

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

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VICE-PRESIDENT

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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

September 3, 2013

Council District: # 6

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

JOB ADDRESS: 7418 NORTH LAUREL CANYON BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2317-014-029

On May 16, 2010 and March 28, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **7418 North Laurel Canyon 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 February 22, 2010, February 28, 2011, and December 29, 2011, 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	\$ 994.01
System Development Surcharge	76.14
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	1,107.23
Title Report fee	48.00
Grand Total	\$ 6,075.38

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 **\$6,075.38** 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 **\$6,075.38** 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

fn
Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: JUNE LAGMAY, CITY CLERK

Yone
Lien confirmed by
City Council on:

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

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

<i>Work Order No. T9192</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 11-28-2012</i>	<i>Dated as of: 11-10-2012</i>	<i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2317-014-029

Situs Address: 7418 N Laurel Canyon Blvd. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 12-21-2007
As Document Number: 07-2810283
Documentary Transfer Tax: \$None
In Favor of: Blanca E. Calefato, a Married Woman as Her Sole and Separate Property

Mailing Address: Mrs. Blanca E. Calefato
20811 Santinwood Drive
Saugus, CA 91350

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot(s) 2 of Tract No. 15142, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 404, Page(s) 7 of Maps, in the office of the County Recorder of said County.

Except that portion of said Lot, lying within that certain strip of land being described in Deed Recorded in Book 6268, Page 158 of Deeds as Condemned in Final Order of Condemnation Recorded February 22, 1972 as Document No. 4718, Official Records of said County.

Westcoast Title & Abstract Company, Inc.

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

Page 2
Order Number: T9192

-Schedule B Continued-

1. *A Declaration of Covenant Recorded: 04-27-2001*
Document Number: 01-0722802
By and Between: John Calefato as declarant, and The City of Los Angeles
See attached document for complete details

2. *A Deed of Trust Recorded on 05-14-2009*
as Document Number 09-0714642
Amount: \$350,000.00
Trustor: Blanca E. Calefato, a Married Woman as Her Sole and Separate Property
Trustee: All Counties Trust Deed, a Nevada Corporation
Beneficiary: Creative Investment Group, Inc.

- Mailing Address: Creative Investment Group, Inc.*
2400 W Magnolia Blvd.
Burbank, CA 91506

3. *An Irrevocable Offer to Dedicate Recorded on 07-31-2009*
as Document Number 09-1174843
Filed by: City of Los Angeles
(see attached document for details)

4. *A Resolution Recorded on 05-07-2010*
as Document Number 10-0628549
Filed by: Real Estate Section, Bureau of Engineering Department of Public Works
(see attached document for details)

5. *A Notice of Pending Lien Recorded 06-04-2010*
as Document Number 10-0759037
Filed by the City of Los Angeles Dept. of Building and Safety

6. *A Notice of Pending Lien Recorded 08-27-2010*
as Document Number 10-1200110
Filed by the City of Los Angeles Dept. of Building and Safety

7. *A Notice of Pending Lien Recorded 07-22-2011*
as Document Number 11-0984127
Filed by the City of Los Angeles Dept. of Building and Safety

8. *A Notice of Pending Lien Recorded 05-04-2012*
as Document Number 12-0670617
Filed by the City of Los Angeles Dept. of Building and Safety

9. *A Notice of Pending Lien Recorded 09-21-2012*
as Document Number 12-1424667
Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:
No Statement of information is required.

End of Report

APN: 2317-014-029
 Described As: POR OF LOT 2TR=15142 FOR DESC SEE ASSESSOR'S MAPS
 Address: 7418 LAUREL CANYON BLVD LOS ANGELES CA 91605
 City: LOS ANGELES CITY-44
 Billing Address: 20811 SANTINWOOD DR SAUGUS CA 91350
 Assessed Owner(s): CALEFATO,BLANCA E

Tax Rate Area:	0000013	Value	Conveyance Date:	12/21/2007
Use Code:	2670	Land: 181,833.00	Conveying Instrument:	
Auto service, no gas		Improvements: 280,626.00	Date Transfer Acquired:	
Region Code:	24	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	2004
Zoning Code:	LAM2	Inventory:	Year Last Modified:	2004
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	3933
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	6,312.32
				462,459.00

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	3,156.16	315.61	12/10/2012	UNPAID		3,156.16
2nd	3,156.16	325.61	04/10/2013	UNPAID		3,156.16
Total Balance:						6,312.32

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	62.94
36.92	LA CO PARK DISTRICTS	25.51
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	166.75
61.81	SOUTHEAST MOSQ ABATE	8.04
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	23.80
188.51	LOS ANGELES LIGHT MAINT	122.46
188.69	L.A. STORMWATER POLL ABATE	50.18

Underlying Parcels: 2317-014-027
 Future Parcels:
 Related Parcels:

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

*** END OF REPORT ***

Southland Title Corporation

RECORDING REQUESTED BY:
LANAMERICA SOUTHLAND TITLE

AND WHEN RECORDED MAIL TO.

MRS. BLANCA E. CALEFATO
20811 SANTINWOOD DRIVE
SAUGUS, CA 91350

12/21/07



20072810283

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No. 17024820 Escrow No.. 001-29789-JD1

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

DOCUMENTARY TRANSFER TAX is \$NO CONSIDERATION

#0.

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11927(a), on transferring community, quasi- community, or quasi-marital property, assets between spouses pursuant to a judgment, and order, or a written agreement between spouses in contemplation of any such judgment or order.
- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

FOR A NO VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN CALEFATO, Spouse of Grantee

TH

This conveyance established sole and separate property of a spouse, R & T 11911 "

hereby GRANT(s) to:

BLANCA E. CALEFATO, a Married Woman as her sole and separate property.

the real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF AS PER YOUR PRELIMINARY TITLE REPORT..

Also Known as. 7418 LAUREL CANYON BOULEVARD, LOS ANGELES, CA 91605
A P # 2317-014-027

** "It is the intention of the Grantor herein by the execution of this Deed to acknowledge the fact that he/she has no interest in the property subject to this Deed, and he/she further acknowledges that he/she relinquishes any interest which might otherwise accrued to her/him in the future by way of community property or other rights, R&T 11911 "

DATED December 18, 2007
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On DECEMBER 19, 2007

JOHN CALEFATO

Before me, JENNIE DAO
A Notary Public in and for said State, personally appeared
JOHN CALEFATO

~~personally known to me~~ 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.



WITNESS my hand and official seal.

Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

2-317-14-27
2-317-114-2

17024820

EXHIBIT 'A'

X Lot(s) 2 of Tract No 15142, in the City of LOS ANGELES, County of Los Angeles, State of California, as per Map recorded in Book 404, Page(s) 7 of Maps, in the Office of the County Recorder of said County.

Except that portion of said Lot, lying within that certain strip of land being described in deed recorded in Book 6268, Page 158 of Deeds as Condemned in Final Order of Condemnation recorded February 22, 1972 as Document No. 4718, Official Records of said County

X

Q7 2610263



LEAD SHEET

01-0722802

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
9:01 AM APR 27 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE



TITLE(S)

FEE

D.T.T.

FEE \$7 P
DAF \$2

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown



THIS FORM IS NOT TO BE DUPLICATED

01-0722802

2

Recorded at the request of and mail to:

JOHN CALEFATO
(Name)
20811 SATINWOOD DR.
(Address)
SAUGUS CA. 91350

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT
TO PROVIDE PARKING ATTENDANT

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

LEGAL DESCRIPTION: TRACT: TR15142 LOT: 2 ABB: 1 MAP REF: MB 404-7
PARCEL ID # PIN: 186B165 504 PARCEL: 027

as recorded in Book 404, Page 7, Records of Los Angeles County, which property is located and known as (ADDRESS): 7418 LAUREL CANYON BLVD. NORTH HOLLYWOOD, CA. 91607

And, that in consideration of the issuance of a building permit by the City of Los Angeles for which the required parking is allowed to be provided in a tandem arrangement as regulated by Section 12.21-A, 5(h) of the Los Angeles Municipal Code, the undersigned do hereby covenant and agree with said City that the parking will be supervised by an attendant at such times as the building for which the tandem parking is being provided is in active operation.

This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES
MUST BE
NOTARIZED

Owner's Name John CALEFATO (Please type or print)
Signature of owner John Calefato (Sign)
Two Officers' Signatures Required for Corporations (Sign)
Name of Corporation
Dated this 4-25-01 day of 4-25-01

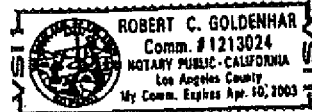
(STATE OF CALIFORNIA, COUNTY OF Los Angeles)

On 4-25-01 before me, ROBERT C. GOLDENHAR, personally appeared John Calefato, personally known to me (or proved to me 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/hers/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.

Signature

[Handwritten signature of Robert C. Goldenhar]



MUST BE APPROVED BY Dept. of Building & Safety prior to recording
APPROVED BY [Signature]

FOR DEPARTMENT USE ONLY:

District Map 186B165 Branch Ofc. VN
AFFIDAVIT NUMBER
Entered on Map by DATE

Lawyers Title



2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Creative Investment Group, Inc.
2400 W. Magnolia Blvd.
Burbank, CA 91506

Loan No. CLGCalefato

22

Space Above for Recorder's Use

19091840
237-04-027

**DEED OF TRUST,
ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

ATTENTION COUNTY RECORDER: THIS INSTRUMENT IS INTENDED TO BE EFFECTIVE AS A FINANCING STATEMENT FILED AS A FIXTURE FILING PURSUANT TO SECTION 9402 OF THE CALIFORNIA COMMERCIAL CODE. PORTIONS OF THE GOODS COMPRISING A PART OF THE MORTGAGED PROPERTY ARE OR ARE TO BECOME FIXTURES RELATED TO THE LAND DESCRIBED IN EXHIBIT A HERETO. THIS INSTRUMENT IS TO BE FILED FOR RECORD IN THE RECORDS OF THE COUNTY WHERE DEEDS OF TRUST ON REAL PROPERTY ARE RECORDED AND SHOULD BE INDEXED AS BOTH A DEED OF TRUST AND AS A FINANCING STATEMENT COVERING FIXTURES. THE ADDRESSES OF BORROWER (DEBTOR) AND LENDER (SECURED PARTY) ARE SPECIFIED IN THE FIRST PARAGRAPH ON PAGE 1 OF THIS INSTRUMENT.

THIS DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Instrument") is made to be effective May 8, 2009, by Blanca E. Calefato, a married woman as her sole and separate property, whose address is 20811 Satinwood Drive, Santa Clarita, CA 91350, as trustor ("Borrower"), to All Counties Trust Deed, a Nevada corporation, as trustee ("Trustee"), for the benefit of Creative Investment Group, Inc., whose addresses are 2400 W. Magnolia Blvd., Burbank, CA 91506, as beneficiary (jointly and severally referred to herein in the singular as "Lender").

Borrower in consideration of the indebtedness and the trust created by this Instrument, irrevocably grants, conveys and assigns to Trustee, in trust, with power of sale, the Mortgaged Property, including the Land located in Los Angeles County, State of California and described in Exhibit A attached to this Instrument and is described as 7418 Laurel Canyon Blvd., N. Hollywood, CA 91605.

TO SECURE TO LENDER the repayment of the indebtedness evidenced by Borrower's Promissory Note payable to Lender, dated as of the date of this Instrument, in the principal amount of Three hundred fifty thousand dollars exactly (US \$ 350,000.00), and all renewals, extensions and modifications of the indebtedness, the payment of all sums advanced by or on behalf of Lender to protect the security of this Instrument under Section 12, and the performance of the covenants and agreements of Borrower contained in the Loan Documents.

Borrower represents and warrants that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to grant, convey and assign the Mortgaged Property, and that the Mortgaged Property is unencumbered, except as shown on the schedule of exceptions to coverage in the title policy issued to and accepted by Lender contemporaneously with the execution and recordation of this Instrument and insuring Lender's interest in the Mortgaged Property (the "Schedule of Title Exceptions"). Borrower covenants that Borrower will warrant and defend generally the title to the Mortgaged Property against all claims and demands, subject to any easements and restrictions listed in the Schedule of Title Exceptions.

1

THIS DEED OF TRUST SECURES A FIXED RATE PROMISSORY NOTE. THIS DEED OF TRUST IS A First DEED OF TRUST. NO FURTHER ENCUMBRANCES MAY BE RECORDED AGAINST THE REAL PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF LENDER. FAILURE TO COMPLY WITH THIS PROVISION SHALL CONSTITUTE AN EVENT OF DEFAULT AND AT THE LENDER'S OPTION THE LOAN SHALL IMMEDIATELY BECOME DUE AND PAYABLE. CONSENT TO ONE FURTHER ENCUMBRANCE SHALL NOT BE DEEMED TO BE A WAIVER OF THE RIGHT TO REQUIRE SUCH CONSENT TO FUTURE OR SUCCESSIVE ENCUMBRANCES.

IN WITNESS WHEREOF, Borrower has signed and delivered this Instrument or has caused this Instrument to be signed and delivered by its duly authorized representative.

BORROWER:

Blanca E. Calefato
Blanca E. Calefato

State of California) ss.
County of LOS ANGELES)

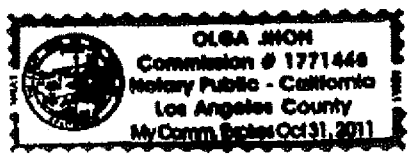
On May 11 2009, 2009, before me, OLGA JHON, NOTARY PUBLIC, personally appeared BLANCA E. CALEFATO, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal Above



2



Recording Requested by
CITY OF LOS ANGELES

When Recorded Mail To
CITY CLERK'S MAIL BOX

R/W No. 53000-13501R

C.D. No. 6

D.M. No 186B165

P.C. No. 2008-00182

Address 7418 N Laurel Canyon Boulevard

Documentary Transfer Tax Not Required:
Sec. 11922 Revenue and Taxation Code

Date offer filed with the
REAL ESTATE SECTION,
BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS

JUL 27 2009

IRREVOCABLE OFFER TO DEDICATE

The undersigned hereby certifies that I/we am/are the legal owner of or are parties having an interest in the hereinafter described real property, and the undersigned, for themselves, their heirs, successors and assigns, do hereby designate and set aside for future street, and irrevocably offer to dedicate to The City of Los Angeles, an easement for public street purposes, in, over, along, upon and across the hereinafter described real property located in The City of Los Angeles, County of Los Angeles, State of California, described as follows, to wit:

Legal Description

THE WESTERLY 2.00 FEET OF LOT 2 OF TRACT NO. 15142, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 404, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Recorded at the request of
THE CITY OF LOS ANGELES

When recorded mail to
City Clerk Mail Box



R/W No. 53000-13501R - 7418 Laurel Canyon Blvd.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

RESOLUTION

3

Recording Requested by
CITY OF LOS ANGELES

When Recorded Mail To
CITY CLERK'S MAIL BOX

R/W No. 53000-13501R
C.D. No. 6
D.M. No. 186B165
P.C. No. 00016-20000-23684
Address 7418 LAUREL CANYON
BLVD

Documentary Transfer Tax Not Required:
Sec. 11922 Revenue and Taxation Code

Date offer filed with the REAL ESTATE SECTION,
BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS

RESOLUTION

WHEREAS, a certain property was offered for dedication for public street or highway purposes by that certain Irrevocable Offer to Dedicate recorded as Document No. 20091174843 - on July 31, 2009, of Official Records, in the Office of the County Recorder of Los Angeles County; and

WHEREAS, such dedication is to become completed at such time as the Council of the City of Los Angeles accepts same for public street or highway purposes;

WHEREAS, Section 12.37 of the Municipal Code of the City of Los Angeles provides that said Irrevocable Offer to Dedicate is subject to the right of the City Council to accept or reject same within one year from date of filing said offer; and

WHEREAS, the acceptance of dedication and the opening of said certain property as a public street or highway at this time is necessary to the public interest and convenience;

NOW, THEREFORE BE IT RESOLVED, that the Council of the City of Los Angeles hereby accepts the dedication of said certain property as described in said Irrevocable Offer to Dedicate as public street or highway; and

BE IT FURTHER RESOLVED, that the Real Estate Section, Bureau of Engineering of the City of Los Angeles is hereby directed to record this Resolution in the Office of the County Recorder of Los Angeles County, State of California.

RECORDED IN THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF FEBRUARY 26 2010
BY A MAJORITY OF ALL ITS MEMBERS.

PURSUANT to Sec. 558 of the City Charter
approval of this resolution recommended
for the City Planning Commission.....

GARY L. MOORE, P.E.
City Engineer



JUNEY AGMAY
CITY CLERK
DEPUTY

Nancy Scrumer 9-29-09

by

Wesley Tanljin, P.E., Civil Engineer

August 28, 2009

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4840679)

Telephone Number: (213) 482-6890

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

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

TR 15142 2 1 M B 404-7

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

APN 2317-014-027
AKA 7418 N LAUREL CANYON BLVD
LOS ANGELES

Owner:
CALEFATO BLANCA E
20811 SANTINWOOD DR
SAUGUS CA, 91350

DATED: This 01st Day of June, 2010

CITY OF LOS ANGELES

By

Karen Penner

for

Karen Penner, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4898812)

Telephone Number: (213) 482-6890

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

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

TR 15142 2 1 M B 404-7

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


APN 2317-014-027
AKA 7418 N LAUREL CANYON BLVD
LOS ANGELES

Owner:
CALEFATO BLANCA E
20811 SANTINWOOD DR
SAUGUS CA, 91350

DATED: This 17th Day of August, 2010

CITY OF LOS ANGELES

By


Giovanni Dacumos, Acting Bureau Chief
Resource Management Bureau

2

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5079184)

Telephone Number: (213) 482-6890

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

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

TR 15142 2 1 M B 404-7

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

APN 2317-014-029
AKA 7418 N LAUREL CANYON BLVD
LOS ANGELES

Owner:

CALEFATO BLANCA E
20811 SANTINWOOD DR
SAUGUS CA, 91350

DATED: This 07th Day of July, 2011

CITY OF LOS ANGELES

By *Karen Penner*
Karen Penner, Acting Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



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Telephone Number: (213) 482-6890

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

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APN 2317-014-029
AKA 7418 N LAUREL CANYON BLVD
LOS ANGELES

Owner:

CALEFATO BLANCA E
20811 SANTINWOOD DR
SAUGUS CA,91350

DATED: This 20th Day of April, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



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Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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

TR 15142 2 1 M B 404-7

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APN 2317-014-029
AKA 7418 N LAUREL CANYON BLVD
LOS ANGELES

Owner:
CALEFATO BLANCA E
20811 SANTINWOOD DR
SAUGUS CA, 91350

DATED: This 30th Day of August, 2012
CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

7418 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-3134

Owner Information:

Owner Name: CALEFATO BLANCA E
 Mailing Address: 20811 SANTINWOOD DR, SAUGUS CA 91350
 Vesting Codes: MW // SE

Location Information:

Legal Description: TR=15142 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 2
 County: LOS ANGELES, CA APN: 2317-014-029
 Census Tract / Block: 1224.10 / 2 Alternate APN: 2317-014-027
 Township-Range-Sect: Subdivision: 15142
 Legal Book/Page: 404-7 Map Reference: 16-C3 / 532-G4
 Legal Lot: 2 Tract #: 15142
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 12/21/2007 / 12/18/2007 Deed Type: INTERSPOUSAL DEED
 TRANSFER
 Sale Price: 1st Mtg Document #: 2810284
 Document #: 2810283

Last Market Sale Information:

Recording/Sale Date: 08/17/1987 / 08/1987 1st Mtg Amount/Type: \$75,000 / PRIVATE PARTY
 Sale Price: \$120,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 1309954
 Document #: 1309953 2nd Mtg Amount/Type: /
 Deed Type: JOINT TENANCY DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$30.51
 New Construction: Multi/Split Sale:
 Title Company: WORLD TITLE CO.

Lender:
 Seller Name: SERLIN HENRY

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: 2004 / 2004	Total Rooms/Offices:	Garage Area:
Gross Area: 3,933	Total Restrooms:	Garage Capacity:
Building Area: 3,933	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material: ROLL COMPOSITION	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories: 1.00	Foundation: CONCRETE	Pool:
Other Improvements:	Exterior wall: STUCCO	Quality: AVERAGE
	Basement Area:	Condition:

Site Information:

Zoning: LAM2	Acres: 0.15	County Use: AUTO SVC- NO GAS (2670)
Lot Area: 6,499	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information:

Total Value: \$462,459	Assessed Year: 2012	Property Tax: \$6,097.98
Land Value: \$181,833	Improved %: 61%	Tax Area: 13
Improvement Value: \$280,626	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$462,459		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

7418 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-3134

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	\$120,000	\$240,000	\$4,000,000	\$1,183,711
Bldg/Living Area	3,933	2,992	4,770	3,653
Price/Sqft	\$30.51	\$66.23	\$844.24	\$310.73
Year Built	2004	1905	1996	1960
Lot Area	6,499	4,544	18,467	10,874
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$462,459	\$64,950	\$938,134	\$456,814
Distance From Subject	0.00	2.75	22.43	13.32

*= user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	7418 LAUREL CANYON BLVD	\$120,000	2004			08/17/1987	3,933	6,499	0.0
Comparables									
✓ 1	9265 SUNLAND BLVD	\$675,000	1973			12/31/2012	3,600	13,237	2.75
✓ 2	3200 W BURBANK BLVD	\$700,000	1956			01/03/2013	3,040	6,705	3.54
✓ 3	309 W VERDUGO AVE	\$700,000	1982			10/31/2012	2,992	6,987	5.24
✓ 4	6938 RESEDA BLVD	\$2,500,000	1970			12/31/2012	4,106	14,802	7.99
✓ 5	2946 FOOTHILL BLVD	\$820,000	1948			12/28/2012	4,640	7,502	8.82
✓ 6	6620 MELROSE AVE	\$1,525,000	1928			06/29/2012	3,180	5,813	9.04
✓ 7	7132 REMMET AVE	\$571,500	1958			08/14/2012	3,017	7,499	11.65
✓ 8	1816 W 3RD ST	\$625,000	1976			11/30/2012	3,220	5,753	12.29
✓ 9	3121 W JEFFERSON BLVD	\$240,000	1940			08/15/2012	3,225	6,500	12.96
✓ 10	2411 PICO BLVD	\$4,000,000	1966			01/31/2013	4,738	17,664	13.23
✓ 11	11461 W WASHINGTON BLVD	\$1,389,000	1960			10/16/2012	3,741	13,335	14.1
✓ 12	719 E 9TH ST		1905			02/04/2013	4,428	4,873	14.35
✓ 13	4201 CITY TERRACE DR	\$360,000	1949			11/16/2012	3,100	4,544	16.25
✓ 14	25842 SPRINGBROOK AVE	\$425,000	1978			07/24/2012	3,500	7,243	16.49
✓ 15	2655 E COLORADO BLVD	\$900,000	1956			12/27/2012	3,213	12,375	17.65
✓ 16	327 S WOODS AVE	\$250,000	1960			08/30/2012	3,775	14,184	18.24
✓ 17	7907 SANTA FE AVE	\$2,030,000	1957			12/14/2012	3,869	18,467	18.98
✓ 18	7923 SANTA FE AVE	\$2,030,000	1978			12/14/2012	3,600	16,672	19.01

✓								
✓	19	14107 S WESTERN AVE	\$700,000	1996	10/22/2012	3,312	16,786	21.43
✓	20	222 N SEPULVEDA BLVD	\$2,050,000	1964	08/15/2012	4,770	16,539	22.43

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7418 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-3134**20 Comparable(s) Selected.**

Report Date: 03/11/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$120,000	\$240,000	\$4,000,000	\$1,183,711
Bldg/Living Area	3,933	2,992	4,770	3,653
Price/Sqft	\$30.51	\$66.23	\$844.24	\$310.73
Year Built	2004	1905	1996	1960
Lot Area	6,499	4,544	18,467	10,874
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$462,459	\$64,950	\$938,134	\$456,814
Distance From Subject	0.00	2.75	22.43	13.32

* = user supplied for search only

Comp #:	1	Distance From Subject: 2.75 (miles)	
Address:	9265 SUNLAND BLVD, SUN VALLEY, CA 91352-2055		
Owner Name:	RUVALCABA ISMAEL & ANGELICA		
Seller Name:	DEMYANEK WALTER JR & DEBORAH A		
APN:	2408-002-007	Map Reference:	9-E5 / 503-A6
County:	LOS ANGELES, CA	Census Tract:	1211.02
Subdivision:	8942	Zoning:	LAM2
Rec Date:	12/31/2012	Prior Rec Date:	06/27/2003
Sale Date:	11/29/2012	Prior Sale Date:	06/04/2003
Sale Price:	\$675,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	2027768	Acres:	0.30
1st Mtg Amt:	\$573,700	Lot Area:	13,237
Total Value:	\$605,361	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 3.54 (miles)	
Address:	3200 W BURBANK BLVD, BURBANK, CA 91505-2201		
Owner Name:	THUNDERBIRD VALLEY LTD		
Seller Name:	TURNER TECHTRONICS INC		
APN:	2477-003-008	Map Reference:	17-A6 / 563-D1
County:	LOS ANGELES, CA	Census Tract:	3113.00
Subdivision:	9762	Zoning:	BUC3*
Rec Date:	01/03/2013	Prior Rec Date:	01/03/1997
Sale Date:	12/21/2012	Prior Sale Date:	
Sale Price:	\$700,000	Prior Sale Price:	\$155,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	9236	Acres:	0.15
1st Mtg Amt:	\$450,000	Lot Area:	6,705
Total Value:	\$473,278	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 5.24 (miles)	
Address:	309 W VERDUGO AVE, BURBANK, CA 91502-2341		
Owner Name:	FRANK DANE & P FAM TRUST		
Seller Name:	FRANK CLINTON J & M L		
APN:	2451-019-007	Map Reference:	24-D1 / 563-G1
County:	LOS ANGELES, CA	Census Tract:	3118.02
Subdivision:	5695	Zoning:	BUC4*
Rec Date:	10/31/2012	Prior Rec Date:	07/05/1983
Sale Date:	10/15/2012	Prior Sale Date:	
Sale Price:	\$700,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1654692	Acres:	0.16
1st Mtg Amt:	\$700,000	Lot Area:	6,987
Total Value:	\$454,590	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 7.99 (miles)	
Address:	6938 RESEDA BLVD, RESEDA, CA 91335-4206		
Owner Name:	ZAGHIAN SAEED		
Seller Name:	L & S REALTY-RESEDA BLVD LLC		
APN:	2125-009-019	Map Reference:	14-C4 / 530-J5
County:	LOS ANGELES, CA	Census Tract:	1323.00
Subdivision:	14859	Zoning:	LAC2
Rec Date:	12/31/2012	Prior Rec Date:	01/12/2004
Sale Date:	12/21/2012	Prior Sale Date:	12/29/2003
Sale Price:	\$2,500,000	Prior Sale Price:	\$1,704,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	2035448	Acres:	0.34
1st Mtg Amt:		Lot Area:	14,802
Total Value:	\$905,557	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5			Distance From Subject:	8.82 (miles)
Address:	2946 FOOTHILL BLVD, LA CRESCENTA, CA 91214-3462				
Owner Name:	2946 FOOTHILL LLC				
Seller Name:	RUEFF JUDITH E				
APN:	5801-011-032	Map Reference:	11-D6 / 534-F1	Building Area:	4,640
County:	LOS ANGELES, CA	Census Tract:	3005.01	Total Rooms/Offices:	
Subdivision:	8321	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	12/28/2012	Prior Rec Date:		Yr Built/Eff:	1948 / 1955
Sale Date:	12/19/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$820,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	2014980	Acres:	0.17		
1st Mtg Amt:	\$104,000	Lot Area:	7,502		
Total Value:	\$147,012	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	9.04 (miles)
Address:	6620 MELROSE AVE, LOS ANGELES, CA 90038-3410				
Owner Name:	6620 MELROSE LLC				
Seller Name:	BAGLIONI P W 1989 TRUST				
APN:	5524-017-019	Map Reference:	34-B5 / 593-E6	Building Area:	3,180
County:	LOS ANGELES, CA	Census Tract:	1919.02	Total Rooms/Offices:	
Subdivision:	6078	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/29/2012	Prior Rec Date:	11/16/1992	Yr Built/Eff:	1928 / 1928
Sale Date:	05/30/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,525,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	967886	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,813		
Total Value:	\$380,089	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	11.65 (miles)
Address:	7132 REMMET AVE, CANOGA PARK, CA 91303-2015				
Owner Name:	M & M ADVANCE INVESTMENTS LLC				
Seller Name:	LEE FAMILY TRUST				
APN:	2111-027-034	Map Reference:	12-C3 / 530-A5	Building Area:	3,017
County:	LOS ANGELES, CA	Census Tract:	1345.20	Total Rooms/Offices:	
Subdivision:	OWENSMOUTH	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/14/2012	Prior Rec Date:	08/24/1988	Yr Built/Eff:	1958 / 1959
Sale Date:	07/31/2012	Prior Sale Date:	05/1988	Air Cond:	
Sale Price:	\$571,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1208327	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,499		
Total Value:	\$68,469	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	12.29 (miles)
Address:	1816 W 3RD ST, LOS ANGELES, CA 90057				
Owner Name:	K TOWN LAUNDRY ACQ LLC				
Seller Name:	JEFFERS EVA A				
APN:	5154-022-009	Map Reference:	44-B2 / 634-D2	Building Area:	3,220
County:	LOS ANGELES, CA	Census Tract:	2089.04	Total Rooms/Offices:	
Subdivision:	SUN-SET	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/30/2012	Prior Rec Date:		Yr Built/Eff:	1976 / 1976
Sale Date:	10/05/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$625,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1826039	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,753		
Total Value:	\$145,504	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9			Distance From Subject:	12.96 (miles)
Address:	3121 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3229				
Owner Name:	BEVERLY BOULEVARD BUILDING LLC				
Seller Name:	GILLINGS DUDLEY L				
APN:	5051-033-029	Map Reference:	43-C6 / 633-F7	Building Area:	3,225
County:	LOS ANGELES, CA	Census Tract:	2193.00	Total Rooms/Offices:	
Subdivision:	5580	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/15/2012	Prior Rec Date:	07/01/1983	Yr Built/Eff:	1940 / 1950
Sale Date:	08/08/2012	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$240,000	Prior Sale Price:	\$90,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1217678	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,500		
Total Value:	\$148,430	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10			Distance From Subject:	13.23 (miles)
Address:	2411 PICO BLVD, SANTA MONICA, CA 90405-1826				
Owner Name:	GABBAY & GABBAY LLC				
Seller Name:	DFTC INC				
APN:	4274-006-023	Map Reference:	41-C6 / 671-H1	Building Area:	4,738
County:	LOS ANGELES, CA	Census Tract:	7018.01	Total Rooms/Offices:	
Subdivision:	ERKENBRECHER SYNDICATE SANTA M	Zoning:	SMC4*	Total Restrooms:	
Rec Date:	01/31/2013	Prior Rec Date:	07/12/1993	Yr Built/Eff:	1966 / 1967
Sale Date:	12/26/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$4,000,000	Prior Sale Price:	\$99,611	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	156683	Acres:	0.41		
1st Mtg Amt:	\$2,000,000	Lot Area:	17,664		
Total Value:	\$938,134	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	11			Distance From Subject:	14.1 (miles)
Address:	11461 W WASHINGTON BLVD, CULVER CITY, CA 90066-6014				
Owner Name:	NELSON FAMILY LIVING TRUST				
Seller Name:	NELSON FAMILY TRUST				
APN:	4233-002-037	Map Reference:	50-A3 / 672-E4	Building Area:	3,741
County:	LOS ANGELES, CA	Census Tract:	7028.02	Total Rooms/Offices:	
Subdivision:	7665	Zoning:	LAC3-1	Total Restrooms:	
Rec Date:	10/16/2012	Prior Rec Date:	05/23/1994	Yr Built/Eff:	1960 / 1961
Sale Date:	08/17/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,389,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	1556467	Acres:	0.31		
1st Mtg Amt:	\$319,470	Lot Area:	13,335		
Total Value:	\$768,665	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	12			Distance From Subject:	14.35 (miles)
Address:	719 E 9TH ST, LOS ANGELES, CA 90021-1816				
Owner Name:	ESSY INVESTMENT GROUP LLC				
Seller Name:	WONG WILLIAM & C Y TRUST				
APN:	5146-025-035	Map Reference:	44-D4 / 634-F6	Building Area:	4,428
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	CLARK & BRYAN	Zoning:	LAM2	Total Restrooms:	
Rec Date:	02/04/2013	Prior Rec Date:		Yr Built/Eff:	1905 / 1929
Sale Date:	01/23/2013	Prior Sale Date:		Air Cond:	NONE
Sale Price:		Prior Sale Price:		Pool:	
Sale Type:	N	Prior Sale Type:		Roof Mat:	
Document #:	179552	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,873		
Total Value:	\$65,935	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	13			Distance From Subject:	16.25 (miles)
Address:	4201 CITY TERRACE DR, LOS ANGELES, CA 90063-1108				
Owner Name:	DODGE JASON T				
Seller Name:	GARCIA JUAN TRUST				
APN:	5226-012-012	Map Reference:	45-D2 / 635-E3	Building Area:	3,100
County:	LOS ANGELES, CA	Census Tract:	5306.01	Total Rooms/Offices:	
Subdivision:	7812	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	11/16/2012	Prior Rec Date:	10/29/2009	Yr Built/Eff:	1949 /
Sale Date:	11/06/2012	Prior Sale Date:	08/05/2009	Air Cond:	
Sale Price:	\$360,000	Prior Sale Price:	\$200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1748257	Acres:	0.10		
1st Mtg Amt:	\$243,750	Lot Area:	4,544		
Total Value:	\$272,334	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14			Distance From Subject:	16.49 (miles)
Address:	25842 SPRINGBROOK AVE, SANTA CLARITA, CA 91350-2565				
Owner Name:	TUCKER JAMES S & DEBRA M				
Seller Name:	MINNA N L LIVING TRUST				
APN:	2836-008-064	Map Reference:	124-C9 / 4550-H4	Building Area:	3,500
County:	LOS ANGELES, CA	Census Tract:	9203.14	Total Rooms/Offices:	
Subdivision:	1801	Zoning:	SCI	Total Restrooms:	
Rec Date:	07/24/2012	Prior Rec Date:		Yr Built/Eff:	1978 / 1978
Sale Date:	06/21/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$425,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1089621	Acres:	0.17		
1st Mtg Amt:	\$225,000	Lot Area:	7,243		
Total Value:	\$144,951	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	15			Distance From Subject:	17.65 (miles)
Address:	2655 E COLORADO BLVD, PASADENA, CA 91107-6657				
Owner Name:	KIRIMIS EVANGELIA/KIRIMIS DIMITRI				
Seller Name:	KIRIMIS G D LIVING TRUST				
APN:	5748-008-024	Map Reference:	27-E4 / 566-E4	Building Area:	3,213
County:	LOS ANGELES, CA	Census Tract:	4629.00	Total Rooms/Offices:	
Subdivision:	L J ROSE'S SUB/LAMANDA PK	Zoning:	PSC*	Total Restrooms:	
Rec Date:	12/27/2012	Prior Rec Date:	06/05/1992	Yr Built/Eff:	1956 / 1957
Sale Date:	12/07/2012	Prior Sale Date:	05/1992	Air Cond:	
Sale Price:	\$900,000	Prior Sale Price:	\$615,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	COMPOSITION SHINGLE
Document #:	2013171	Acres:	0.28		
1st Mtg Amt:	\$580,000	Lot Area:	12,375		
Total Value:	\$865,832	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16			Distance From Subject:	18.24 (miles)
Address:	327 S WOODS AVE, LOS ANGELES, CA 90022-1941				
Owner Name:	FELIX SONIA/FELIX SONIA Y				
Seller Name:	ROTUNNO LEWIS C				
APN:	5248-003-011	Map Reference:	45-F5 / 635-H6	Building Area:	3,775
County:	LOS ANGELES, CA	Census Tract:	5303.01	Total Rooms/Offices:	
Subdivision:	10681	Zoning:	LCM1*	Total Restrooms:	
Rec Date:	08/30/2012	Prior Rec Date:		Yr Built/Eff:	1960 / 1960
Sale Date:	08/08/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$250,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1297830	Acres:	0.33		
1st Mtg Amt:	\$250,000	Lot Area:	14,184		
Total Value:	\$64,950	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	17			Distance From Subject:	18.98 (miles)
Address:	7907 SANTA FE AVE, HUNTINGTON PARK, CA 90255-6630				
Owner Name:	ALLIANCE FOR COLLEGE-READY PUB				
Seller Name:	7907 SANTA FE LLC				
APN:	6202-038-046	Map Reference:	58-E1 / 704-H1	Building Area:	3,869
County:	LOS ANGELES, CA	Census Tract:	5353.00	Total Rooms/Offices:	
Subdivision:	FLORENCE STATION	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	12/14/2012	Prior Rec Date:	08/14/2008	Yr Built/Eff:	1957 / 1961
Sale Date:	12/06/2012	Prior Sale Date:	07/10/2008	Air Cond:	
Sale Price:	\$2,030,000	Prior Sale Price:	\$1,590,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1938244	Acres:	0.42		
1st Mtg Amt:		Lot Area:	18,467		
Total Value:	\$647,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	18			Distance From Subject:	19.01 (miles)
Address:	7923 SANTA FE AVE, HUNTINGTON PARK, CA 90255-6613				
Owner Name:	ALLIANCE FOR COLLEGE-READY PUB				
Seller Name:	7907 SANTA FE LLC				
APN:	6202-038-047	Map Reference:	58-E1 / 704-H1	Building Area:	3,600
County:	LOS ANGELES, CA	Census Tract:	5353.00	Total Rooms/Offices:	
Subdivision:	FLORENCE STATION	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	12/14/2012	Prior Rec Date:	08/14/2008	Yr Built/Eff:	1978 / 1978
Sale Date:	12/06/2012	Prior Sale Date:	07/10/2008	Air Cond:	
Sale Price:	\$2,030,000	Prior Sale Price:	\$1,590,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1938244	Acres:	0.38		
1st Mtg Amt:		Lot Area:	16,672		
Total Value:	\$553,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	19			Distance From Subject:	21.43 (miles)
Address:	14107 S WESTERN AVE, GARDENA, CA 90249-3009				
Owner Name:	KIM 2013 FAMILY TRUST				
Seller Name:	KEA SHARON				
APN:	4061-027-005	Map Reference:	63-E2 / 733-H3	Building Area:	3,312
County:	LOS ANGELES, CA	Census Tract:	6029.00	Total Rooms/Offices:	
Subdivision:	STRAWBERRY PK	Zoning:	GASP	Total Restrooms:	
Rec Date:	10/22/2012	Prior Rec Date:	03/01/2007	Yr Built/Eff:	1996 / 1996
Sale Date:	10/17/2012	Prior Sale Date:	01/11/2007	Air Cond:	
Sale Price:	\$700,000	Prior Sale Price:	\$1,170,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1593364	Acres:	0.39		
1st Mtg Amt:		Lot Area:	16,786		
Total Value:	\$613,500	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	20			Distance From Subject:	22.43 (miles)
Address:	222 N SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266-6802				
Owner Name:	PHMB LLC				
Seller Name:	AUSTIN BROTHERS LLC				
APN:	4167-023-032	Map Reference:	62-C4 / 732-G7	Building Area:	4,770
County:	LOS ANGELES, CA	Census Tract:	6208.00	Total Rooms/Offices:	
Subdivision:	142	Zoning:	MNCG	Total Restrooms:	
Rec Date:	08/15/2012	Prior Rec Date:	01/19/2000	Yr Built/Eff:	1964 / 1964
Sale Date:	07/25/2012	Prior Sale Date:	03/17/1999	Air Cond:	
Sale Price:	\$2,050,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	1213710	Acres:	0.38		
1st Mtg Amt:		Lot Area:	16,539		
Total Value:	\$873,685	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **April 5, 2013**

JOB ADDRESS: **7418 NORTH LAUREL CANYON BLVD., UNIT 2, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2317-014-029**

CASE# **173510**

ORDER NO: **A-2975385**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 23, 2012**

COMPLIANCE EXPECTED DATE: **March 28, 2012**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2975385

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**MARSHA L. BROWN
PRESIDENT**

**HELENA JUBANY
VICE-PRESIDENT**

**VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS**

**CITY OF LOS ANGELES
CALIFORNIA**



**ANTONIO R. VILLARAIGOSA
MAYOR**

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

**ROBERT R. "Bud" OVRUM
GENERAL MANAGER**

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

ORDER TO COMPLY

**CALIFORNIA ENGINE C/O JOHN CALEFATO
7418 N LAUREL CANYON BLVD
NORTH HOLLYWOOD, CA 91605**

**CASE #: 173510 ✓
ORDER #: A-2975385
EFFECTIVE DATE: March 23, 2012
COMPLIANCE DATE: March 28, 2012**

**BUSINESS OPERATOR OF
SITE ADDRESS: 7418 N LAUREL CANYON BLVD
ASSESSORS PARCEL NO.: 2317-014-029
ZONE: M2; Light Industrial Zone
NAME OF BUSINESS IN VIOLATION: CALIFORNIA ENGINE**

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 December 29, 2011 and billed on invoice # 538116.

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

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

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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



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

NO COMPL
Page 1 of 2

PENALTY WARNING:

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

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS:

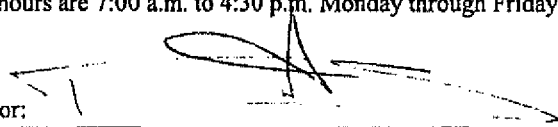
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation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

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

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9838. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



Date: March 19, 2012

HENRY BAGHDASSARIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9838


REVIEWED BY

KM

MAR 20 2012

Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the address shown on the last
qualified assessment roll.



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

www.ladbs.org

Signature

EXHIBIT D

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **April 5, 2013**

JOB ADDRESS: **7418 NORTH LAUREL CANYON BLVD., UNIT 2, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2317-014-029**

CASE# **173510**

ORDER NO: **A-2523330**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 11, 2010**

COMPLIANCE EXPECTED DATE: **May 16, 2010**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2523330

**BOARD OF
BUILDING AND SAFETY
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PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
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**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

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

ORDER TO COMPLY

BLANCA E CALEFATO
20811 SANTINWOOD DR
SAUGUS, CA 91350

CASE #: 173510
ORDER #: A-2523330 ✓
EFFECTIVE DATE: May 11, 2010
COMPLIANCE DATE: May 16, 2010

PROPERTY OWNER OF
SITE ADDRESS: **7418 N LAUREL CANYON BLVD**
ASSESSORS PARCEL NO.: 2317-014-027
ZONE: M2; Light Industrial Zone
NAME OF BUSINESS IN VIOLATION: CALIFORNIA ENGINE

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 February 22, 2010 and billed on invoice # 484067.

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 11, 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

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.

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

no compl

REPEAT VIOLATIONS:

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

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

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

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

APPEAL PROCEDURES:

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

and/or

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

Appeal rights for Code Sections other 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.

NON-COMPLIANCE FEE WARNING:

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

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

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

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