

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

December 2, 2014

Council District: # 15

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

JOB ADDRESS: **1230 NORTH ALAMEDA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7428-003-003**

On January 22, 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: **1230 North Alameda Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on January 22, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	483.84
Accumulated Interest (1%/month)	177.94
Title Report fee	42.00
Grand Total	\$ 1,110.34

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 **\$1,110.34** 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 **\$1,110.34** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10571
Dated as of: 07/18/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 7428-003-003

Property Address: 1230 N ALAMEDA ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument TRUST TRANSFER DEED

Grantor: TED V. SMITH AKA THEODORE V. SMITH, SURVIVING JOINT TENANT, AS TO AN UNDIVIDED ½ INTEREST

Grantee: TED V SMITH, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE TED V. SMITH LIVING TRUST DATED MARCH 24, 2004 AS TO AN UNDIVIDED ½ INTEREST

Instrument: 05/0293020

Book/Page: N/A

Dated: 01/18/2005

Recorded: 02/08/2005

MAILING ADDRESS: TED V SMITH C/O BACON LAW CORPORATION
THREE POINTE DRIVE, SUITE 300 BREA, CALIFORNIA 92821.

SCHEDULE B

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 OF TRACT NO 5702, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

Trustor/Mortgagor: TED BANDALL SMITH AND ALICIA ANN SMITH, HUSBAND AND WIFE, AND THEODORE V. SMITH AND SHIRLEY MAXINE SMITH, HUSBAND AND WIFE.

Lender/Beneficiary: ALVIN LOUNDY AND EVELYN LOUNDY, HUSBAND AND WIFE AS JOINT TENANTS

Trustee: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION

Instrument: 82/784006

Book/Page: N/A

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

Work Order No. T10571

SCHEDULE B (Continued)

Amount: \$175,000.00

Dated: 07/14/1982

Maturity Date: 08/04/2012

Open Ended: NO

Recorded: 08/04/1982

MAILING ADDRESS: MR. & MRS. ALVIN LOUNDY,
2811 MEDILL PLACE LOS ANGELES, CA.90064

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM EVELYN LOUNDY(ASSIGNOR) TO EVELYN LOUNDY, TRUSTEE OF THE ALVIN W. LOUNDY & EVELY LOUNDY SURVIVOR'S TRUST & RESIDUAL TRUST DATED 12/22/1977 (ASSIGNEE), DATED 07/19/1990, RECORDED 07/26/1990 AS INSTRUMENT NO. 90/1299742.

MAILING ADDRESS: ESTHER KASCLE
3481 LA SOMBRA DR. LOS ANGELES, CA. 90068

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM EVELYN LOUNDY(ASSIGNOR) TO EVELYN LOUNDY, TRUSTEE OF THE ALVIN W. LOUNDY & EVELY LOUNDY SURVIVOR'S TRUST & RESIDUAL TRUST DATED 12/22/1977 (ASSIGNEE), DATED 08/30/1990, RECORDED 09/10/1990 AS INSTRUMENT NO. 90/1550425.

MAILING ADDRESS: ESTHER KASCLE,
3481 LA SOMBRA DR. LOS ANGELES, CA. 90068

RECORDING REQUESTED BY
INVESTORS TITLE COMPANY
 AND WHEN RECORDED MAIL TO

82-784006

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
 AUG 4 1982 AT 8 A.M.
 Recorder's Office

Home
 Street Address
 City & State

Mr. & Mrs. Alvin Loundy
 2811 Medall Place
 Los Angeles, Ca. 90064

FEE \$5 28

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL) A.P.M.

This Deed of Trust, made this 14th day of July, 1982, between **TED RANDALL SMITH and ALICIA ANN SMITH, husband and wife, and THEODORE V. SMITH and SHIRLEY MAXINE SMITH, husband and wife**, herina called TRUSTOR, whose address is 12551 Woodland Lane, Garden Grove, Ca. 92654 (number and street) (city) (state) (zip), Title insurance and Trust Company, a California corporation, herein called TRUSTEE, and **ALVIN LOUNDY and EVELYN LOUNDY, husband and wife as joint tenants**, herein called BENEFICIARY, Witnesses: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in City of Los Angeles, Los Angeles County, California, described as: **Lots 1, 2, 3, 4 and 5 of Tract No. 3702, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 61 page 84 of Maps, in the office of the County Recorder of said County,**

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 175,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary when evidenced by another note (or notes) reciting it is so secured. To Protect the Security of This Deed of Trust, Trustor Agrees by the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive of the California deed of trust recorded in Santa Barbara County and Sonoma County the 18th 1964, and in all other counties (October 23, 1965), in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	425	484	Kings	703	232	Placer	895	261	Shasta	29	232
Alpine	1	280	Lake	242	39	Plumas	111	5	Shelby	454	101
Amador	194	348	Lassen	171	471	Siskiyou	0005	272	Solano	1155	103
Butte	1163	9	Los Angeles	73053	899	Siskiyou	4321	42	Sonoma	1881	899
Calaveras	145	132	Madras	819	170	San Benito	171	263	Stanislaus	1713	434
Calaveras	285	817	Maricopa	1305	239	San Bernardino	5145	81	Butte	101	247
Colusa	3875	47	Maricopa	77	395	San Francisco	2527	294	Tahoe	461	284
Del Norte	70	414	Maricopa	379	330	San Joaquin	2478	111	Tehama	92	264
El Dorado	349	458	Maricopa	1247	330	San Luis Obispo	1121	13	Tulare	2994	275
Fresno	4326	372	Maricopa	134	331	San Mateo	4474	436	Tuolumne	125	48
Glenn	421	164	Maricopa	51	336	San Bernardino	1276	640	Ventura	2882	264
Humboldt	437	237	Monterey	3174	332	Santa Clara	2326	241	Yuba	453	253
Imperial	1011	301	Napa	439	84	Santa Cruz	1331	494	Yuba	214	464
Inyo	147	398	Orange	361	330	Shasta	484	378			
Kern	2427	60	Orange	3499	611	San Diego	Series B Book 1961, Page 193487				

which provisions, identical in all counties, are printed on the reverse hereof, hereby are accepted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the reference to property, obligations, and parties to said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor request that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinafter set forth.

STATE OF CALIFORNIA,
 COUNTY OF ORANGE } ss.
 On 26 July 82 before me, the undersigned, a Notary Public in and for said State, personally appeared **Ted Randall Smith, Alicia Ann Smith, Theodore V. Smith and Shirley Maxine Smith**, known to me to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature: *Edwin J. Weigl*

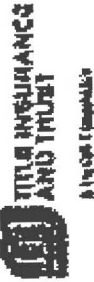
Signature of Trustor

X *Ted Randall Smith*
 X *Alicia Ann Smith*
 X *Theodore V. Smith*
 X *Shirley Maxine Smith*



Title Order No. 184761-06
 Escrow or Loan No. 9434

(This area for vehicle material only)



82-784006

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On July 26, 1982
State personally appeared Theodore V. Smith

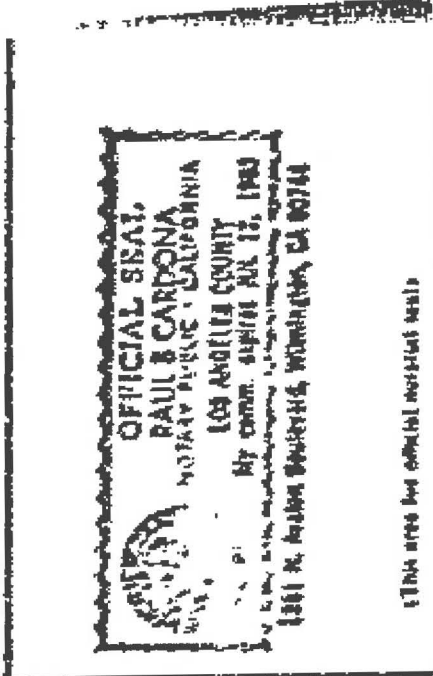
before me, the undersigned, a Notary Public in and for said

known to me
to be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same
WITNESS my hand and official seal

Signature

104767-05

1



This area for official notarial seal

RECORDING REQUESTED BY

ESTHER KASCLE

90 1299742

AND WHEN RECORDED MAIL TO

Name ESTHER KASCLE
Street Address 3481 La Sombra Dr.
City & State Los Angeles, Ca. 90068

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. 8 A.M. JUL 26 1990
PAST.

FEE
\$5
N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Deed of Trust

ADT 874 HB

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

For Value Received, the undersigned hereby grants, assigns and transfers to Evelyn Loundy, Trustee of the Alvin W. Loundy & Evelyn Loundy Survivor's Trust & Residual Trust dated 12/22/77* all beneficial interest under that certain Deed of Trust dated July 26, 1982 executed by Ted Randall Smith, Alicia Ann Smith, Theodore V. Smith & Shirley Maxine Smith in Title Insurance and Trust Company Trustee and recorded as Instrument No. 82-784006 on 8/4/82 in book _____ page _____ of Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as: Lots 1, 2, 3, 4 and 5 of Tract No. 5702, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 61 page 84 of Maps, in the office of the County Recorder of said County.

*This Assignment is one-half to said Survivor's Trust and one-half to said Residual Trust

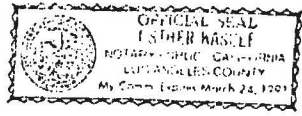
Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.
Dated July 19, 1990

Evelyn Loundy
Evelyn Loundy

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On July 19, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Evelyn Loundy

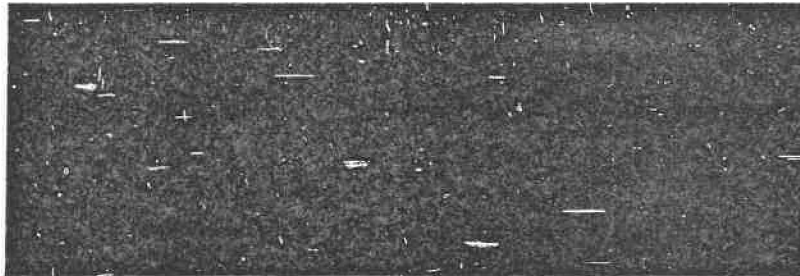
personally known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same. WITNESS my hand and official seal.

Signature: *Esther Kasckle*
Esther Kasckle
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. _____ File, Escrow or Loan No. _____



RECORDING REQUESTED BY

ESTHER KASCLE

AND WHEN RECORDED MAIL TO

Name: ESTHER KASCLE
Street Address: 3481 La Sombra Dr.
City & State: Los Angeles, CA 90068

90 1550425

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 PAST 8 A.M. SEP 10 1990

Assignment of Deed of Trust

ADT 874 HB

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

PEE
\$5
M

For Value Received, the undersigned hereby grants, assigns and transfers to Evelyn Loundy, Trustee of the Alvin W. Loundy & Evelyn Loundy Survivor's Trust & Residual Trust dated July 26, 1982 all beneficial interest under that certain Deed of Trust dated July 26, 1982 executed by Randall Smith, Alicia Ann Smith, Theodore V. Smith & Shirley Maxine Smith, Trustor to Title Insurance and Trust Company, Trustee, and recorded as Instrument No. 82-784006 on 8/4/82 in book 1272277 page 1 of Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as:
Lots 1, 2, 4 and 5 of Tract No. 5702, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 61 page 84 of Maps, in the office of the County Recorder of said County.

*This Assignment is completely to the Residual Trust.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.
Dated August 30, 1990

Evelyn Loundy
Evelyn Loundy

STATE OF CALIFORNIA,
COUNTY OF Los Angeles } ss.
On August 30, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Evelyn Loundy

personally, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.



Signature: Esther Kasle
Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. _____ File, Encrow or Loan No. _____

EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: December 2, 2014

JOB ADDRESS: 1230 NORTH ALAMEDA STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7428-003-003

Last Full Title: 07/18/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). TED V. SMITH
C/O BACON LAW CORPORATION
THREE POINTE DRIVE, SUITE 300
BREA, CA. 92821
CAPACITY: OWNER

- 2). TED V. AND TED R. SMITH
28480 AVENIDA DUQUESA
CATHEDRAL CITY, CA. 92234-3711
CAPACITY: OWNERS

- 3). MR AND MRS. ALVIN LOUNDY
2811 MEDILL PLACE
LOS ANGELES, CA. 90064
CAPACITY: INTERESTED PARTIES

- 4). ESTHER KASCLE
3481 LA SOMBRA DRIVE
LOS ANGELES, CA. 90068
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
1230 ALAMEDA ST, WILMINGTON, CA 90744-2847



Owner Information

Owner Name: **SMITH TED V & TED R**
 Mailing Address: **28480 AVENIDA DUQUESA, CATHEDRAL CITY CA 92234-3711 C072**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 5702 LOT 3	APN:	7428-003-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	9800.14 / 1	Subdivision:	5702
Township-Range-Sect:		Map Reference:	74-E3 / 794-G5
Legal Book/Page:	61-84	Tract #:	5702
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:	4	School District Name:	
Market Area:	196	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/08/2005 / 01/18/2005	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	293020		

Last Market Sale Information

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

Prior Sale Information

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

Property Characteristics

Year Built / Eff:	1947 / 1947	Total Rooms/Offices:		Garage Area:	
Gross Area:	431	Total Restrooms:		Garage Capacity:	
Building Area:	431	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM3	Acres:	0.11	County Use:	OFFICE BLDG (1700)
Lot Area:	4,656	Lot Width/Depth:	x	State Use:	
Land Use:	OFFICE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$48,237	Assessed Year:	2014	Property Tax:	\$771.17
Land Value:	\$48,081	Improved %:		Tax Area:	14
Improvement Value:	\$156	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$48,237				

Comparable Summary

For Property Located At



1230 ALAMEDA ST, WILMINGTON, CA 90744-2847

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	\$91,000	\$5,000,000	\$1,728,775
Bldg/Living Area	431	369	470	415
Price/Sqft	\$0.00	\$229.80	\$12,787.72	\$4,160.95
Year Built	1947	1940	2010	1976
Lot Area	4,656	3,346	115,131	38,870
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$48,237	\$54,496	\$844,044	\$176,758
Distance From Subject	0.00	0.74	20.98	13.29

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			1230 ALAMEDA ST		1947					431	4,656	0.0
Comparables												
<input checked="" type="checkbox"/>	1		821 SANFORD AVE	\$402,000	1953				06/13/2014	425	10,479	0.74
<input checked="" type="checkbox"/>	2		25550 HAWTHORNE BLVD 209	\$987,000	1982				06/10/2014	430	115,131	6.18
<input checked="" type="checkbox"/>	3		25550 HAWTHORNE BLVD 216	\$987,000	1982				06/10/2014	470	115,131	6.18
<input checked="" type="checkbox"/>	4		25550 HAWTHORNE BLVD 208	\$480,000	1982				06/11/2014	400	115,131	6.18
<input checked="" type="checkbox"/>	5		25550 HAWTHORNE BLVD 314	\$295,000	1982				06/11/2014	460	115,131	6.18
<input checked="" type="checkbox"/>	6		25550 HAWTHORNE BLVD 313	\$295,000	1982				06/11/2014	410	115,131	6.18
<input checked="" type="checkbox"/>	7		1018 W COMPTON BLVD	\$91,000	1947				05/09/2014	396	3,891	7.36
<input checked="" type="checkbox"/>	8		17626 PIONEER BLVD	\$2,350,000	1956				10/07/2014	384	3,346	10.74
<input checked="" type="checkbox"/>	9		930 MANHATTAN BEACH BLVD A	\$825,000	2010				05/16/2014	370	5,237	11.3
<input checked="" type="checkbox"/>	10		930 MANHATTAN BEACH BLVD C	\$825,000	2010				05/16/2014	380	5,237	11.3
<input checked="" type="checkbox"/>	11		1901 W FLORENCE AVE	\$278,500	1946				09/29/2014	416	5,122	13.43
<input checked="" type="checkbox"/>	12		118 ASTRONAUT E S ONIZUKA ST	\$5,000,000	1985				07/01/2014	391	10,562	18.05
<input checked="" type="checkbox"/>	13		223 E GARVEY AVE 118	\$3,080,000	1940				08/25/2014	425	19,755	20.14
<input checked="" type="checkbox"/>	14		223 E GARVEY AVE 138	\$3,080,000	1982				08/25/2014	427	11,026	20.14
<input checked="" type="checkbox"/>	15		223 E GARVEY AVE 148	\$3,080,000	1982				08/25/2014	395	11,026	20.14
<input checked="" type="checkbox"/>	16		223 E GARVEY AVE 168	\$3,080,000	1982				08/25/2014	448	11,026	20.14

<input checked="" type="checkbox"/>	17	223 E GARVEY AVE 178	\$3,080,000	1982	08/25/2014	465	11,026	20.14
<input checked="" type="checkbox"/>	18	223 E GARVEY AVE 188	\$3,080,000	1982	08/25/2014	455	11,026	20.14
<input checked="" type="checkbox"/>	19	223 E GARVEY AVE 198	\$3,080,000	1982	08/25/2014	383	11,026	20.14
<input checked="" type="checkbox"/>	20	2440 S HACIENDA BLVD 111	\$200,000	1980	04/30/2014	369	71,951	20.98

Comparable Sales Report

For Property Located At

**1230 ALAMEDA ST, WILMINGTON, CA 90744-2847****20 Comparable(s) Selected.**

Report Date: 11/17/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$91,000	\$5,000,000	\$1,728,775
Bldg/Living Area	431	369	470	415
Price/Sqft	\$0.00	\$229.80	\$12,787.72	\$4,160.95
Year Built	1947	1940	2010	1976
Lot Area	4,656	3,346	115,131	38,870
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$48,237	\$54,496	\$844,044	\$176,758
Distance From Subject	0.00	0.74	20.98	13.29

* = user supplied for search only

Comp #: **1** Distance From Subject: **0.74 (miles)**
 Address: **821 SANFORD AVE, WILMINGTON, CA 90744-3752**
 Owner Name: **KIMS WILMINGTON LLC**
 Seller Name: **CERVANTES R LIVING TRUST**
 APN: **7425-011-013** Map Reference: **74-D4 / 794-F6** Building Area: **425**
 County: **LOS ANGELES, CA** Census Tract: **2947.01** Total Rooms/Offices:
 Subdivision: **NORTH SAN PEDRO** Zoning: **LAMR2** Total Restrooms:
 Rec Date: **06/13/2014** Prior Rec Date: **05/12/2004** Yr Built/Eff: **1953 / 1953**
 Sale Date: **06/09/2014** Prior Sale Date: **05/05/2004** Air Cond:
 Sale Price: **\$402,000** Prior Sale Price: **\$165,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **613072** Acres: **0.24**
 1st Mtg Amt: Lot Area: **10,479**
 Total Value: **\$191,364** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **6.18 (miles)**
 Address: **25550 HAWTHORNE BLVD 209, TORRANCE, CA 90505-6832**
 Owner Name: **MCKISSOCK JOHN K & NAOMI K O**
 Seller Name: **DONELL STEPHEN J**
 APN: **7547-019-061** Map Reference: **/ 793-D4** Building Area: **430**
 County: **LOS ANGELES, CA** Census Tract: **6514.02** Total Rooms/Offices:
 Subdivision: **67326** Zoning: **TOHC-GEN** Total Restrooms:
 Rec Date: **06/10/2014** Prior Rec Date: Yr Built/Eff: **1982 / 1982**
 Sale Date: **06/06/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$987,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **598174** Acres: **2.64**
 1st Mtg Amt: Lot Area: **115,131**
 Total Value: **\$138,149** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **6.18 (miles)**
 Address: **25550 HAWTHORNE BLVD 216, TORRANCE, CA 90505-6825**
 Owner Name: **MCKISSOCK JOHN K & NAOMI K O**
 Seller Name: **DONELL STEPHEN J**
 APN: **7547-019-068** Map Reference: **/ 793-D4** Building Area: **470**
 County: **LOS ANGELES, CA** Census Tract: **6514.02** Total Rooms/Offices:
 Subdivision: **67326** Zoning: **TOHC-GEN** Total Restrooms:
 Rec Date: **06/10/2014** Prior Rec Date: Yr Built/Eff: **1982 / 1982**
 Sale Date: **06/06/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$987,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **598174** Acres: **2.64**
 1st Mtg Amt: Lot Area: **115,131**
 Total Value: **\$150,995** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **6.18 (miles)**
 Address: **25550 HAWTHORNE BLVD 208, TORRANCE, CA 90505-6831**
 Owner Name: **PENINSULA HILLS LLC**
 Seller Name: **DONELL STEPHEN J**
 APN: **7547-019-060** Map Reference: **/ 793-D4** Building Area: **400**
 County: **LOS ANGELES, CA** Census Tract: **6514.02** Total Rooms/Offices:
 Subdivision: **67326** Zoning: **TOHC-GEN** Total Restrooms:
 Rec Date: **06/11/2014** Prior Rec Date: Yr Built/Eff: **1982 / 1982**
 Sale Date: **06/05/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$480,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **604190** Acres: **2.64**
 1st Mtg Amt: Lot Area: **115,131**
 Total Value: **\$128,461** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **6.18 (miles)**
 Address: **25550 HAWTHORNE BLVD 314, TORRANCE, CA 90505-6832**
 Owner Name: **GOOD LIFE INTERNATIONAL INC**
 Seller Name: **DONELL STEPHEN J**
 APN: **7547-019-087** Map Reference: **/ 793-D4** Building Area: **460**
 County: **LOS ANGELES, CA** Census Tract: **6514.02** Total Rooms/Offices:
 Subdivision: **67326** Zoning: **TOHC-GEN** Total Restrooms:
 Rec Date: **06/11/2014** Prior Rec Date: Yr Built/Eff: **1982 / 1982**
 Sale Date: **06/05/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$295,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **604192** Acres: **2.64**
 1st Mtg Amt: Lot Area: **115,131**
 Total Value: **\$147,730** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **6.18 (miles)**
 Address: **25550 HAWTHORNE BLVD 313, TORRANCE, CA 90505-6825**
 Owner Name: **GOOD LIFE INTERNATIONAL INC**
 Seller Name: **DONELL STEPHEN J**
 APN: **7547-019-086** Map Reference: **/ 793-D4** Building Area: **410**
 County: **LOS ANGELES, CA** Census Tract: **6514.02** Total Rooms/Offices:
 Subdivision: **67326** Zoning: **TOHC-GEN** Total Restrooms:
 Rec Date: **06/11/2014** Prior Rec Date: Yr Built/Eff: **1982 / 1982**
 Sale Date: **06/05/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$295,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **604192** Acres: **2.64**
 1st Mtg Amt: Lot Area: **115,131**
 Total Value: **\$131,725** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **7.36 (miles)**
 Address: **1018 W COMPTON BLVD, COMPTON, CA 90220-2836**
 Owner Name: **EGHBALI MICHAEL**
 Seller Name: **MENA DANIEL O**
 APN: **6142-026-009** Map Reference: **64-D3 / 734-G4** Building Area: **396**
 County: **LOS ANGELES, CA** Census Tract: **5429.00** Total Rooms/Offices:
 Subdivision: **7148** Zoning: **COCL*** Total Restrooms:
 Rec Date: **05/09/2014** Prior Rec Date: **05/26/2006** Yr Built/Eff: **1947 / 1947**
 Sale Date: **04/25/2014** Prior Sale Date: **03/27/2006** Air Cond:
 Sale Price: **\$91,000** Prior Sale Price: **\$195,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **485344** Acres: **0.09**
 1st Mtg Amt: Lot Area: **3,891**
 Total Value: **\$120,188** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **10.74 (miles)**
 Address: **17626 PIONEER BLVD, ARTESIA, CA 90701-4009**
 Owner Name: **PATEL PRAVIN L**
 Seller Name: **CERRITOS PRESBYTERIAN CHURCH**
 APN: **7033-007-001** Map Reference: **82-A5 / 736-H7** Building Area: **384**
 County: **LOS ANGELES, CA** Census Tract: **5548.02** Total Rooms/Offices:
 Subdivision: Zoning: **ATCG*** Total Restrooms:
 Rec Date: **10/07/2014** Prior Rec Date: **12/17/2004** Yr Built/Eff: **1956 / 1956**
 Sale Date: **09/22/2014** Prior Sale Date: **12/15/2004** Air Cond:
 Sale Price: **\$2,350,000** Prior Sale Price: **\$3,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1058345** Acres: **0.08**
 1st Mtg Amt: Lot Area: **3,346**
 Total Value: **\$226,020** # of Stories:
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: 9 Distance From Subject: 11.3 (miles)
 Address: 930 MANHATTAN BEACH BLVD A, MANHATTAN BEACH, CA 90266-5120
 Owner Name: VAUGHAN EARLE/HEALY THERESA
 Seller Name: 930 MANHATTAN BEACH BLVD
 APN: 4170-025-034 Map Reference: / 732-G6 Building Area: 370
 County: LOS ANGELES, CA Census Tract: 6209.01 Total Rooms/Offices:
 Subdivision: 142 Zoning: MNCL Total Restrooms:
 Rec Date: 05/16/2014 Prior Rec Date: Yr Built/Eff: 2010 / 2010
 Sale Date: 05/13/2014 Prior Sale Date: Air Cond:
 Sale Price: \$825,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 510708 Acres: 0.12
 1st Mtg Amt: Lot Area: 5,237
 Total Value: \$167,615 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 11.3 (miles)
 Address: 930 MANHATTAN BEACH BLVD C, MANHATTAN BEACH, CA 90266-5120
 Owner Name: VAUGHAN EARLE/HEALY THERESA
 Seller Name: 930 MANHATTAN BEACH BLVD
 APN: 4170-025-035 Map Reference: 62-C4 / 732-G6 Building Area: 380
 County: LOS ANGELES, CA Census Tract: 6209.01 Total Rooms/Offices:
 Subdivision: 142 Zoning: MNCL Total Restrooms:
 Rec Date: 05/16/2014 Prior Rec Date: 06/22/2010 Yr Built/Eff: 2010 / 2010
 Sale Date: 05/13/2014 Prior Sale Date: 04/01/2010 Air Cond:
 Sale Price: \$825,000 Prior Sale Price: \$920,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 510708 Acres: 0.12
 1st Mtg Amt: Lot Area: 5,237
 Total Value: \$179,568 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 13.43 (miles)
 Address: 1901 W FLORENCE AVE, LOS ANGELES, CA 90047-2100
 Owner Name: ROB INVESTMENTS LLC/AMAPOLA INVESTMENTS LLC
 Seller Name: BENJAMIN ELMO & JOYICE M
 APN: 6016-035-027 Map Reference: 51-D5 / 703-H1 Building Area: 416
 County: LOS ANGELES, CA Census Tract: 2373.00 Total Rooms/Offices:
 Subdivision: 6279 Zoning: LAC2 Total Restrooms:
 Rec Date: 09/29/2014 Prior Rec Date: 11/03/1988 Yr Built/Eff: 1946 / 1946
 Sale Date: 08/07/2014 Prior Sale Date: 09/1988 Air Cond:
 Sale Price: \$278,500 Prior Sale Price: \$35,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1026394 Acres: 0.12
 1st Mtg Amt: \$260,000 Lot Area: 5,122
 Total Value: \$54,496 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 12 Distance From Subject: 18.05 (miles)
 Address: 118 ASTRONAUT E S ONIZUKA ST, LOS ANGELES, CA 90012-3810
 Owner Name: CWV-LITTLE TOKYO LLC
 Seller Name: NATIONAL PROPERTY ADVISORS LLC
 APN: 5161-016-025 Map Reference: 44-D3 / 634-G4 Building Area: 391
 County: LOS ANGELES, CA Census Tract: 2062.00 Total Rooms/Offices:
 Subdivision: GARDEN J MURAT Zoning: LAC2 Total Restrooms:
 Rec Date: 07/01/2014 Prior Rec Date: 07/01/2014 Yr Built/Eff: 1985 / 1985
 Sale Date: 04/01/2014 Prior Sale Date: 06/27/2014 Air Cond: CENTRAL
 Sale Price: \$5,000,000 Prior Sale Price: \$3,500,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 680143 Acres: 0.24 COMPOSITION
 1st Mtg Amt: Lot Area: 10,562
 Total Value: \$844,044 # of Stories: 1.00
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 13 Distance From Subject: 20.14 (miles)
 Address: 223 E GARVEY AVE 118, MONTEREY PARK, CA 91755-1861
 Owner Name: SLK-WKK 2002 FAMILY TRUST
 Seller Name: SOMERSET HOMES LLC
 APN: 5255-017-072 Map Reference: 46-C2 / 636-C2 Building Area: 425
 County: LOS ANGELES, CA Census Tract: 4817.11 Total Rooms/Offices:
 Subdivision: RAMONA ACRES Zoning: MPC2* Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 08/15/2007 Yr Built/Eff: 1940 / 1980
 Sale Date: 08/19/2014 Prior Sale Date: 05/16/2007 Air Cond:
 Sale Price: \$3,080,000 Prior Sale Price: \$2,800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 887841 Acres: 0.45
 1st Mtg Amt: Lot Area: 19,755
 Total Value: \$147,864 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 20.14 (miles)
 Address: 223 E GARVEY AVE 138, MONTEREY PARK, CA 91755-1861
 Owner Name: SLK-WKK 2002 FAMILY TRUST
 Seller Name: SOMERSET HOMES LLC
 APN: 5255-017-074 Map Reference: 46-C2 / 636-C2 Building Area: 427
 County: LOS ANGELES, CA Census Tract: 4817.11 Total Rooms/Offices:
 Subdivision: RAMONA ACRES Zoning: MPC2* Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 08/15/2007 Yr Built/Eff: 1982 / 1982
 Sale Date: 08/19/2014 Prior Sale Date: 05/16/2007 Air Cond:
 Sale Price: \$3,080,000 Prior Sale Price: \$2,800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 887841 Acres: 0.25
 1st Mtg Amt: Lot Area: 11,026
 Total Value: \$128,000 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 20.14 (miles)
 Address: 223 E GARVEY AVE 148, MONTEREY PARK, CA 91755-1862
 Owner Name: SLK-WKK 2002 FAMILY TRUST
 Seller Name: SOMERSET HOMES LLC
 APN: 5255-017-075 Map Reference: 46-C2 / 636-C2 Building Area: 395
 County: LOS ANGELES, CA Census Tract: 4817.11 Total Rooms/Offices:
 Subdivision: RAMONA ACRES Zoning: MPC2* Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 08/15/2007 Yr Built/Eff: 1982 / 1982
 Sale Date: 08/19/2014 Prior Sale Date: 05/16/2007 Air Cond: CENTRAL
 Sale Price: \$3,080,000 Prior Sale Price: \$2,800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: TAR & GRAVEL
 Document #: 887841 Acres: 0.25
 1st Mtg Amt: Lot Area: 11,026
 Total Value: \$119,000 # of Stories: 1.00
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 20.14 (miles)
 Address: 223 E GARVEY AVE 168, MONTEREY PARK, CA 91755-1862
 Owner Name: SLK-WKK 2002 FAMILY TRUST
 Seller Name: SOMERSET HOMES LLC
 APN: 5255-017-076 Map Reference: 46-C2 / 636-C2 Building Area: 448
 County: LOS ANGELES, CA Census Tract: 4817.11 Total Rooms/Offices:
 Subdivision: RAMONA ACRES Zoning: MPC2* Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 08/15/2007 Yr Built/Eff: 1982 / 1982
 Sale Date: 08/19/2014 Prior Sale Date: 05/16/2007 Air Cond:
 Sale Price: \$3,080,000 Prior Sale Price: \$2,800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 887841 Acres: 0.25
 1st Mtg Amt: Lot Area: 11,026
 Total Value: \$134,000 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 20.14 (miles)
 Address: 223 E GARVEY AVE 178, MONTEREY PARK, CA 91755-1862
 Owner Name: SLK-WKK 2002 FAMILY TRUST
 Seller Name: SOMERSET HOMES LLC
 APN: 5255-017-077 Map Reference: 46-C2 / 636-C2 Building Area: 465
 County: LOS ANGELES, CA Census Tract: 4817.11 Total Rooms/Offices:
 Subdivision: RAMONA ACRES Zoning: MPC2* Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 08/15/2007 Yr Built/Eff: 1982 / 1982
 Sale Date: 08/19/2014 Prior Sale Date: 05/16/2007 Air Cond:
 Sale Price: \$3,080,000 Prior Sale Price: \$2,800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 887841 Acres: 0.25
 1st Mtg Amt: Lot Area: 11,026
 Total Value: \$140,000 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 20.14 (miles)
 Address: 223 E GARVEY AVE 188, MONTEREY PARK, CA 91755-1862
 Owner Name: SLK-WKK 2002 FAMILY TRUST
 Seller Name: SOMERSET HOMES LLC
 APN: 5255-017-078 Map Reference: 46-C2 / 636-C2 Building Area: 455
 County: LOS ANGELES, CA Census Tract: 4817.11 Total Rooms/Offices:
 Subdivision: RAMONA ACRES Zoning: MPC2* Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 08/15/2007 Yr Built/Eff: 1982 / 1982
 Sale Date: 08/19/2014 Prior Sale Date: 05/16/2007 Air Cond:
 Sale Price: \$3,080,000 Prior Sale Price: \$2,800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 887841 Acres: 0.25
 1st Mtg Amt: Lot Area: 11,026
 Total Value: \$137,000 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 20.14 (miles)
 Address: 223 E GARVEY AVE 198, MONTEREY PARK, CA 91755-1817
 Owner Name: SLK-WKK 2002 FAMILY TRUST
 Seller Name: SOMERSET HOMES LLC
 APN: 5255-017-079 Map Reference: 46-C2 / 636-C2 Building Area: 383
 County: LOS ANGELES, CA Census Tract: 4817.11 Total Rooms/Offices:
 Subdivision: RAMONA ACRES Zoning: MPC2* Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 08/15/2007 Yr Built/Eff: 1982 / 1982
 Sale Date: 08/19/2014 Prior Sale Date: 05/16/2007 Air Cond:
 Sale Price: \$3,080,000 Prior Sale Price: \$2,800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 887841 Acres: 0.25
 1st Mtg Amt: Lot Area: 11,026
 Total Value: \$115,000 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 20.98 (miles)
 Address: 2440 S HACIENDA BLVD 111, HACIENDA HEIGHTS, CA 91745-4763
 Owner Name: LIFE BLESSINGS INC
 Seller Name: LE LU M
 APN: 8204-005-044 Map Reference: 85-E3 / 678-B4 Building Area: 369
 County: LOS ANGELES, CA Census Tract: 4086.25 Total Rooms/Offices:
 Subdivision: 37596 Zoning: LCCHDP* Total Restrooms:
 Rec Date: 04/30/2014 Prior Rec Date: 06/23/1986 Yr Built/Eff: 1980 / 1980
 Sale Date: 04/11/2014 Prior Sale Date: 02/1986 Air Cond:
 Sale Price: \$200,000 Prior Sale Price: \$180,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 447081 Acres: 1.65
 1st Mtg Amt: Lot Area: 71,951
 Total Value: \$133,935 # of Stories:
 Land Use: OFFICE BUILDING Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: December 2, 2014

JOB ADDRESS: 1230 NORTH ALAMEDA STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7428-003-003

CASE#: 489126

ORDER NO: A-3184618

EFFECTIVE DATE OF ORDER TO COMPLY: January 22, 2013

COMPLIANCE EXPECTED DATE: February 21, 2013

DATE COMPLIANCE OBTAINED: August 28, 2013

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3184618

20130123 09:23 AM

BOARD OF BUILDING AND SAFETY COMMISSIONERS

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

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR

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

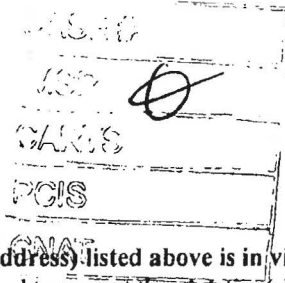
ROBERT R. "Bud" OVROM GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

TED V SMITH TR TED V SMITH TRUST AND SMITH, TED R
28480 AVENIDA DUQUESA
CATHEDRAL CTY, CA 92234

CASE #: 489126
ORDER #: A-3184618
EFFECTIVE DATE: January 22, 2013
COMPLIANCE DATE: February 21, 2013

OWNER OF
SITE ADDRESS: 1230 N ALAMEDA ST
ASSESSORS PARCEL NO.: 7428-003-003
ZONE: M3; Heavy Industrial 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. Unapproved occupancy or use of the auto dismantling yard as a recycling buyback center.

You are therefore ordered to: Discontinue the unapproved use and/or occupancy at this site and call for a compliance inspection OR discontinue the unapproved use and/or occupancy until such time as you have obtained all the required permits, approvals and inspections.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

8-28-13



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 98.041 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 (323)789-2786. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Bruce Todd

Date: January 14, 2013

BRUCE TODD
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

Bruce.Todd@lacity.org

REVIEWED BY *Heidi Powell*