP*
Rec Date:	03/09/2016	Prior Rec Date:	07/08/2005
Sale Date:	11/25/2015	Prior Sale Date:	06/27/2005
Sale Price:	\$4,525,000	Prior Sale Price:	\$3,700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	258320	Acres:	0.34
1st Mtg Amt:	\$2,982,000	Lot Area:	14,968
Total Value:	\$600,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	14.06 (miles)
Address:	14271 AMAR RD, LA PUENTE, CA 91746-2154		
Owner Name:	MOGHADAM F H & NUNEZ L E TRUST		
Seller Name:	PARCEL 2 TRUST		
APN:	8465-026-010	Map Reference:	48-D3 /
County:	LOS ANGELES, CA	Census Tract:	4069.02
Subdivision:	14852	Zoning:	LCA106
Rec Date:	08/11/2015	Prior Rec Date:	02/09/2000
Sale Date:	08/07/2015	Prior Sale Date:	
Sale Price:	\$1,126,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	980876	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,538
Total Value:	\$97,801	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **2600 EAST WHITTIER BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5189-012-036**

Date: **May 13, 2016**

CASE#: **151911**  
ORDER NO: **A-3889016**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 12, 2015**  
COMPLIANCE EXPECTED DATE: **October 17, 2015**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3889016

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

## ORDER TO COMPLY

RODRIGUEZ, ROBERT M AND ESTHER L  
2259 INEZ ST  
LOS ANGELES, CA 90023

CASE #: 151911  
ORDER #: A-3889016  
EFFECTIVE DATE: October 12, 2015  
COMPLIANCE DATE: **October 17, 2015**

PROPERTY OWNER OF  
SITE ADDRESS: 2600 E WHITTIER BLVD UNIT A  
ASSESSORS PARCEL NO.: 5189-012-036  
ZONE: C1.5; Limited Commercial Zone  
NAME OF BUSINESS IN VIOLATION: LOPEZ TRANSMISSION AND MECHANICAL

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

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

### VIOLATION(S):

### Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 20, 2015 and billed on invoice # 657780.

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.

**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.

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:



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

Date: October 05, 2015

  
REVIEWED BY

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

**OCT 05 2015**

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

# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **2600 EAST WHITTIER BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5189-012-036**

**Date: May 13, 2016**

**CASE#: 79658**  
**ORDER NO: A-3176625**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 04, 2013**  
COMPLIANCE EXPECTED DATE: **January 09, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3176625

15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

**CITY OF LOS ANGELES  
CALIFORNIA**



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

ROBERT M & ESTHER L RODRIGUEZ  
2259 INEZ ST  
LOS ANGELES, CA 90023

CASE #: 79658  
ORDER #: A-3176625  
EFFECTIVE DATE: January 04, 2013  
COMPLIANCE DATE: January 09, 2013

PROPERTY OWNER OF  
SITE ADDRESS: 2600 E WHITTIER BLVD  
ASSESSORS PARCEL NO.: 5189-012-036  
ZONE: C1.5; Limited Commercial Zone  
NAME OF BUSINESS IN VIOLATION: JESSE'S MANUFACTURE TRUCK

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 October 18, 2012 and billed on invoice # 563401.

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

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

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

**NON-COMPLIANCE FEE WARNING:**

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

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

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

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



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

**PENALTY WARNING:**

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

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

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

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

**APPEAL PROCEDURES:**

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

and/or

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

Appeal rights for Code Sections other 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:**

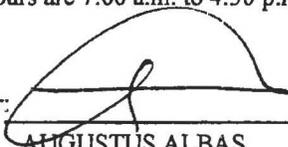
If an Order to Comply is issued pursuant to Sections 12.26 F or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation 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)252-3030. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: \_\_\_\_\_

  
AUGUSTUS ALBAS

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

Date: December 28, 2012

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

DEC 28 2012

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

REVIEWED BY \_\_\_\_\_