

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

March 4, 2015

Council District: # 1

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

JOB ADDRESS: 1501 WEST WASHINGTON BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5056-021-027

On January 16, 2013, and May 18, 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: **1501 West Washington Blvd., Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	355.95
Title Report fee	42.00
Grand Total	\$ 4,247.95

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 **\$4,247.95** 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 **\$4,247.95** 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

Signature of Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY 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. T10693
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5056-021-027

Property Address: 1501 W WASHINGTON BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: DUNSTAN LEE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Grantee: YANG SOON KANG, AN UNMARRIED WOMAN

Instrument: 20121069171

Book/Page: N/A

Dated: 07/12/2012

Recorded: 07/19/2012

MAILING ADDRESS: MS. YANG SOON KANG,
1501 W. WASHINGTON BLVD, LOS ANGELES, CA 90007

SCHEDULE B

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 AND 28 AND THE SOUTHERLY 50 FEET OF LOT 19 OF TRACT NO. 9692, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 145 PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 7 OF REID ADDITION TO LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: YANG SOON KANG, AN UNMARRIED WOMAN

Lender/Beneficiary: HANA SMALL BUSINESS LENDING, INC.

Trustee: CHICAGO TITLE COMPANY

Instrument: 20121069172

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.

SCHEDULE B (Continued)

Amount: \$2,300,000.00

Open Ended: NO

Dated: 06/28/2012

Recorded: 07/19/2012

Maturity Date: 06/28/2042

MAILING ADDRESS: HANA SMALL BUSINESS LENDING, INC, 1000 WILSHIRE BOULEVARD, 20TH FLOOR, LOS ANGELES, CA 90017.

SEND TAX NOTICES TO: YANG SOON KANG, 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007

MAILING ADDRESS: YANG SOON KANG, AN UNMARRIED WOMAN, 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007.

MAILING ADDRESS: HANA SMALL BUSINESS LENDING, INC, 1000 WILSHIRE BOULEVARD, 20TH FLOOR, LOS ANGELES, CA 90017.

MAILING ADDRESS: CHICAGO TITLE COMPANY, 560 E. HOSPITALITY LANE, SAN BERNARDINO, CA 92408.

DEED OF TRUST SAID IS FURHTER SUBJECT TO ASSIGNMENT OF RENTS DATED 06/28/2012 RECORDED 07/19/2012 AS INSTRUMENT NO. 20121069173

MAILING ADDRESS: HANA SMALL BUSINESS LENDING, INC, 1000 WILSHIRE BOULEVARD, 20TH FLOOR, LOS ANGELES, CA 90017.

SEND TAX NOTICES TO: YANG SOON KANG, 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007

MAILING ADDRESS: YANG SOON KANG, AN UNMARRIED WOMAN, 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007.

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 08/16/2013, RECORDED 08/23/2013 AS INSTRUMENT NO. 20131241957.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

MAILING ADDRESS: KANG YANG S,
1501 W WASHINGTON BLVD, LOS ANGELES CA, 90007.

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Ms. Yang Soon Kang
1501 W. Washington Blvd.
Los Angeles, CA 90007



THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 116031548-H55

Escrow No.: 24182-TC

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,893 00 CITY TRANSFER TAX \$11,835.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles AND

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

Dunstan Lee, a Married Man, as his sole and separate property

hereby GRANT(s) to:

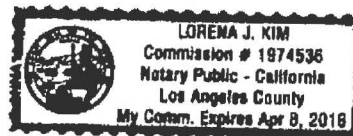
Yang Soon Kang, an Unmarried Woman

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
Also Known as: 1501 W Washington Blvd., Los Angeles, CA 90007
AP#: 5056-021-027

DATED July 12, 2012
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On July 14, 2012
before me, Lorena J. Kim
A Notary Public in and for said State personally appeared
John J. Lee

Dunstan Lee by [Signature]
as his attorney in fact
Dunstan Lee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal



Signature _____ (Seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

17E

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY



WHEN RECORDED MAIL TO:
HANA SMALL BUSINESS LENDING, INC.
1000 WILSHIRE BOULEVARD, 20TH FLOOR
LOS ANGELES, CA 90017

SEND TAX NOTICES TO:
YANG SOON KANG
1501 WEST WASHINGTON BOULEVARD
LOS ANGELES, CA 90007

FOR RECORDER'S USE ONLY

116031548 #11



Hana Financial

DEED OF TRUST

THIS DEED OF TRUST is dated June 28, 2012, among YANG SOON KANG, AN UNMARRIED WOMAN, whose address is 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007 ("Trustor"); HANA SMALL BUSINESS LENDING, INC., whose address is 1000 WILSHIRE BOULEVARD, 20TH FLOOR, LOS ANGELES, CA 90017 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and CHICAGO TITLE COMPANY, whose address is 560 E. HOSPITALITY LANE, SAN BERNARDINO, CA 92408 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007. The Assessor's Parcel Number for the Real Property is 5056-021-027.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or

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DEED OF TRUST
(Continued)

Loan No: S1364

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CA)
)
)
COUNTY OF LA)
)
)
On 7-3, 2012 before me, Sonya Song, A Notary Public
(here insert name and title of the officer)

personally appeared YANG SOON KANG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Sonya Song



(Seal)

(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____ Beneficiary: _____

By: _____

Its: _____

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY



WHEN RECORDED MAIL TO:
HANA SMALL BUSINESS LENDING, INC.
1000 WILSHIRE BOULEVARD, 20TH FLOOR
LOS ANGELES, CA 90017

SEND TAX NOTICES TO:
YANG SOON KANG
1501 WEST WASHINGTON BOULEVARD
LOS ANGELES, CA 90007

FOR RECORDER'S USE ONLY



Hana Financial

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated June 28, 2012, is made and executed between YANG SOON KANG, AN UNMARRIED WOMAN, whose address is 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007 (referred to below as "Grantor") and HANA SMALL BUSINESS LENDING, INC., whose address is 1000 WILSHIRE BOULEVARD, 20TH FLOOR, LOS ANGELES, CA 90017 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in LOS ANGELES County, State of California:

See EXHIBIT "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007. The Assessor's Parcel Number for the Property is 5056-021-027.

This is an absolute assignment of Rents made in connection with an obligation secured by property pursuant to California Civil Code section 2938.

COLLATERAL DESCRIPTION. The word "Rents" as used in this Assignment means all of Grantor's present and future rights, title and interest in, to and under the following described specific Lease of all or a portion of the property described in the "Assignment" section herein.

The following is a general description of the specific lease:

LEASE TYPE:	Term
Lease Date:	
Start Date:	June 28, 2012
End Date:	June 28, 2038
Lesseé(s):	E MOTORS INC, 1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007
Description of the Premises:	1501 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90007
Rental Amount:	\$14,492.00
Deposit Amount:	
Lease Terms:	LEASE FOR 26 YEARS
Recording Data:	

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as

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**ASSIGNMENT OF RENTS
(Continued)**

Loan No: S1364

Page 5

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

Lease. The word "Lease" means the lease of the Property between Landlord, as defined in Related Documents, and Grantor.

Lender. The word "Lender" means HANA SMALL BUSINESS LENDING, INC., its successors and assigns.

Note. The word "Note" means the promissory note dated June 28, 2012, in the original principal amount of \$2,300,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS DOCUMENT IS EXECUTED ON JUNE 28, 2012.

GRANTOR:

x *Yang Soon Kang*
YANG SOON KANG

CERTIFICATE OF ACKNOWLEDGMENT

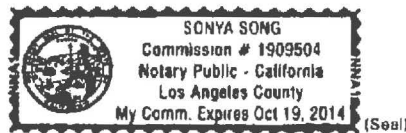
STATE OF CA)
) SS
COUNTY OF LA)
On 7-3, 2012 before me, Sonya Song, A Notary Public
(here insert name and title of the officer)

personally appeared YANG SOON KANG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Sonya Song*



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



2

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 1 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. 5835313)

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:

- REID ADDITION 7 MR 15-9
- TR 9692 1 MB 145-87
- TR 9692 19 MB 145-87
- TR 9692 28 MB 145-87

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 5056-021-027
AKA 1501 W WASHINGTON BLVD
LOS ANGELES

Owner:

3

KANG YANG S
1501 W WASHINGTON BLVD
LOS ANGELES CA,90007

DATED: This 16th Day of August, 2013

CITY OF LOS ANGELES

By *Steve Ongele*
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **March 4, 2015**

JOB ADDRESS: **1501 WEST WASHINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-021-027**

Last Full Title: **08/13/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). YANG SOON KANG
1501 WEST WASHINGTON BLVD.
LOS ANGELES, CA. 90007-1258
CAPACITY: OWNER

- 2). HANA SMALL BUSINESS LENDING, INC.
1000 WILSHIRE BLVD., 20TH FLOOR
LOS ANGELES, CA. 90017
CAPACITY: INTERESTED PARTIES

- 3). CHICAGO TITLE COMPANY
560 EAST HOSPITALITY LN.
SAN BERNARDINO, CA. 92408
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1501 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1258



Bldg Card: 000 of 002

Owner Information

Owner Name: **KANG YANG S**
 Mailing Address: **1501 W WASHINGTON BLVD, LOS ANGELES CA 90007-1258 C017**
 Vesting Codes: **//**

Location Information

Legal Description: **S 50.15 FT OF LOT 19 AND ALL OF LOTS 1 AND 28 TR=9692 AND LOT 7 M R 15-9**
 County: **LOS ANGELES, CA** APN: **5056-021-027**
 Census Tract / Block: **2211.20 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **9692**
 Legal Book/Page: Map Reference: **/**
 Legal Lot: **19** Tract #: **9692**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C16** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **07/19/2012 / 07/12/2012** 1st Mtg Amount/Type: **\$2,300,000 / CONV**
 Sale Price: **\$2,630,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **1069172**
 Document #: **1069171** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$53.12**
 New Construction: Multi/Split Sale:
 Title Company: **CHICAGO TITLE CO.**
 Lender: **HANA SMALL BUSN LNDG INC**
 Seller Name: **LEE DUNSTAN**

Prior Sale Information

Prior Rec/Sale Date: **06/22/2004 / 05/28/2004** Prior Lender: **ZIONS FIRST NATL BK**
 Prior Sale Price: **\$3,000,000** Prior 1st Mtg Amt/Type: **\$1,950,000 / CONV**
 Prior Doc Number: **1586933** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff: **1926 / 1934** Total Rooms/Offices
 Gross Area: **49,506** Total Restrooms:
 Building Area: **49,506** Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: **LAC2** Acres: **0.77** County Use: **OFFICE BLDG (1700)**
 Lot Area: **33,690** Lot Width/Depth: **x** State Use:
 Land Use: **OFFICE BUILDING** Commercial Units:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: **\$2,641,940** Assessed Year: **2014** Property Tax: **\$35,731.77**
 Land Value: **\$2,310,442** Improved %: **13%** Tax Area: **210**
 Improvement Value: **\$331,498** Tax Year: **2014** Tax Exemption:
 Total Taxable Value: **\$2,641,940**

Comparable Sales Report

For Property Located At



1501 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1258**13 Comparable(s) Selected.**

Report Date: 03/03/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,630,000	\$6,000,000	\$132,500,000	\$29,887,654
Bldg/Living Area	49,506	45,025	56,406	48,365
Price/Sqft	\$53.12	\$114.37	\$2,349.04	\$602.54
Year Built	1926	1951	2002	1979
Lot Area	33,690	12,844	396,928	71,086
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	3.00	6.00	4.25
Total Value	\$2,641,940	\$3,005,355	\$19,980,300	\$10,100,917
Distance From Subject	0.00	2.83	24.61	11.58

* = user supplied for search only

Comp #:	1	Distance From Subject:	2.83 (miles)
Address:	200 S SAN PEDRO ST 400B, LOS ANGELES, CA 90012-1574		
Owner Name:	PEDRO LLC		
Seller Name:	ITO-NARUMI-TAIRA LLC		
APN:	5161-022-023	Map Reference:	44-D3 /
County:	LOS ANGELES, CA	Census Tract:	2062.00
Subdivision:	36971	Zoning:	LAC2
Rec Date:	01/27/2015	Prior Rec Date:	01/22/1982
Sale Date:	01/22/2015	Prior Sale Date:	
Sale Price:	\$9,000,000	Prior Sale Price:	\$22,360
Sale Type:	UNKNOWN	Prior Sale Type:	
Document #:	90593	Acres:	0.38
1st Mtg Amt:		Lot Area:	16,544
Total Value:	\$10,963,549	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	46,085	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1982 / 1982
Air Cond:		Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	5.36 (miles)
Address:	8436 W 3RD ST, LOS ANGELES, CA 90048-4163		
Owner Name:	640 SOUTH HOLDINGS LLC		
Seller Name:	8436 WEST 3RD STREET LA LLC		
APN:	5511-032-058	Map Reference:	33-E6 /
County:	LOS ANGELES, CA	Census Tract:	2148.00
Subdivision:	7555	Zoning:	LAC2
Rec Date:	02/04/2015	Prior Rec Date:	07/02/2013
Sale Date:	02/03/2015	Prior Sale Date:	07/01/2013
Sale Price:	\$24,000,000	Prior Sale Price:	\$14,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	125455	Acres:	0.29
1st Mtg Amt:	\$21,600,000	Lot Area:	12,844
Total Value:	\$14,000,000	# of Stories:	6.00
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	46,617	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1983 / 1983
Air Cond:		Pool:	
Roof Mat:			

Comp #:	3	Distance From Subject:	6.61 (miles)
Address:	9348 CIVIC CENTER DR, BEVERLY HILLS, CA 90210-3624		
Owner Name:	ICE HOUSE BEVERLY HILLS LLC		
Seller Name:	9348 CIVIC CENTER DRIVE LP		
APN:	4342-014-002	Map Reference:	33-C6 /
County:	LOS ANGELES, CA	Census Tract:	7008.01
Subdivision:	5647	Zoning:	BHM2YY
Rec Date:	08/04/2014	Prior Rec Date:	04/01/1993
Sale Date:	07/31/2014	Prior Sale Date:	
Sale Price:	\$40,000,000	Prior Sale Price:	\$3,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	804625	Acres:	0.84
1st Mtg Amt:		Lot Area:	36,759
Building Area:	48,082	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1958 / 1976
Air Cond:		Pool:	CENTRAL
Roof Mat:			ROLL COMPOSITION

Total Value:	\$19,980,300	# of Stories:	4.00
Land Use:	OFFICE BUILDING	Park Area/Cap#:	15250 / 106

Comp #:	4	Distance From Subject:	7.72 (miles)
Address:	12101 BLUFF CREEK DR, LOS ANGELES, CA 90094-2627		
Owner Name:	HERCULES EAST CAMPUS LP		
Seller Name:	HERCULES CAMPUS LLC		
APN:	4211-010-103	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2756.02
Subdivision:		Zoning:	LAM(PV)
Rec Date:	08/13/2014	Prior Rec Date:	
Sale Date:	08/12/2014	Prior Sale Date:	
Sale Price:	\$72,320,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	844012	Acres:	9.11
1st Mtg Amt:		Lot Area:	396,928
Total Value:	\$10,450,185	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	45,025	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1951 / 1951
Air Cond:		Pool:	
Roof Mat:			

Comp #:	5	Distance From Subject:	7.85 (miles)
Address:	4444 W LAKESIDE DR, BURBANK, CA 91505-4054		
Owner Name:	LAKESIDE BURBANK MB LLC/LAKESIDE BURBANK CP LLC		
Seller Name:	CREP LAKESIDE HOLDINGS LLC		
APN:	2485-018-028	Map Reference:	24-B4 /
County:	LOS ANGELES, CA	Census Tract:	3116.00
Subdivision:	6422	Zoning:	BUC3YY
Rec Date:	12/24/2014	Prior Rec Date:	12/30/2010
Sale Date:	12/23/2014	Prior Sale Date:	12/30/2010
Sale Price:	\$18,000,000	Prior Sale Price:	\$397,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1399830	Acres:	0.49
1st Mtg Amt:	\$11,700,000	Lot Area:	21,464
Total Value:	\$8,862,646	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	49,835	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1984 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	9.3 (miles)
Address:	5570 LINCOLN BLVD, PLAYA VISTA, CA 90094-2015		
Owner Name:	5510-5570 LINCOLN BLVD LLC		
Seller Name:	MAGUIRE PARTNERS-WATERS EDGE		
APN:	4211-022-017	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2756.02
Subdivision:	49104-03	Zoning:	LAC2(PV)
Rec Date:	12/10/2014	Prior Rec Date:	
Sale Date:	12/09/2014	Prior Sale Date:	
Sale Price:	\$132,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1332530	Acres:	0.58
1st Mtg Amt:		Lot Area:	25,299
Total Value:	\$18,885,352	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	56,406	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	2002 / 2002
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	10.27 (miles)
Address:	12300 WILSHIRE BLVD, LOS ANGELES, CA 90025-1020		
Owner Name:	TIKVA GROUP LLC/BERESHIT INVESTMENTS LLC		
Seller Name:	12300 CORP		
APN:	4267-036-038	Map Reference:	41-C4 /
County:	LOS ANGELES, CA	Census Tract:	2674.02
Subdivision:	CAMBRIDGE TR	Zoning:	LAR3
Rec Date:	09/04/2014	Prior Rec Date:	09/04/1997
Sale Date:	09/04/2014	Prior Sale Date:	
Sale Price:	\$17,250,000	Prior Sale Price:	\$9,302,590
Sale Type:	FULL	Prior Sale Type:	
Document #:	926680	Acres:	0.69
1st Mtg Amt:	\$12,000,000	Lot Area:	29,886
Total Value:	\$12,262,756	# of Stories:	4.00
Land Use:	OFFICE BUILDING	Park Area/Cap#:	49940 / 149
Building Area:	45,368	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1985 / 1985
Air Cond:	YES	Pool:	
Roof Mat:	CONCRETE		

Comp #:	8	Distance From Subject:	10.37 (miles)
Address:	1633 26TH ST, SANTA MONICA, CA 90404-4001		
Owner Name:	KILROY REALTY FINANCE PTSHP LP		
Seller Name:	KILROY REALTY LP		
APN:	4268-001-025	Map Reference:	41-C5 /
County:	LOS ANGELES, CA	Census Tract:	7018.01
Subdivision:	25003	Zoning:	SMLMSD*
Rec Date:	07/16/2014	Prior Rec Date:	08/25/1997
Yr Built/Eff:			1973 / 1973
Building Area:	45,708	Total Rooms/Offices:	
Total Restrooms:			

Sale Date:	07/15/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$25,200,000	Prior Sale Price:	\$7,650,070	Pool:	POOL
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	733457	Acres:	1.02		
1st Mtg Amt:		Lot Area:	44,365		
Total Value:	\$5,210,297	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	13.44 (miles)
Address:	9660 FLAIR DR 498, EL MONTE, CA 91731-3019		
Owner Name:	MARKLAND INVESTMENT LLC		
Seller Name:	FALLON-RAMBEAU PROPERTIES LLC		
APN:	8581-001-104	Map Reference:	38-C6 /
County:	LOS ANGELES, CA	Census Tract:	4331.01
Subdivision:		Zoning:	EMM2*
Rec Date:	02/10/2015	Prior Rec Date:	06/30/1999
Sale Date:	02/03/2015	Prior Sale Date:	04/23/1999
Sale Price:	\$6,000,000	Prior Sale Price:	\$2,350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	148220	Acres:	0.89
1st Mtg Amt:	\$2,410,000	Lot Area:	38,579
Total Value:	\$3,005,355	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
		Building Area:	52,460
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1976 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	10	Distance From Subject:	13.49 (miles)
Address:	2700 E FOOTHILL BLVD, PASADENA, CA 91107-7100		
Owner Name:	PASADENA EAST OFFICE INVESTORS		
Seller Name:	QXY LIDO LLC		
APN:	5748-002-037	Map Reference:	27-E3 /
County:	LOS ANGELES, CA	Census Tract:	4629.00
Subdivision:	L J ROSES	Zoning:	PSC*
Rec Date:	06/26/2014	Prior Rec Date:	
Sale Date:	06/19/2014	Prior Sale Date:	
Sale Price:	\$7,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	658525	Acres:	1.20
1st Mtg Amt:	\$4,970,000	Lot Area:	52,054
Total Value:	\$6,535,067	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
		Building Area:	46,125
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1991 / 1991
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	19.02 (miles)
Address:	15451 SAN FERNANDO MISSION BLVD, MISSION HILLS, CA 91345-1368		
Owner Name:	OMNINET JADE LP		
Seller Name:	KP JADE CORPORATE CENTER LLC		
APN:	2664-007-025	Map Reference:	8-C1 /
County:	LOS ANGELES, CA	Census Tract:	1091.00
Subdivision:		Zoning:	LAC2
Rec Date:	09/26/2014	Prior Rec Date:	03/30/2007
Sale Date:	09/26/2014	Prior Sale Date:	03/23/2007
Sale Price:	\$18,250,000	Prior Sale Price:	\$9,961,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1018749	Acres:	0.61
1st Mtg Amt:		Lot Area:	26,481
Total Value:	\$7,534,000	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
		Building Area:	46,032
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1990 / 1990
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	19.69 (miles)
Address:	5955 DE SOTO AVE, WOODLAND HILLS, CA 91367-5107		
Owner Name:	5955 DE SOTO LLC/CARPARK MANAGEMENT INC		
Seller Name:	OAKFIELD-GFIII WOODLAND DESOTO		
APN:	2149-002-027	Map Reference:	12-D6 /
County:	LOS ANGELES, CA	Census Tract:	1371.04
Subdivision:		Zoning:	LAWC
Rec Date:	06/27/2014	Prior Rec Date:	09/10/2007
Sale Date:	06/27/2014	Prior Sale Date:	08/29/2007
Sale Price:	\$9,450,000	Prior Sale Price:	\$13,961,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	665417	Acres:	2.94
1st Mtg Amt:	\$7,125,000	Lot Area:	127,980
Total Value:	\$7,172,415	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
		Building Area:	55,398
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1977 / 1978
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	13	Distance From Subject:	24.61 (miles)
Address:	1123 PARK VIEW DR, COVINA, CA 91724-3748		

Owner Name:	FAIRWAY VIEW GROUP LLC				
Seller Name:	PARK VIEW OWNERS LLC				
APN:	8448-019-048	Map Reference:	93-B1 /	Building Area:	45,609
County:	LOS ANGELES, CA	Census Tract:	4036.00	Total Rooms/Offices:	
Subdivision:	42505	Zoning:	CVE5&OCD*	Total Restrooms:	
Rec Date:	11/26/2014	Prior Rec Date:	10/31/2013	Yr Built/Eff:	1985 / 1985
Sale Date:	11/21/2014	Prior Sale Date:	10/28/2013	Air Cond:	
Sale Price:	\$9,469,500	Prior Sale Price:	\$6,450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1280531	Acres:	2.18		
1st Mtg Amt:	\$7,101,800	Lot Area:	94,933		
Total Value:	\$6,450,000	# of Stories:	3.00		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **March 4, 2015**

JOB ADDRESS: **1501 WEST WASHINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-021-027**

CASE#: **487315**

ORDER NO: **A-3177775**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 11, 2013**

COMPLIANCE EXPECTED DATE: **January 16, 2013**

DATE COMPLIANCE OBTAINED: **May 7, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3177775

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

KANG, YANG S
1501 W WASHINGTON BLVD
LOS ANGELES, CA 90007

CASE #: 487315
ORDER #: A-3177775
EFFECTIVE DATE: January 11, 2013
COMPLIANCE DATE: January 16, 2013

OWNER OF

SITE ADDRESS: 1501 W WASHINGTON BLVD I AUTO PARTS, SK DIGITAL GRAPHIC PRINT, HARDWOOD FLOOR
MARU NARA' PS PAINT' RAINBOW CHURCH. FOR LEASE

ASSESSORS PARCEL NO.: 5056-021-027

ZONE: C2; Commercial Zone

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

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

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

1. The temporary sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove all temporary signs that were installed without a permit.
A permit can be obtained for a period of not more than 30 days and not reinstalled for a period of 30 days, and shall not exceed a total of 90 days in any calendar year.

Code Section(s) in Violation: 14.4.16, 12.21A.1(a) of the L.A.M.C.

Location: South and east sides of the building and attached to the perimeter fencing.

Comments: Remove all banner signs or obtain all required permits and approvals.

2. The wall and banner signs are prohibited by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove all signs painted banner ect. from the west exterior wall of the building.

Code Section(s) in Violation: 14.4.4.B, 12.21A.1(a) of the L.A.M.C.

Location: West exterior wall of the building.

PD.1

JAN 07 2013



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

5/7/13

Page 1 of 2

Comments: No signs may be placed within 5' of an interior lot line.

3. The banner signs require a permit.

You are therefore ordered to: Obtain all required permits for the banner signs.

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1.(a) of the L.A.M.C.

Location: West south and east walls and fencing.

Comments: Remove all banner signs varying in size.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3089.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: January 02, 2013

ROBERT SUNSERI
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3089


REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **March 4, 2015**

JOB ADDRESS: **1501 WEST WASHINGTON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-021-027**

CASE#: **496424**

ORDER NO: **A-3236053**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 18, 2013**

COMPLIANCE EXPECTED DATE: **May 18, 2013**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3236053

BOARD OF
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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" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

APR 16 2013

YANG SOON KANG
1411 S WESTERN AVENUE
LOS ANGELES, CA 90006

EG

CASE #: 496424
ORDER #: A-3236053
EFFECTIVE DATE: April 18, 2013
COMPLIANCE DATE: May 18, 2013

OWNER OF
SITE ADDRESS: 1501 W WASHINGTON BLVD
ASSESSORS PARCEL NO.: 5056-021-027
ZONE: C2; Commercial Zone

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

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

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

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

VIOLATION(S):

1. In-operable automobile stored on the parking lot and automobile repair in a parking lot.

You are therefore ordered to: 1) Remove non-operative automobile from parking lot. 2) Discontinue the repair of automobile in the parking lot.

Code Section(s) in Violation: 12.21A.1.(a) of the L.A.M.C.

2. Open storage of auto parts, machine, motor, appliance, used motor oil, or other similar device in the parking lot.

You are therefore ordered to: Discontinue the open storage of automobile parts, motor oil drums & bin, etc. in the parking lot.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

3. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

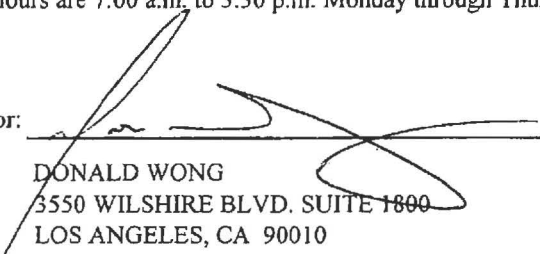
APPEAL PROCEDURES:

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 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.

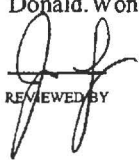
If you have any questions or require any additional information please feel free to contact me at (213)252-3032. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: April 11, 2013


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REVIEWED BY