

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 11, 2015

Council District: # 15

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

JOB ADDRESS: 1503 SOUTH CENTRE STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7456-021-013

On April 22, 2012 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: **1503 South Centre 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.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order March 23, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|--------------------|
| Non-Compliance Code Enforcement fee | 550.00 |
| Late Charge/Collection fee (250%) | 2,215.00 |
| Code Violation Investigation fee | 336.00 |
| System Development Surcharge | 20.16 |
| System Development Surcharge late fee | 50.40 |
| Accumulated Interest (1%/month) | 1,016.54 |
| Title Report fee | 42.00 |
| Grand Total | \$ 4,230.10 |

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 **\$4,230.10** 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 **\$4,230.10** 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

low
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. T10691
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 7456-021-013

Property Address: 1503 S CENTRE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: CAMPBELL INTERNATIONAL REAL ESTATE GROUP, LLC

Grantee: CIREG, LLC

Instrument: 04/1507774

Book/Page: N/A

Dated: 06/14/2004

Recorded: 06/14/2004

MAILING ADDRESS: CIREG, LLC

904 SILVER SPUR ROAD #282, ROLLING HILLS ESTATES, CA 90274

SCHEDULE B

LEGAL DESCRIPTION

LOTS 13,14 AND 15 BLOCK 31 OF HARBOR VIEW TRACT SUBDIVISION OF BLOCKS 31,32, 62,63 AND 64 OF TOWN OF SAN PEDRO, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 17 PAGE 31 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: CIREG, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Lender/Beneficiary: STEPHEN S. BURKE, AN UNMARRIED MAN, AS TO AN UNDIVIDED 18.1819% INTEREST; DICK BALLARD, INC. EMPLOYEE'S PROFIT SHARING PLAN AND TRUST AS TO AN UNDIVIDED 10.0000% INTEREST; KENDALL M. FUGATE AND LOIS A. FUGATE, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 10.0000% INTEREST; PENSICO TRUST COMPANY, INC. CUSTODIAN FBO MARC A. GALLO, IRA GA 1AX, AS TO AN UNDIVIDED 10.0000% INTEREST; J.M. HELLER AND SANDRA D. HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED 1/17/95, AS TO AN UNDIVIDED 10.0000% INTEREST; RICHARD A. OLRICH AND CAROL J. OLRICH, TRUSTEES OF THE OLRICH FAMILY TRUST DATED 10/20/2000, AS TO AN UNDIVIDED 9.0909% INTEREST; RICHARD B. ROBB,

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. T10691

SCHEDULE B (Continued)

AS TRUSTEE OF THE 1989 ROBB LIVING TRUST DATED 1/20/89 AS TO AN UNDIVIDED 8.1819% INTEREST; NANCY BOLIN GLASS, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 7.2727% INTEREST; PENSCO TRUST COMPANY, INC. CUSTODIAN FBO MARVIN P. BRODERSON, IRA BRICFR AS TO AN UNDIVIDED 6.3636% INTEREST; RICHARD B. BALLARD AND LINDA W. BALLARD, TRUSTEES OF THE BALLARD TRUST DATED 5/19/94 (LSP) AS TO AN UNDIVIDED 5.4545% INTEREST; AND EQUITY TRUST COMPANY CUSTODIAN FBO RICHARD B. ROBB, IRA AS TO AN UNDIVIDED 5.4545% INTEREST

Trustee: PROGRESSIVE TITLE COMPANY

Instrument: 05/0802814

Book/Page: N/A

Amount: \$550,000.00

Open Ended: NO

Dated: 03/24/2005

Recorded: 04/07/2005

Maturity Date: 03/24/2035

MAILING ADDRESS: DICK, BALLARD, INC. 1355 CORTE LOMA WALNUT CREEK, CA 94598

MAILING ADDRESS: CIREG, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 904 SILVER SPUR ROAD, BOX 282, ROLLING HILLS ESTATES, CA 90274
DEED OF TRUST SAID IS FURTHER SUBJECT TO NOTICE OF DEFAULT, DATED 07/12/2006, RECORDED 07/21/2006, AS INSTRUMENT NO. 06/1611258

MAILING ADDRESS: DICK BALLARD, INC. 1355 CORTE LOMA WALNUT CREEK, CA 94598

Type of Instrument MISCELLANEOUS

UCC FINANCING STATEMENT, DATED N/A, RECORDED 04/07/2005, AS INSTRUMENT NO. 05/0802815

MAILING ADDRESS: DICK BALLARD, 1355 CORTE LOMA, WALNUT CREEK, CA 94598

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY, DATED 08/07/2012, RECORDED 08/09/2012, AS INSTRUMENT NO. 20121186927

MAILING ADDRESS: TREASURER AND TAX COLLECTOR, SECURED PROPERTY TAX DIVISION, TAX DEFAULTED LAND UNIT, 225 NO. HILL STREET, RM 130, LOS ANGELES, CA 90012

MAILING ADDRESS: CIREG LLC, 904 SILVER SPUR RD #282, ROLLING HILLS ESTATES, CA 90274-3

NOTICE OF PENDING LIEN, DATED 08/30/2012, RECORDED 09/21/2012, AS INSTRUMENT NO. 20121424918

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

MAILING ADDRESS: CIREG LLC, 904 SILVER SPUR RD #282, ROLLING HILLS ESTATES, CA 90274

Recording requested by

and when recorded, please return this deed and tax statements to

CIREG

904 Silver Spur Road #282
Rolling Hills Estates, CA 90274

Escrow No

Title Order No

For recorder's use only

04 1507774

2

QUITCLAIM DEED

The undersigned grantor(s) declare(s) *The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T*
X This transfer is exempt from the documentary transfer tax *11923(d).*

The property is located in the city of Los Angeles, CA

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

Campbell International Real Estate Group, LLC.

hereby REMISE(S), RELEASE(S), AND FOREVER QUITCLAIM(S) to

CIREG, LLC

the following real property in the City of Los Angeles
County of Los Angeles, State of California with
the following legal description

Lots 13, 14 and 15 Block 31 of Harbor View Tract Subdivision of Blocks 31, 32, 62, 63 and 64 of Town of San Pedro, in the City of Los Angeles, as per map recorded in Book 17 page 31 of Miscellaneous Records, in the Office of the County Recorder of said County

Date 6-14-04 Brian T. Campbell

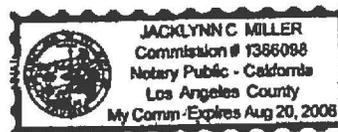
State of California }
County of Los Angeles } ss

On June 14, 2004 before me, JACKLYNN C. MILLER (name and title of the officer), personally appeared

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

WITNESS my hand and official seal

Signature Jacklynn C. Miller (Seal)



04 1507774

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

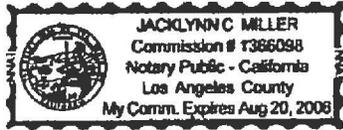
County of Los Angeles } ss

On June 14, 2004 before me, Jacklynn C. Miller, Notary Public

personally appeared Brian T. Campbell

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal
Jacklynn C. Miller
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document Quit Claim Deed

Document Date 6-14-04 Number of Pages 1

Signer(s) Other Than Named Above NONE

Capacity(ies) Claimed by Signer

Signer's Name Brian T. Campbell

- Individual
- Corporate Officer — Title(s) Pres.
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other _____



Signer Is Representing Campbell International Real Estate Group, LLC

Property Detail Report

For Property Located At :
1503 S CENTRE ST, SAN PEDRO, CA 90731-4825



Owner Information

Owner Name: **CIREG LLC**
 Mailing Address: **318 AVENUE I #37, REDONDO BEACH CA 90277-5601 C023**
 Vesting Codes: **// CO**

Location Information

Legal Description: **PART OF THE TOWN OF SAN PEDRO SHOWING THE HARBOR VIEW SUB OF BLKS 31,32,62,63&64 LOT 13**
 County: **LOS ANGELES, CA** APN: **7456-021-013**
 Census Tract / Block: **2971.20 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **HARBOR VIEW**
 Legal Book/Page: Map Reference: **79-A4 /**
 Legal Lot: **13** Tract #: **LOS ANGELES**
 Legal Block: **31** School District:
 Market Area: **185** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/14/2004 / 06/14/2004** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **1507774** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **09/08/2003 / 08/19/2003** 1st Mtg Amount/Type: **\$511,000 / PRIVATE PARTY**
 Sale Price: **\$730,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **2600550**
 Document #: **2600549** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$81.11**
 New Construction: Multi/Split Sale: **MULTIPLE**
 Title Company: **FIRST AMERICAN TITLE**
 Lender:
 Seller Name: **APPLETON JOHN S**

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: 1933 / 1934 | Total Rooms/Offices | Garage Area: |
| Gross Area: 9,000 | Total Restrooms: | Garage Capacity: |
| Building Area: 9,000 | 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: LAC2 | Acres: 0.11 | County Use: LIGHT MANUFACTURING (3100) |
| Lot Area: 4,580 | Lot Width/Depth: x | State Use: |
| Land Use: LIGHT INDUSTRIAL | Commercial Units: | Water Type: |
| Site Influence: | Sewer Type: | Building Class: |

Tax Information

| | | |
|---------------------------------------|----------------------------|---------------------------------|
| Total Value: \$568,311 | Assessed Year: 2014 | Property Tax: \$7,488.76 |
| Land Value: \$104,381 | Improved %: 82% | Tax Area: 14 |
| Improvement Value: \$463,930 | Tax Year: 2014 | Tax Exemption: |
| Total Taxable Value: \$568,311 | | |

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1503 S CENTRE ST, SAN PEDRO, CA 90731-4825

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 | \$730,000 | \$5,000 | \$3,890,000 | \$1,432,553 |
| Bldg/Living Area | 9,000 | 7,682 | 10,200 | 8,834 |
| Price/Sqft | \$81.11 | \$0.53 | \$441.44 | \$161.49 |
| Year Built | 1933 | 1946 | 2004 | 1966 |
| Lot Area | 4,580 | 8,684 | 32,310 | 15,113 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 1.00 | 2.00 | 1.12 |
| Total Value | \$568,311 | \$199,740 | \$1,670,000 | \$792,237 |
| Distance From Subject | 0.00 | 3.36 | 20.31 | 15.38 |

*= user supplied for search only

| <input type="checkbox"/> | # F | Address | Sale Price | Yr Bilt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|-------------------------------------|-----|-------------------------|-------------|---------|-----|-----------------------|----------------|---------|----------|-------|
| Subject Property | | | | | | | | | | |
| | | 1503 S CENTRE ST | \$730,000 | 1933 | | | 09/08/2003 | 9,000 | 4,580 | 0.0 |
| Comparables | | | | | | | | | | |
| <input checked="" type="checkbox"/> | 1 | 528 N MARINE AVE | \$1,060,000 | 1967 | | | 01/15/2015 | 9,751 | 17,689 | 3.36 |
| <input checked="" type="checkbox"/> | 2 | 1340 W COWLES ST | \$925,000 | 1974 | | | 11/10/2014 | 7,900 | 9,841 | 5.67 |
| <input checked="" type="checkbox"/> | 3 | 1327 W GAYLORD ST | \$736,000 | 1978 | | | 08/19/2014 | 7,682 | 10,005 | 5.77 |
| <input checked="" type="checkbox"/> | 4 | 22808 LOCKNESS AVE | \$1,562,000 | 1988 | | | 12/08/2014 | 8,520 | 22,973 | 6.24 |
| <input checked="" type="checkbox"/> | 5 | 1121 E EL SEGUNDO BLVD | \$2,700,000 | 1955 | | | 12/31/2014 | 7,800 | 8,956 | 14.59 |
| <input checked="" type="checkbox"/> | 6 | 227 OREGON ST | \$3,700,000 | 1953 | | | 10/10/2014 | 10,200 | 20,098 | 14.69 |
| <input checked="" type="checkbox"/> | 7 | 5220 W 104TH ST | \$1,825,000 | 1956 | | | 06/12/2014 | 9,408 | 16,966 | 15.44 |
| <input checked="" type="checkbox"/> | 8 | 16711 PARKSIDE AVE | \$1,390,000 | 1969 | | | 12/19/2014 | 10,200 | 22,090 | 15.81 |
| <input checked="" type="checkbox"/> | 9 | 8821 AVIATION BLVD REAR | \$5,000 | 1959 | | | 08/22/2014 | 9,380 | 32,310 | 16.52 |
| <input checked="" type="checkbox"/> | 10 | 6824 BRYNHURST AVE | \$700,000 | 1946 | | | 09/12/2014 | 9,941 | 11,333 | 17.21 |
| <input checked="" type="checkbox"/> | 11 | 13023 TOM WHITE WAY | \$979,500 | 1973 | | | 07/02/2014 | 7,992 | 15,773 | 17.87 |
| <input checked="" type="checkbox"/> | 12 | 1180 E 58TH ST | \$650,000 | 1956 | | | 09/24/2014 | 7,800 | 11,668 | 18.01 |
| <input checked="" type="checkbox"/> | 13 | 5400 PACIFIC BLVD | \$960,000 | 1951 | | | 02/18/2015 | 10,200 | 10,544 | 18.49 |
| <input checked="" type="checkbox"/> | 14 | 1769 E 41ST PL | \$1,420,000 | 1959 | | | 12/22/2014 | 9,105 | 14,327 | 19.27 |
| <input checked="" type="checkbox"/> | 15 | 13188 SANDOVAL ST | | 2004 | | | 10/20/2014 | 7,864 | 13,464 | 19.39 |
| <input checked="" type="checkbox"/> | 16 | 10719 PAINTER AVE | \$950,000 | 1969 | | | 12/05/2014 | 7,709 | 14,301 | 19.49 |
| <input checked="" type="checkbox"/> | 17 | 1501 E 25TH ST | \$1,431,000 | 1965 | | | 06/11/2014 | 7,976 | 8,684 | 19.83 |
| <input checked="" type="checkbox"/> | 18 | 2501 COMPTON AVE | \$1,235,000 | 1950 | | | 10/06/2014 | 9,346 | 9,848 | 19.83 |
| <input checked="" type="checkbox"/> | 19 | 150 E JEFFERSON BLVD | \$3,890,000 | 1997 | | | 01/02/2015 | 8,812 | 20,534 | 19.86 |
| <input checked="" type="checkbox"/> | 20 | 3440 E 14TH ST | \$1,100,000 | 1952 | | | 08/22/2014 | 9,088 | 10,865 | 20.31 |

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1503 S CENTRE ST, SAN PEDRO, CA 90731-4825**20 Comparable(s) Selected.**

Report Date: 03/09/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$730,000 | \$5,000 | \$3,890,000 | \$1,432,553 |
| Bldg/Living Area | 9,000 | 7,682 | 10,200 | 8,834 |
| Price/Sqft | \$81.11 | \$0.53 | \$441.44 | \$161.49 |
| Year Built | 1933 | 1946 | 2004 | 1966 |
| Lot Area | 4,580 | 8,684 | 32,310 | 15,113 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 1.00 | 2.00 | 1.12 |
| Total Value | \$568,311 | \$199,740 | \$1,670,000 | \$792,237 |
| Distance From Subject | 0.00 | 3.36 | 20.31 | 15.38 |

* = user supplied for search only

Comp #: 1 Distance From Subject: 3.36 (miles)
 Address: 528 N MARINE AVE, WILMINGTON, CA 90744-5528
 Owner Name: PRIVITELLI GREGORY TRUST
 Seller Name: GATES LAWRENCE P
 APN: 7418-005-012 Map Reference: 74-C4 / Building Area: 9,751
 County: LOS ANGELES, CA Census Tract: 2948.30 Total Rooms/Offices:
 Subdivision: WILMINGTON Zoning: LAC2 Total Restrooms:
 Rec Date: 01/15/2015 Prior Rec Date: 10/24/2005 Yr Built/Eff: 1967 / 1967
 Sale Date: 12/15/2014 Prior Sale Date: 09/09/2005 Air Cond: CENTRAL
 Sale Price: \$1,060,000 Prior Sale Price: \$1,225,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 49447 Acres: 0.41 COMPOSITION
 1st Mtg Amt: Lot Area: 17,689
 Total Value: \$1,365,619 # of Stories: 1.00
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 2 Distance From Subject: 5.67 (miles)
 Address: 1340 W COWLES ST, LONG BEACH, CA 90813-2735
 Owner Name: TIGRAMI LP
 Seller Name: CORPORON C L 2004 TRUST
 APN: 7432-019-028 Map Reference: 75-B4 / Building Area: 7,900
 County: LOS ANGELES, CA Census Tract: 5755.00 Total Rooms/Offices:
 Subdivision: INNER HARBOR TR Zoning: LBIG Total Restrooms:
 Rec Date: 11/10/2014 Prior Rec Date: 12/30/1999 Yr Built/Eff: 1974 / 1974
 Sale Date: 09/29/2014 Prior Sale Date: 12/22/1999 Air Cond:
 Sale Price: \$925,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1196041 Acres: 0.23
 1st Mtg Amt: \$950,000 Lot Area: 9,841
 Total Value: \$199,740 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 3 Distance From Subject: 5.77 (miles)
 Address: 1327 W GAYLORD ST, LONG BEACH, CA 90813-1320
 Owner Name: MADRID ALFONSO P & BLANCA E
 Seller Name: HILL-KUTLER TRUST
 APN: 7432-022-024 Map Reference: 75-B3 / Building Area: 7,682
 County: LOS ANGELES, CA Census Tract: 5755.00 Total Rooms/Offices:
 Subdivision: INNER HARBOR TR Zoning: LBIG Total Restrooms:
 Rec Date: 08/19/2014 Prior Rec Date: Yr Built/Eff: 1978 / 1978
 Sale Date: 06/10/2014 Prior Sale Date: Air Cond:
 Sale Price: \$736,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 868916 Acres: 0.23
 1st Mtg Amt: \$552,000 Lot Area: 10,005
 Total Value: \$658,568 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 4 Distance From Subject: 6.24 (miles)
 Address: 22808 LOCKNESS AVE, TORRANCE, CA 90501-5100
 Owner Name: CHECKERBOARD PROPERTIES LLC
 Seller Name: TAMADON TARANEH
 APN: 7347-017-046 Map Reference: 68-E6 / Building Area: 8,520
 County: LOS ANGELES, CA Census Tract: 2932.02 Total Rooms/Offices:
 Subdivision: 31080 Zoning: LAM2 Total Restrooms:
 Rec Date: 12/08/2014 Prior Rec Date: 05/18/2007 Yr Built/Eff: 1988 / 1988
 Sale Date: 12/03/2014 Prior Sale Date: 05/14/2007 Air Cond: YES
 Sale Price: \$1,562,000 Prior Sale Price: \$1,725,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1316330 Acres: 0.53
 1st Mtg Amt: Lot Area: 22,973
 Total Value: \$1,670,000 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------|----------------------|
| Comp #: | 5 | | | Distance From Subject: | 14.59 (miles) |
| Address: | 1121 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245-4202 | | | | |
| Owner Name: | NORTHSTAR GROUP PROPERTIES LLC | | | | |
| Seller Name: | CRISFIELD PROPERTIES | | | | |
| APN: | 4139-004-050 | Map Reference: | 56-B6 / | Building Area: | 7,800 |
| County: | LOS ANGELES, CA | Census Tract: | 6200.02 | Total Rooms/Offices: | |
| Subdivision: | 3012 | Zoning: | ESM1* | Total Restrooms: | |
| Rec Date: | 12/31/2014 | Prior Rec Date: | 01/05/1998 | Yr Built/Eff: | 1955 / 1955 |
| Sale Date: | 12/22/2014 | Prior Sale Date: | 12/24/1997 | Air Cond: | |
| Sale Price: | \$2,700,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 1424255 | Acres: | 0.21 | | |
| 1st Mtg Amt: | \$2,160,000 | Lot Area: | 8,956 | | |
| Total Value: | \$1,111,512 | # of Stories: | | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------|--------------------|------------------------|----------------------|
| Comp #: | 6 | | | Distance From Subject: | 14.69 (miles) |
| Address: | 227 OREGON ST, EL SEGUNDO, CA 90245-4215 | | | | |
| Owner Name: | SMOKY HOLLOW PARTNERS LLC | | | | |
| Seller Name: | PHILLIPS R & J TRUST | | | | |
| APN: | 4139-005-046 | Map Reference: | 56-B6 / | Building Area: | 10,200 |
| County: | LOS ANGELES, CA | Census Tract: | 6200.02 | Total Rooms/Offices: | |
| Subdivision: | EL SEGUNDO | Zoning: | ESM1* | Total Restrooms: | |
| Rec Date: | 10/10/2014 | Prior Rec Date: | 07/19/1988 | Yr Built/Eff: | 1953 / 1955 |
| Sale Date: | 10/07/2014 | Prior Sale Date: | 07/1988 | Air Cond: | |
| Sale Price: | \$3,700,000 | Prior Sale Price: | \$1,175,010 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 1072475 | Acres: | 0.46 | | |
| 1st Mtg Amt: | \$4,740,000 | Lot Area: | 20,098 | | |
| Total Value: | \$797,552 | # of Stories: | | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

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|--------------|--|-------------------|----------------|------------------------|----------------------|
| Comp #: | 7 | | | Distance From Subject: | 15.44 (miles) |
| Address: | 5220 W 104TH ST, LOS ANGELES, CA 90045-6102 | | | | |
| Owner Name: | CLOLILLY LLC | | | | |
| Seller Name: | KAHN MORTON L | | | | |
| APN: | 4129-035-015 | Map Reference: | 56-E4 / | Building Area: | 9,408 |
| County: | LOS ANGELES, CA | Census Tract: | 9800.28 | Total Rooms/Offices: | |
| Subdivision: | 14596 | Zoning: | LAM2 | Total Restrooms: | |
| Rec Date: | 06/12/2014 | Prior Rec Date: | | Yr Built/Eff: | 1956 / 1956 |
| Sale Date: | 05/19/2014 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$1,825,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 609522 | Acres: | 0.39 | | |
| 1st Mtg Amt: | | Lot Area: | 16,966 | | |
| Total Value: | \$329,321 | # of Stories: | | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

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|--------------|--|-------------------|-------------------|------------------------|-------------------------|
| Comp #: | 8 | | | Distance From Subject: | 15.81 (miles) |
| Address: | 16711 PARKSIDE AVE, CERRITOS, CA 90703-1840 | | | | |
| Owner Name: | STARNS LIVING TRUST | | | | |
| Seller Name: | ACE FAMILY GROUP LLC | | | | |
| APN: | 7011-001-012 | Map Reference: | 82-B4 / | Building Area: | 10,200 |
| County: | LOS ANGELES, CA | Census Tract: | 5545.14 | Total Rooms/Offices: | |
| Subdivision: | 30486 | Zoning: | CEM | Total Restrooms: | |
| Rec Date: | 12/19/2014 | Prior Rec Date: | 02/23/2004 | Yr Built/Eff: | 1969 / 1969 |
| Sale Date: | 12/09/2014 | Prior Sale Date: | 02/13/2004 | Air Cond: | YES |
| Sale Price: | \$1,390,000 | Prior Sale Price: | \$796,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | ROLL COMPOSITION |
| Document #: | 1384004 | Acres: | 0.51 | | |
| 1st Mtg Amt: | \$695,000 | Lot Area: | 22,090 | | |
| Total Value: | \$1,358,660 | # of Stories: | 1.00 | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

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|--------------|--|-------------------|----------------|------------------------|----------------------|
| Comp #: | 9 | | | Distance From Subject: | 16.52 (miles) |
| Address: | 8821 AVIATION BLVD REAR, INGLEWOOD, CA 90301-2005 | | | | |
| Owner Name: | SOKA GAKKAI INTERNATIONAL-USA | | | | |
| Seller Name: | BNSF RAILWAY CO | | | | |
| APN: | 4126-002-005 | Map Reference: | 56-E2 / | Building Area: | 9,380 |
| County: | LOS ANGELES, CA | Census Tract: | 6014.01 | Total Rooms/Offices: | |
| Subdivision: | | Zoning: | INM1* | Total Restrooms: | |
| Rec Date: | 08/22/2014 | Prior Rec Date: | | Yr Built/Eff: | 1959 / 1959 |
| Sale Date: | 05/08/2014 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$5,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 886002 | Acres: | 0.74 | | |
| 1st Mtg Amt: | | Lot Area: | 32,310 | | |
| Total Value: | \$1,385,928 | # of Stories: | | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

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|--------------|---|-------------------|-------------------|------------------------|-------------------------|
| Comp #: | 10 | | | Distance From Subject: | 17.21 (miles) |
| Address: | 6824 BRYNHURST AVE, LOS ANGELES, CA 90043-4664 | | | | |
| Owner Name: | 6824 BRYNHURST CORP | | | | |
| Seller Name: | OSTAPIUK IZABELA | | | | |
| APN: | 4006-023-006 | Map Reference: | 51-C5 / | Building Area: | 9,941 |
| County: | LOS ANGELES, CA | Census Tract: | 2352.02 | Total Rooms/Offices: | |
| Subdivision: | HYDE PARK | Zoning: | LAMR1 | Total Restrooms: | |
| Rec Date: | 09/12/2014 | Prior Rec Date: | 10/17/1985 | Yr Built/Eff: | 1946 / 1946 |
| Sale Date: | 09/04/2014 | Prior Sale Date: | 09/1985 | Air Cond: | |
| Sale Price: | \$700,000 | Prior Sale Price: | \$155,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | ROLL COMPOSITION |
| Document #: | 967372 | Acres: | 0.26 | | |
| 1st Mtg Amt: | \$455,000 | Lot Area: | 11,333 | | |
| Total Value: | \$256,341 | # of Stories: | 1.00 | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

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|--------------|--|-------------------|-------------------|------------------------|----------------------|
| Comp #: | 11 | | | Distance From Subject: | 17.87 (miles) |
| Address: | 13023 TOM WHITE WAY, NORWALK, CA 90650-4545 | | | | |
| Owner Name: | JOHNKIRK LLC | | | | |
| Seller Name: | STUFF LAWRENCE E & KERI L | | | | |
| APN: | 8059-002-057 | Map Reference: | 82-C2 / | Building Area: | 7,992 |
| County: | LOS ANGELES, CA | Census Tract: | 5523.02 | Total Rooms/Offices: | |
| Subdivision: | | Zoning: | NOM2* | Total Restrooms: | |
| Rec Date: | 07/02/2014 | Prior Rec Date: | 05/07/2003 | Yr Built/Eff: | 1973 / 1973 |
| Sale Date: | 04/22/2014 | Prior Sale Date: | 04/30/2003 | Air Cond: | |
| Sale Price: | \$979,500 | Prior Sale Price: | \$615,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | CONCRETE |
| Document #: | 685650 | Acres: | 0.36 | | |
| 1st Mtg Amt: | \$735,000 | Lot Area: | 15,773 | | |
| Total Value: | \$726,603 | # of Stories: | 1.00 | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

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|--------------|---|-------------------|-------------------|------------------------|----------------------|
| Comp #: | 12 | | | Distance From Subject: | 18.01 (miles) |
| Address: | 1180 E 58TH ST, LOS ANGELES, CA 90011-4863 | | | | |
| Owner Name: | BENJAMIN 26 LLC | | | | |
| Seller Name: | VICTOR ELEANOR | | | | |
| APN: | 5104-031-013 | Map Reference: | 52-C4 / | Building Area: | 7,800 |
| County: | LOS ANGELES, CA | Census Tract: | 2291.00 | Total Rooms/Offices: | |
| Subdivision: | 2 | Zoning: | LAMR1 | Total Restrooms: | |
| Rec Date: | 09/24/2014 | Prior Rec Date: | 03/27/2006 | Yr Built/Eff: | 1956 / 1956 |
| Sale Date: | 09/16/2014 | Prior Sale Date: | 03/08/2006 | Air Cond: | |
| Sale Price: | \$650,000 | Prior Sale Price: | \$750,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 1007238 | Acres: | 0.27 | | |
| 1st Mtg Amt: | \$600,000 | Lot Area: | 11,668 | | |
| Total Value: | \$836,088 | # of Stories: | | | |
| Land Use: | LIGHT INDUSTRIAL | Park Area/Cap#: | / | | |

Comp #: **13** Distance From Subject: **18.49 (miles)**
 Address: **5400 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2533**
 Owner Name: **UNITED FOOD & COMMERCIAL WORKE**
 Seller Name: **ABEDI M AREF 2000 TRUST**
 APN: **6309-021-006** Map Reference: **52-F3 /** Building Area: **10,200**
 County: **LOS ANGELES, CA** Census Tract: **5325.00** Total Rooms/Offices:
 Subdivision: **HUNTINGTON PARK** Zoning: **HPM2*** Total Restrooms:
 Rec Date: **02/18/2015** Prior Rec Date: **09/05/2001** Yr Built/Eff: **1951 /**
 Sale Date: **01/14/2015** Prior Sale Date: **07/30/2001** Air Cond:
 Sale Price: **\$960,000** Prior Sale Price: **\$300,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **BUILT-UP**
 Document #: **174442** Acres: **0.24**
 1st Mtg Amt: Lot Area: **10,544**
 Total Value: **\$361,526** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **19.27 (miles)**
 Address: **1769 E 41ST PL, LOS ANGELES, CA 90058-1503**
 Owner Name: **KIM YONG H & SARAH S**
 Seller Name: **ANGULO GEORGE A E & MARIA G**
 APN: **5116-029-060** Map Reference: **/** Building Area: **9,105**
 County: **LOS ANGELES, CA** Census Tract: **2281.00** Total Rooms/Offices:
 Subdivision: **3** Zoning: **LAM2** Total Restrooms:
 Rec Date: **12/22/2014** Prior Rec Date: **04/30/1999** Yr Built/Eff: **1959 / 1959**
 Sale Date: **12/12/2014** Prior Sale Date: **04/22/1999** Air Cond:
 Sale Price: **\$1,420,000** Prior Sale Price: **\$430,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1389833** Acres: **0.33**
 1st Mtg Amt: Lot Area: **14,327**
 Total Value: **\$549,904** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **19.39 (miles)**
 Address: **13188 SANDOVAL ST, SANTA FE SPRINGS, CA 90670-6600**
 Owner Name: **DIAZ GUS**
 Seller Name: **ODONNELL STEVE**
 APN: **8011-014-069** Map Reference: **/** Building Area: **7,864**
 County: **LOS ANGELES, CA** Census Tract: **5029.02** Total Rooms/Offices:
 Subdivision: **9056** Zoning: **SSM2*** Total Restrooms:
 Rec Date: **10/20/2014** Prior Rec Date: **04/14/2006** Yr Built/Eff: **2004 / 2005**
 Sale Date: **10/09/2014** Prior Sale Date: **04/06/2006** Air Cond:
 Sale Price: Prior Sale Price: **\$875,500** Pool:
 Sale Type: **N** Prior Sale Type: Roof Mat:
 Document #: **1103856** Acres: **0.31**
 1st Mtg Amt: Lot Area: **13,464**
 Total Value: **\$865,074** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **19.49 (miles)**
 Address: **10719 PAINTER AVE, SANTA FE SPRINGS, CA 90670-4524**
 Owner Name: **CHANG KEVIN & DEBBY**
 Seller Name: **HUGHES M G TRUST**
 APN: **8011-015-018** Map Reference: **61-D4 /** Building Area: **7,709**
 County: **LOS ANGELES, CA** Census Tract: **5029.02** Total Rooms/Offices:
 Subdivision: **BELL & CARLTONS** Zoning: **SSM2*** Total Restrooms:
 Rec Date: **12/05/2014** Prior Rec Date: **07/28/1994** Yr Built/Eff: **1969 / 1969**
 Sale Date: **12/02/2014** Prior Sale Date: Air Cond: **OFFICE**
 Sale Price: **\$950,000** Prior Sale Price: **\$319,650** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL**
 Document #: **1315431** Acres: **0.33** **COMPOSITION**
 1st Mtg Amt: Lot Area: **14,301**
 Total Value: **\$437,770** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: 17 Distance From Subject: 19.83 (miles)
 Address: 1501 E 25TH ST, LOS ANGELES, CA 90011-1813
 Owner Name: KIM HYUN J/CHOO JENGWOO
 Seller Name: MASJEDI MOUSSA & MAHNAZ
 APN: 5118-019-027 Map Reference: 52-D1 / Building Area: 7,976
 County: LOS ANGELES, CA Census Tract: 2270.10 Total Rooms/Offices:
 Subdivision: HARBERT & BUTTERWORTHS Zoning: LAM1 Total Restrooms:
 ADAMS ST TR
 Rec Date: 06/11/2014 Prior Rec Date: 04/06/2005 Yr Built/Eff: 1965 / 1977
 Sale Date: 05/29/2014 Prior Sale Date: 03/29/2005 Air Cond:
 Sale Price: \$1,431,000 Prior Sale Price: \$750,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 603664 Acres: 0.20
 1st Mtg Amt: \$1,219,700 Lot Area: 8,684
 Total Value: \$648,133 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 18 Distance From Subject: 19.83 (miles)
 Address: 2501 COMPTON AVE, LOS ANGELES, CA 90011-1827
 Owner Name: JJW HOLDINGS LLC
 Seller Name: STUART F COOPER CO
 APN: 5118-010-001 Map Reference: 52-D1 / Building Area: 9,346
 County: LOS ANGELES, CA Census Tract: 2270.20 Total Rooms/Offices:
 Subdivision: TWENTY-FIFTH STREET Zoning: LAM1 Total Restrooms:
 Rec Date: 10/06/2014 Prior Rec Date: 12/01/1982 Yr Built/Eff: 1950 / 1950
 Sale Date: 04/22/2014 Prior Sale Date: Air Cond:
 Sale Price: \$1,235,000 Prior Sale Price: \$275,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 1054161 Acres: 0.23 COMPOSITION
 1st Mtg Amt: \$1,011,500 Lot Area: 9,848
 Total Value: \$361,678 # of Stories: 1.00
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 19 Distance From Subject: 19.86 (miles)
 Address: 150 E JEFFERSON BLVD, LOS ANGELES, CA 90011-2331
 Owner Name: KL PROPERTY LLC
 Seller Name: CHOI IK S & HAE M
 APN: 5120-007-025 Map Reference: / Building Area: 8,812
 County: LOS ANGELES, CA Census Tract: 2311.00 Total Rooms/Offices:
 Subdivision: POTTERS WOODLAWN Zoning: LAM1 Total Restrooms:
 Rec Date: 01/02/2015 Prior Rec Date: 09/13/2006 Yr Built/Eff: 1997 / 1997
 Sale Date: 12/29/2014 Prior Sale Date: 09/05/2006 Air Cond:
 Sale Price: \$3,890,000 Prior Sale Price: \$2,500,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 3375 Acres: 0.47
 1st Mtg Amt: \$3,306,000 Lot Area: 20,534
 Total Value: \$1,316,985 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 20 Distance From Subject: 20.31 (miles)
 Address: 3440 E 14TH ST, LOS ANGELES, CA 90023-3818
 Owner Name: LITTLE NANA LLC
 Seller Name: EDGY DEV GROUP INC
 APN: 5190-032-020 Map Reference: 53-B1 / Building Area: 9,088
 County: LOS ANGELES, CA Census Tract: 2051.20 Total Rooms/Offices:
 Subdivision: 5478 Zoning: LAM2 Total Restrooms:
 Rec Date: 08/22/2014 Prior Rec Date: 02/26/2004 Yr Built/Eff: 1952 / 1970
 Sale Date: 08/14/2014 Prior Sale Date: 02/18/2004 Air Cond:
 Sale Price: \$1,100,000 Prior Sale Price: \$665,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 885360 Acres: 0.25 COMPOSITION
 1st Mtg Amt: Lot Area: 10,865
 Total Value: \$607,744 # of Stories: 2.00
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **1503 SOUTH CENTRE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7456-021-013**

Date: **March 11, 2015**

CASE#: **183720**
ORDER NO: **A-2971974**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 23, 2012**
COMPLIANCE EXPECTED DATE: **April 22, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2971974

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

CIREG LLC
904 SILVER SPUR RD # 282
ROLLING HILLS ESTATES, CA 90274

OWNER OF
SITE ADDRESS: 1503 S CENTRE ST
ASSESSORS PARCEL NO.: 7456-021-013
ZONE: C2; Commercial Zone

| |
|--------|
| CASE # |
| IMSP |
| CARTS |
| PCIS |
| CNAT |

CASE #: 183720
ORDER #: A-2971974
EFFECTIVE DATE: March 23, 2012
COMPLIANCE DATE: April 22, 2012



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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. A permit is required for the work performed.

You are therefore ordered to: 1) Obtain all required building permits or remove the unpermitted work.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Converting 2-nd story storage to offices w/o permit and approval.

2. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.



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

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

3. Unapproved occupancy or use of the parking lot as cargo storage container rentals.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the parking lot as cargo storage container rentals. Or obtain all required plans and approvals for the use.

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: Parking lot .

4. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Comments: Remove the cargo containers.

5. The approximate 40' x 65' (part of the building approx. 45'x40' on lot #14 & and part of the building approx. 40' x 20' on lot #15) construction of a steel building was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

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 (310)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: M. P.

Date: March 13, 2012

MARIAN PODPORA
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

M
REVIEWED BY