

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

October 16, 2017

Council District: # 5

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

JOB ADDRESS: **8626 WEST PICO BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4303-019-001**  
Re: Invoice #660624-6

On August 2, 2013 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8626 West Pico 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	450.59
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,417.59</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,417.59** 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 **\$2,417.59** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

# EXHIBIT A



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## Property Title Report

Work Order No. T14715  
Dated as of: 10/03/2017

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 4303-019-001

Property Address: 8626 W PICO BLVD ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: INDIVIDUAL QUITCLAIM DEED

Grantee : K & S ENTERPRISES

Grantor : SYLVIA E. KRONE AND JULIE ANDREA STEIN CO-TRUSTESS OF THE VICTOR E. KRONE

Deed Date : 01/29/1985

Recorded : 03/17/1986

Instr No. : 86-333622

MAILING ADDRESS: K & S ENTERPRISES

PO BOX 2655 BEVERLY HILLS CA 90213

### SCHEDULE B

#### LEGAL DESCRIPTION

Lot: 86 Tract No: 7385 Abbreviated Description: LOT:86 CITY:REGION/CLUSTER: 25/25692

TR#:7385 TRACT # 7385 LOT 86 City/Muni/Twp: REGION/CLUSTER: 25/25692

#### MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

RECORDING REQUESTED BY

AVRAM SALKIN

AND WHEN RECORDED MAIL TO

Name HOCHMAN, SALKIN AND DeROY  
Street Address A PROFESSIONAL CORPORATION  
9100 WILSHIRE BLVD.  
City & State 7th FLOOR WEST TOWER  
BEVERLY HILLS, CA 90212

MAIL TAX STATEMENT TO

Name SYLVIA E. KRONE  
Street Address 403 S. El Camino Drive  
Beverly Hills, CA 90212  
City & State

86 333622

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
'31' MIN. 4 P.M. MAR 17 1986  
PAST.

FEE \$7 M  
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Quitclaim Deed

CAT. N.J. NND0680  
TO 1922 CA (2-83)

THIS FORM FURNISHED BY TITLE INSURERS

ALL PTN.	<p>The undersigned grantor(s) declare(s): <b>*THIS CONVEYANCE CHANGES MANNER in which title is held.</b>          Documentary transfer tax is \$ <u>NONE*</u> <b>B&amp;T 1191.</b> This transfer results solely in a change in          the method of holding title to the property and the          ( ) computed on full value of property conveyed, or <b>personal interest of the transferor remains the</b>          ( ) computed on full value less value of liens and encumbrances remaining at time of sale. <b>same after the transfer.</b>          ( ) Unincorporated area: ( ) City of _____, and</p>
	<p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,          SYLVIA E. KRONE and JULIE ANDREA STEIN as Co-Trustees of the VICTOR E. KRONE TRUST Created          by the Will of Victor E. Krone Pursuant to Order of Distribution dated October 26, 1976,          Superior Court of the State of California for the County of Los Angeles, Case No. P-600480,          hereby REMISES, RELEASES AND QUITCLAIMS to <b>K&amp;S ENTERPRISES, A Partnership,</b>          as to an undivided 25% interest in---          the following described real property in the City of Los Angeles          County of Los Angeles, State of California:</p> <p>Lot 86 of Tract 7385, in the City of Los Angeles, as per Map          recorded in Book 81, Pages 72 and 73 of Maps, in the Office of          the County Recorder of Los Angeles County, California.</p>
	<p>Dated: <u>JAN 29 1985</u></p> <p>STATE OF CALIFORNIA          COUNTY OF _____</p> <p>On _____ before          me, the undersigned, a Notary Public in and for said State,          personally appeared _____</p> <p>personally known to me or proved to me on the basis of sat-          isfactory evidence to be the person whose name          subscribed to the within instrument and acknowledged          that _____ executed the same.          WITNESS my hand and official seal.</p> <p>Signature _____</p>
	<p>VICTOR E. KRONE TRUST          By: <u>Sylvia E. Krone</u>          SYLVIA E. KRONE, Co-Trustee          By: <u>Julie Andrea Stein</u>          JULIE ANDREA STEIN, Co-Trustee</p>
	<p>(This area for official notarial seal)</p>
	<p>Title Order No. _____ Escrow or Loan No. _____</p>

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On Jan. 29, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SYLVIA E. KRONE personally known to me, or proved to me on the basis of satisfactory evidence, to be the person that executed this instrument as Co-Trustee of the VICTOR E. KRONE TRUST, or on behalf of the Trust therein named, and acknowledged to me that the Trust executed it.

WITNESS my hand and official seal.



Jessie A. Tullio  
Notary Public in and for said  
County and State.

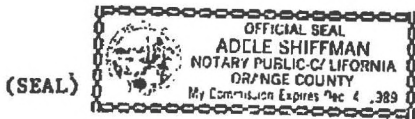
(SEAL)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Orange )

On February 3, 1986, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIE ANDREA STEIN personally known to me, or proved to me on the basis of satisfactory evidence, to be the person that executed this instrument as Co-Trustee of the VICTOR E. KRONE TRUST, or on behalf of the Trust therein named, and acknowledged to me that the Trust executed it.

WITNESS my hand and official seal.

Adele Shiffman  
Notary Public in and for said  
County and State.



86- 333622

# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN MATTILLO**  
JOB ADDRESS: **8626 WEST PICO BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4303-019-001**

Date: **October 16, 2017**

Last Full Title: **10/3/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). K&S ENTERPRISES  
PO BOX 2655  
BEVERLY HILLS, CA 90213                      CAPACITY: OWNER

# EXHIBIT C

## Property Detail Report

For Property Located At :  
**8626 W PICO BLVD, LOS ANGELES, CA 90035-2302**



### Owner Information

Owner Name: **K & S ENTERPRISES**  
 Mailing Address: **PO BOX 2655, BEVERLY HILLS CA 90213 B039**  
 Vesting Codes: **// CO**

### Location Information

Legal Description:	<b>TRACT # 7385 LOT 86</b>	APN:	<b>4303-019-001</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2170.02 / 2</b>	Subdivision:	<b>7385</b>
Township-Range-Sect:		Map Reference:	<b>42-D3 /</b>
Legal Book/Page:	<b>81-72</b>	Tract #:	<b>7385</b>
Legal Lot:	<b>86</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C09</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

### Last Market Sale Information

Recording/Sale Date:	<b>03/17/1986 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>333622</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name: **OWNER RECORD**

### Prior Sale Information

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

### Property Characteristics

Year Built / Eff:	<b>1947 / 1947</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>3,189</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>3,189</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>NONE</b>
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

### Site Information

Zoning:	<b>LAC4</b>	Acres:	<b>0.10</b>	County Use:	<b>STORES (1100)</b>
Lot Area:	<b>4,520</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>STORE BUILDING</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

### Tax Information

Total Value:	<b>\$147,061</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$2,077.54</b>
Land Value:	<b>\$115,108</b>	Improved %:	<b>22%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$31,953</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$147,061</b>				

# Comparable Summary

For Property Located At



**8626 W PICO BLVD, LOS ANGELES, CA 90035-2302**

**20 Comparable(s) found.** (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

## Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$279,000	\$5,850,000	\$1,853,400
Bldg/Living Area	3,189	2,400	3,920	3,135
Price/Sqft	\$0.00	\$71.17	\$1,625.00	\$602.25
Year Built	1947	1923	1976	1953
Lot Area	4,520	2,896	14,287	6,545
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.33
Total Value	\$147,061	\$67,339	\$2,298,060	\$906,960
Distance From Subject	0.00	0.98	26.92	11.48

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		8626 W PICO BLVD		1947			03/17/1986	3,189	4,520	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	672 N SPRING ST	\$300,000	1959			12/31/2015	2,834	3,193	8.11
<input checked="" type="checkbox"/>	2	777 W 1ST ST	\$655,000	1969			12/13/2016	3,432	9,955	26.92
<input checked="" type="checkbox"/>	3	460 N FORD BLVD	\$563,000	1955			10/15/2015	2,850	7,249	12.07
<input checked="" type="checkbox"/>	4	2799 E PACIFIC COAST HWY	\$3,250,000	1976			09/22/2017	2,400	14,287	22.15
<input checked="" type="checkbox"/>	5	3307 PICO BLVD	\$1,625,000	1938			09/22/2017	3,259	5,015	4.73
<input checked="" type="checkbox"/>	6	9131 S WESTERN AVE	\$279,000	1945			05/27/2016	3,920	5,393	7.98
<input checked="" type="checkbox"/>	7	2801 W VALLEY BLVD	\$630,000	1923			05/13/2016	2,750	4,904	12.99
<input checked="" type="checkbox"/>	8	15347 ROSCOE BLVD	\$1,800,000	1956			05/10/2016	2,400	9,014	12.65
<input checked="" type="checkbox"/>	9	1419 W KENNETH RD	\$1,100,000	1958			04/29/2016	3,217	4,917	10.01
<input checked="" type="checkbox"/>	10	328 N ORANGE ST	\$2,000,000	1958			09/29/2016	3,250	7,766	9.75
<input checked="" type="checkbox"/>	11	11007 VENTURA BLVD	\$5,850,000	1968			04/26/2017	3,600	9,877	6.06
<input checked="" type="checkbox"/>	12	415 W COLORADO ST	\$2,791,000	1957			04/21/2017	3,301	6,300	9.13
<input checked="" type="checkbox"/>	13	1194 S LA BREA AVE	\$5,160,000	1955			04/21/2017	3,316	7,060	2.07
<input checked="" type="checkbox"/>	14	517 E OLYMPIC BLVD	\$985,000	1924			04/19/2017	3,072	3,446	7.35
<input checked="" type="checkbox"/>	15	7234 OWENSMOUTH AVE	\$620,000	1956			03/03/2017	3,360	5,626	16.31
<input checked="" type="checkbox"/>	16	17616 CHATSWORTH ST	\$900,000	1954			01/07/2016	3,100	6,500	16.59
<input checked="" type="checkbox"/>	17	266 W FAIRVIEW AVE	\$935,000	1947			01/12/2016	3,770	4,511	15.96
<input checked="" type="checkbox"/>	18	329 N GARFIELD AVE	\$1,100,000	1976			01/12/2016	2,880	7,976	14.69
<input checked="" type="checkbox"/>	19	1401 HERMOSA AVE	\$4,400,000	1954			01/14/2016	2,800	2,896	13.16
	20	5700 W PICO BLVD	\$2,125,000	1935			09/01/2016	3,186	5,007	0.98





# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**8626 W PICO BLVD, LOS ANGELES, CA 90035-2302**

**20 Comparable(s) Selected.**

Report Date: 10/12/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$279,000	\$5,850,000	\$1,853,400
Bldg/Living Area	3,189	2,400	3,920	3,135
Price/Sqft	\$0.00	\$71.17	\$1,625.00	\$602.25
Year Built	1947	1923	1976	1953
Lot Area	4,520	2,896	14,287	6,545
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.33
Total Value	\$147,061	\$67,339	\$2,298,060	\$906,960
Distance From Subject	0.00	0.98	26.92	11.48

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>8.11 (miles)</b>			
Address:	<b>672 N SPRING ST, LOS ANGELES, CA 90012-2835</b>				
Owner Name:	<b>CHING MABEL</b>				
Seller Name:	<b>GW MARKET</b>				
APN:	<b>5408-013-011</b>	Map Reference:	<b>44-E2 /</b>	Building Area:	<b>2,834</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2071.02</b>	Total Rooms/Offices:	
Subdivision:	<b>MAIN SAN FERNANDO STREET</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>12/31/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>1959 / 1959</b>
Sale Date:	<b>12/03/2015</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1644851</b>	Acres:	<b>0.07</b>		
1st Mtg Amt:		Lot Area:	<b>3,193</b>		
Total Value:	<b>\$1,275,000</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>26.92 (miles)</b>			
Address:	<b>777 W 1ST ST, AZUSA, CA 91702-4344</b>				
Owner Name:	<b>SINGH JHALMAN/KAUR NARINDER</b>				
Seller Name:	<b>JOHNSON ROBERT C &amp; N I TRUST</b>				
APN:	<b>8615-020-039</b>	Map Reference:	<b>88-C1 /</b>	Building Area:	<b>3,432</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4044.02</b>	Total Rooms/Offices:	
Subdivision:	<b>13736</b>	Zoning:	<b>AZC2*</b>	Total Restrooms:	
Rec Date:	<b>12/13/2016</b>	Prior Rec Date:	<b>10/09/1992</b>	Yr Built/Eff:	<b>1969 / 1969</b>
Sale Date:	<b>08/24/2016</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$655,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1579444</b>	Acres:	<b>0.23</b>		
1st Mtg Amt:	<b>\$327,500</b>	Lot Area:	<b>9,955</b>		
Total Value:	<b>\$655,000</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **3** Distance From Subject: **12.07 (miles)**  
 Address: **460 N FORD BLVD, LOS ANGELES, CA 90022-1137**  
 Owner Name: **TORTILLERIA LA JOLLA INC**  
 Seller Name: **GONZALEZ LUZ M**  
 APN: **5235-003-029** Map Reference: **45-E4 /** Building Area: **2,850**  
 County: **LOS ANGELES, CA** Census Tract: **5305.00** Total Rooms/Offices:  
 Subdivision: **5293** Zoning: **LCM1\*** Total Restrooms:  
 Rec Date: **10/15/2015** Prior Rec Date: **08/01/2007** Yr Built/Eff: **1955 / 1955**  
 Sale Date: **07/16/2015** Prior Sale Date: **07/05/2007** Air Cond: **NONE**  
 Sale Price: **\$563,000** Prior Sale Price: **\$610,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1270576** Acres: **0.17**  
 1st Mtg Amt: **\$422,000** Lot Area: **7,249**  
 Total Value: **\$574,260** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **22.15 (miles)**  
 Address: **2799 E PACIFIC COAST HWY, SIGNAL HILL, CA 90755-1538**  
 Owner Name: **WEST PROVENCE LLC**  
 Seller Name: **BT ANTIOCH INVESTMENTS LLC**  
 APN: **7216-023-026** Map Reference: **75-F3 /** Building Area: **2,400**  
 County: **LOS ANGELES, CA** Census Tract: **5734.02** Total Rooms/Offices:  
 Subdivision: **GERRARD TR** Zoning: **SHCG\*** Total Restrooms:  
 Rec Date: **09/22/2017** Prior Rec Date: **02/24/2017** Yr Built/Eff: **1976 / 1976**  
 Sale Date: **09/14/2017** Prior Sale Date: **02/03/2017** Air Cond: **NONE**  
 Sale Price: **\$3,250,000** Prior Sale Price: **\$1,900,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1086003** Acres: **0.33**  
 1st Mtg Amt: Lot Area: **14,287**  
 Total Value: **\$307,643** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **4.73 (miles)**  
 Address: **3307 PICO BLVD, SANTA MONICA, CA 90405-2115**  
 Owner Name: **3307 PICO LLC**  
 Seller Name: **DAUB FAMILY TRUST**  
 APN: **4274-036-002** Map Reference: **41-D5 /** Building Area: **3,259**  
 County: **LOS ANGELES, CA** Census Tract: **7018.01** Total Rooms/Offices:  
 Subdivision: **7849** Zoning: **SMC2\*** Total Restrooms:  
 Rec Date: **09/22/2017** Prior Rec Date: **11/07/1979** Yr Built/Eff: **1938 / 1938**  
 Sale Date: **09/13/2017** Prior Sale Date: Air Cond: **YES**  
 Sale Price: **\$1,625,000** Prior Sale Price: **\$180,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1088314** Acres: **0.12**  
 1st Mtg Amt: **\$1,137,500** Lot Area: **5,015**  
 Total Value: **\$344,377** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **7.98 (miles)**  
 Address: **9131 S WESTERN AVE, LOS ANGELES, CA 90047-3519**  
 Owner Name: **GELEN CORP**  
 Seller Name: **BLOOMFIELD OCIE M**  
 APN: **6036-016-036** Map Reference: **57-E2 /** Building Area: **3,920**  
 County: **LOS ANGELES, CA** Census Tract: **2384.00** Total Rooms/Offices:  
 Subdivision: **12567** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **05/27/2016** Prior Rec Date: **05/30/1980** Yr Built/Eff: **1945 / 1945**  
 Sale Date: **05/18/2016** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$279,000** Prior Sale Price: **\$55,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **613640** Acres: **0.12**  
 1st Mtg Amt: Lot Area: **5,393**  
 Total Value: **\$403,920** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **12.99 (miles)**  
 Address: **2801 W VALLEY BLVD, ALHAMBRA, CA 91803-1818**

Owner Name:	<b>HAW DREW</b>		
Seller Name:	<b>RUBENSTEIN RAYMOND TRUST</b>		
APN:	<b>5351-006-038</b>	Map Reference:	<b>36-F6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4808.02</b>
Subdivision:	<b>5906</b>	Zoning:	<b>ALCPD*</b>
Rec Date:	<b>05/13/2016</b>	Prior Rec Date:	<b>07/27/1995</b>
Sale Date:	<b>05/03/2016</b>	Prior Sale Date:	
Sale Price:	<b>\$630,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>552773</b>	Acres:	<b>0.11</b>
1st Mtg Amt:		Lot Area:	<b>4,904</b>
Total Value:	<b>\$513,060</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>12.65 (miles)</b>
Address:	<b>15347 ROSCOE BLVD, PANORAMA CITY, CA 91402-4302</b>		
Owner Name:	<b>ROSCOE TRUST/ARABYAN NORA LIVING TRUST</b>		
Seller Name:	<b>LORENTZEN SUSAN</b>		
APN:	<b>2654-026-040</b>	Map Reference:	<b>15-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1175.30</b>
Subdivision:	<b>2800</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>05/10/2016</b>	Prior Rec Date:	
Sale Date:	<b>11/19/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>532676</b>	Acres:	<b>0.21</b>
1st Mtg Amt:		Lot Area:	<b>9,014</b>
Total Value:	<b>\$468,382</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>10.01 (miles)</b>
Address:	<b>1419 W KENNETH RD, GLENDALE, CA 91201-1421</b>		
Owner Name:	<b>3919 W RIVERSIDE DRIVE LLC</b>		
Seller Name:	<b>MANDEL NORMAN P TRUST</b>		
APN:	<b>5622-023-033</b>	Map Reference:	<b>25-A1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3014.00</b>
Subdivision:	<b>6165</b>	Zoning:	<b>GLC3*</b>
Rec Date:	<b>04/29/2016</b>	Prior Rec Date:	<b>12/05/1977</b>
Sale Date:	<b>04/13/2016</b>	Prior Sale Date:	
Sale Price:	<b>\$1,100,000</b>	Prior Sale Price:	<b>\$12,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>487897</b>	Acres:	<b>0.11</b>
1st Mtg Amt:		Lot Area:	<b>4,917</b>
Total Value:	<b>\$1,122,000</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>9.75 (miles)</b>
Address:	<b>328 N ORANGE ST, GLENDALE, CA 91203-2206</b>		
Owner Name:	<b>SPECIALIZED PROPERTIES LLC &amp; SOG PROPERTIES LLC</b>		
Seller Name:	<b>HOME CARE SERVICE SPECIALIST I</b>		
APN:	<b>5643-020-046</b>	Map Reference:	<b>25-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3018.02</b>
Subdivision:	<b>GLENDALE PARK TR</b>	Zoning:	<b>GLC3*</b>
Rec Date:	<b>09/29/2016</b>	Prior Rec Date:	<b>11/14/1997</b>
Sale Date:	<b>08/29/2016</b>	Prior Sale Date:	<b>10/31/1997</b>
Sale Price:	<b>\$2,000,000</b>	Prior Sale Price:	<b>\$564,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1187465</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$1,400,000</b>	Lot Area:	<b>7,766</b>
Total Value:	<b>\$2,000,000</b>	# of Stories:	<b>2.00</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>6.06 (miles)</b>
Address:	<b>11007 VENTURA BLVD, STUDIO CITY, CA 91604-3547</b>		
Owner Name:	<b>ARCHLAND ENTS LLC</b>		
Seller Name:	<b>POST KAREN L TRUST</b>		
APN:	<b>2366-023-014</b>	Map Reference:	<b>23-E4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1436.04</b>
Building Area:	<b>3,600</b>	Total Rooms/Offices:	

Subdivision:	<b>4852</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>04/26/2017</b>	Prior Rec Date:		Yr Built/Eff:	<b>1968 / 1968</b>
Sale Date:	<b>04/04/2017</b>	Prior Sale Date:		Air Cond:	<b>YES</b>
Sale Price:	<b>\$5,850,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>460740</b>	Acres:	<b>0.23</b>		
1st Mtg Amt:	<b>\$3,425,000</b>	Lot Area:	<b>9,877</b>		
Total Value:	<b>\$237,604</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>12</b>	Distance From Subject:	<b>9.13 (miles)</b>
Address:	<b>415 W COLORADO ST, GLENDALE, CA 91204-4538</b>		
Owner Name:	<b>401 COLORADO LLC</b>		
Seller Name:	<b>SARKISSIAN VREJ</b>		
APN:	<b>5695-019-033</b>	Map Reference:	<b>25-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3023.01</b>
Subdivision:	<b>GLENDALE VALLEY VIEW TR</b>	Zoning:	<b>GLCM*</b>
Rec Date:	<b>04/21/2017</b>	Prior Rec Date:	<b>09/18/2000</b>
Sale Date:	<b>02/21/2017</b>	Prior Sale Date:	<b>09/07/2000</b>
Sale Price:	<b>\$2,791,000</b>	Prior Sale Price:	<b>\$390,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>444766</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$2,585,000</b>	Lot Area:	<b>6,300</b>
Total Value:	<b>\$1,731,608</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>13</b>	Distance From Subject:	<b>2.07 (miles)</b>
Address:	<b>1194 S LA BREA AVE, LOS ANGELES, CA 90019</b>		
Owner Name:	<b>1180 LABREA LLC</b>		
Seller Name:	<b>KUSHYNSKI FAMILY TRUST</b>		
APN:	<b>5084-021-018</b>	Map Reference:	<b>43-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2161.00</b>
Subdivision:	<b>5070</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>04/21/2017</b>	Prior Rec Date:	<b>09/01/1976</b>
Sale Date:	<b>12/23/2016</b>	Prior Sale Date:	
Sale Price:	<b>\$5,160,000</b>	Prior Sale Price:	<b>\$13,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>444771</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>7,060</b>
Total Value:	<b>\$189,493</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject:	<b>7.35 (miles)</b>
Address:	<b>517 E OLYMPIC BLVD, LOS ANGELES, CA 90015-1807</b>		
Owner Name:	<b>LOS ANGELES HOLDINGS LLC</b>		
Seller Name:	<b>CHEW ALBERT</b>		
APN:	<b>5145-017-031</b>	Map Reference:	<b>44-C4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2260.02</b>
Subdivision:	<b>MORAN</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>04/19/2017</b>	Prior Rec Date:	<b>08/01/1995</b>
Sale Date:	<b>03/09/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$985,000</b>	Prior Sale Price:	<b>\$20,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>430683</b>	Acres:	<b>0.08</b>
1st Mtg Amt:	<b>\$350,000</b>	Lot Area:	<b>3,446</b>
Total Value:	<b>\$832,758</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject:	<b>16.31 (miles)</b>
Address:	<b>7234 OWENSMOUTH AVE, CANOGA PARK, CA 91303</b>		
Owner Name:	<b>O NSMOUTH LLC</b>		
Seller Name:	<b>BASSO FRANK A &amp; S F TRUST</b>		
APN:	<b>2111-019-007</b>	Map Reference:	<b>12-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1345.22</b>
Subdivision:	<b>OWENSMOUTH</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/03/2017</b>	Prior Rec Date:	<b>02/16/1968</b>
Sale Date:	<b>02/24/2017</b>	Prior Sale Date:	
Sale Price:	<b>\$620,000</b>	Prior Sale Price:	<b>\$10,000</b>
		Building Area:	<b>3,360</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1956 /</b>
		Air Cond:	<b>NONE</b>
		Pool:	

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>252100</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:	<b>\$416,000</b>	Lot Area:	<b>5,626</b>		
Total Value:	<b>\$67,339</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>16</b>	Distance From Subject:	<b>16.59 (miles)</b>		
Address:	<b>17616 CHATSWORTH ST, GRANADA HILLS, CA 91344</b>				
Owner Name:	<b>I LOVE MY LANDLORD LLC</b>				
Seller Name:	<b>ENTERANTE MADELINE TRUST</b>				
APN:	<b>2733-009-007</b>	Map Reference:	<b>7-D2 /</b>	Building Area:	<b>3,100</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1113.01</b>	Total Rooms/Offices:	
Subdivision:	<b>9317</b>	Zoning:	<b>LAC1</b>	Total Restrooms:	
Rec Date:	<b>01/07/2016</b>	Prior Rec Date:		Yr Built/Eff:	<b>1954 / 1954</b>
Sale Date:	<b>12/01/2015</b>	Prior Sale Date:		Air Cond:	<b>YES</b>
Sale Price:	<b>\$900,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>17198</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:	<b>\$450,000</b>	Lot Area:	<b>6,500</b>		
Total Value:	<b>\$918,000</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>	Distance From Subject:	<b>15.96 (miles)</b>		
Address:	<b>266 W FAIRVIEW AVE, SAN GABRIEL, CA 91776-2943</b>				
Owner Name:	<b>ZHENG PENG</b>				
Seller Name:	<b>LEUNG K FAMILY TRUST</b>				
APN:	<b>5361-033-010</b>	Map Reference:	<b>37-E4 /</b>	Building Area:	<b>3,770</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4814.01</b>	Total Rooms/Offices:	
Subdivision:	<b>12559</b>	Zoning:	<b>SLC1*</b>	Total Restrooms:	
Rec Date:	<b>01/12/2016</b>	Prior Rec Date:	<b>08/30/2005</b>	Yr Built/Eff:	<b>1947 / 1948</b>
Sale Date:	<b>11/20/2015</b>	Prior Sale Date:	<b>07/26/2005</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$935,000</b>	Prior Sale Price:	<b>\$778,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>34375</b>	Acres:	<b>0.10</b>		
1st Mtg Amt:		Lot Area:	<b>4,511</b>		
Total Value:	<b>\$953,700</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>18</b>	Distance From Subject:	<b>14.69 (miles)</b>		
Address:	<b>329 N GARFIELD AVE, MONTEREY PARK, CA 91754-1706</b>				
Owner Name:	<b>EMERSONGARFIELD LLC</b>				
Seller Name:	<b>WHALEY DAVID &amp; J TRUST</b>				
APN:	<b>5255-005-001</b>	Map Reference:	<b>46-C1 /</b>	Building Area:	<b>2,880</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4817.14</b>	Total Rooms/Offices:	
Subdivision:	<b>RAMONA ACRES</b>	Zoning:	<b>MPC3*</b>	Total Restrooms:	
Rec Date:	<b>01/12/2016</b>	Prior Rec Date:	<b>08/05/1976</b>	Yr Built/Eff:	<b>1976 / 1976</b>
Sale Date:	<b>01/07/2016</b>	Prior Sale Date:		Air Cond:	<b>YES</b>
Sale Price:	<b>\$1,100,000</b>	Prior Sale Price:	<b>\$5,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>35201</b>	Acres:	<b>0.18</b>		
1st Mtg Amt:		Lot Area:	<b>7,976</b>		
Total Value:	<b>\$1,122,000</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>19</b>	Distance From Subject:	<b>13.16 (miles)</b>		
Address:	<b>1401 HERMOSA AVE, HERMOSA BEACH, CA 90254</b>				
Owner Name:	<b>CHHABRIA RAJU K (TE)/R</b>				
Seller Name:	<b>PRITCHETT FAMILY TRUST</b>				
APN:	<b>4183-004-026</b>	Map Reference:	<b>62-C6 /</b>	Building Area:	<b>2,800</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6210.02</b>	Total Rooms/Offices:	
Subdivision:	<b>HERMOSA BEACH</b>	Zoning:	<b>HBC2*</b>	Total Restrooms:	
Rec Date:	<b>01/14/2016</b>	Prior Rec Date:	<b>12/15/1997</b>	Yr Built/Eff:	<b>1954 / 1962</b>
Sale Date:	<b>12/29/2015</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$4,400,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>46031</b>	Acres:	<b>0.07</b>		
1st Mtg Amt:	<b>\$2,860,000</b>	Lot Area:	<b>2,896</b>		

Total Value: **\$2,298,060** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: /

Comp #:	<b>20</b>			Distance From Subject:	<b>0.98 (miles)</b>
Address:	<b>5700 W PICO BLVD, LOS ANGELES, CA 90019-3708</b>				
Owner Name:	<b>MUNKY KING LLC</b>				
Seller Name:	<b>EMK LLC</b>				
APN:	<b>5069-010-001</b>	Map Reference:	<b>42-F3 /</b>	Building Area:	<b>3,186</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2169.00</b>	Total Rooms/Offices:	
Subdivision:	<b>4448</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>09/01/2016</b>	Prior Rec Date:	<b>01/11/1994</b>	Yr Built/Eff:	<b>1935 / 1935</b>
Sale Date:	<b>08/18/2016</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$2,125,000</b>	Prior Sale Price:	<b>\$285,000</b>	Pool:	
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1055524</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:		Lot Area:	<b>5,007</b>		
Total Value:	<b>\$2,125,000</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**  
JOB ADDRESS: **8626 WEST PICO BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4303-019-001**

Date: **October 16, 2017**

CASE#: **503361**  
ORDER NO: **A-3279826**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 3, 2013**  
COMPLIANCE EXPECTED DATE: **August 2, 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-3279826

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



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 AND NOTICE OF FEE

JUL 02 2013

SASON CATERING  
8626 W PICO BLVD  
LOS ANGELES, CA 90035

EG

CASE #: 503361  
ORDER #: A-3279826  
EFFECTIVE DATE: July 03, 2013  
COMPLIANCE DATE: August 02, 2013

APPL OF  
SITE ADDRESS: 8626 W PICO BLVD  
ASSESSORS PARCEL NO.: 4303-019-001  
ZONE: C4; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The approximate 5' x 12' shed in the parking lot was built without the required permits and approvals.

You are therefore ordered to: Demolish and remove the unapproved construction or submit plans, obtain permits, and obtain all required inspections.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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.

In addition to the C.V.I.F. noted above, 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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3035. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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



JOHN MATTILLO  
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