

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

January 14, 2015

Council District: # 15

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

JOB ADDRESS: 1519 SOUTH CENTRE STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7456-021-015

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: **1519 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	579.06
Title Report fee	42.00
Grand Total	\$ 2,546.06

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,546.06** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,546.06** 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
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10671
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN#: 7456-021-015

Property Address: 1519 S CENTRE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument **QUIT CLAIM 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

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument **MISCELLANEOUS**

Comments: **NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY, DATED 08/07/2012, RECORDED 08/09/2012 AS INSTRUMENT NO. 20121186929.**

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. T10671

SCHEDULE B (Continued)

**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. 20121424917.**

**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 90274-3**

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

04 1507774

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For recorder's use only

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. 11923(d).*
 This transfer is exempt from the documentary transfer tax

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

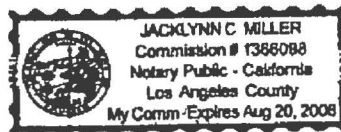
State of California)
County of Los Angeles) ss

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

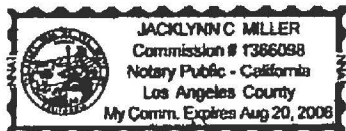
State of California }
County of Los Angeles } ss

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

Recording-Requested By

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

And When Recorded Mail to

CIREG LLC
904 SILVER SPUR RD # 282
ROLLING HILLS ESTATES CA 90274-3

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NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009
for the nonpayment of delinquent taxes in the amount of \$ 1,179.08
for the fiscal year 2008-2009 . Default Number 7456 021 015

Pursuant to Revenue & Taxation Code 3691, the Tax Collector has the power to sell non-residential commercial property that is defaulted three or more years.

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that three or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to CIREG LLC

_____ and is situated in said county, State of California,
described as follows: 7456 021 015
(Assessor's Parcel Number)

PART OF THE TOWN OF SAN PEDRO SHOWING
THE HARBOR VIEW SUB OF BLKS
31,32,62,63&64 LOT 15 BLK 31

MARK J. SALADINO,
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

By Kathleen Glos
Deputy Tax Collector

STATE OF CALIFORNIA } ss.
County of Los Angeles

On AUGUST 7, 2012 , before me personally appeared KATHLEEN GLOSTER
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 on 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 statement is true and correct. WITNESS my hand and official seal.

Sale No. 2013A

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California

By Lehana Dipoo
Deputy County Clerk



RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5491214)

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:

HARBOR VIEW SUBDIVISION OF BLOCKS 31, 32, 62, 63 AND 64 BY THE SAN PEDRO LAND AND IMPRC

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 7456-021-015
AKA 1519 S CENTRE ST
LOS ANGELES

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

DATED: This 30th Day of August, 2012

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **1519 SOUTH CENTRE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7456-021-015**

Date: **January 14, 2015**

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CIREG, LLC
904 SILVER SPUR ROAD #282
ROLLING HILLS ESTATES, CA 90274
CAPACITY: OWNER

- 2). CIREG, LLC
318 AVENUE I #37
REDONDO BEACH, CA 90277-5601
CAPACITY: OWNER

- 3). TREASURER AND TAX COLLECTOR
SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NO. HILL STREET, RM. 130
LOS ANGELES, CA 90012
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At:
1519 S CENTRE ST, SAN PEDRO, CA 90731



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 15**
 County: **LOS ANGELES, CA** APN: **7456-021-015**
 Census Tract / Block: **2971.20 / 1** Alternate APN:
 Township-Range-Sect: **RUDECINDA TR**
 Legal Book/Page: **Map Reference: 79-A4 / 824-C6**
 Legal Lot: **15** 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: MULTI**
 New Construction:
 Title Company: **FIRST AMERICAN TITLE** Multi/Split Sale:
 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: /	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	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: 0.10	County Use: VAC LIGHT MFG (310V)
Lot Area: 4,501	Lot Width/Depth: x	State Use:
Land Use: INDUSTRIAL LOT	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$104,381	Assessed Year: 2014	Property Tax: \$1,288.08
Land Value: \$104,381	Improved %:	Tax Area: 14
Improvement Value:	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$104,381		

Comparable Summary

For Property Located At



1519 S CENTRE ST, SAN PEDRO, CA 90731

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	\$20,000	\$1,900,000	\$621,132
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	4,501	2,069	39,745	11,198
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$104,381	\$7,375	\$286,914	\$143,478
Distance From Subject	0.00	3.75	18.08	12.65

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
		1519 S CENTRE ST	\$730,000			09/08/2003		4,501	0.0
Comparables									
<input checked="" type="checkbox"/>	1	430 E ANAHEIM ST	\$380,000			12/15/2014		4,620	3.75
<input checked="" type="checkbox"/>	2	432 E ANAHEIM ST	\$380,000			12/15/2014		4,621	3.75
<input checked="" type="checkbox"/>	3	1324 COIL AVE	\$1,030,000			06/17/2014		2,906	4.84
<input checked="" type="checkbox"/>	4	1600 E COLON ST	\$1,030,000			06/17/2014		2,069	4.85
<input checked="" type="checkbox"/>	5	3916 AMEBCO RD	\$250,000			06/11/2014		39,745	8
<input checked="" type="checkbox"/>	6	16407 S NORMANDIE AVE	\$390,000			07/10/2014		6,199	10.5
<input checked="" type="checkbox"/>	7	16101 S FIGUEROA ST	\$625,000			08/15/2014		19,416	10.69
<input checked="" type="checkbox"/>	8	2101 E 69TH ST	\$525,000			08/26/2014		14,521	12.34
<input checked="" type="checkbox"/>	9	15526 VERMONT AVE	\$192,500			12/01/2014		7,501	13.16
<input checked="" type="checkbox"/>	10	2751 LYNWOOD RD	\$931,000			09/17/2014		29,941	13.96
<input checked="" type="checkbox"/>	11	2751 LYNWOOD RD	\$931,000			09/17/2014		29,941	13.96
<input checked="" type="checkbox"/>	12	5507 CORTLAND ST	\$1,900,000			07/01/2014		14,073	14.14
<input checked="" type="checkbox"/>	13	9312 S MAIN ST	\$20,000			12/30/2014		2,565	15.3
<input checked="" type="checkbox"/>	14	2110 LEOTA ST	\$277,000			06/16/2014		6,284	16.71
<input checked="" type="checkbox"/>	15	358 E BEACH AVE	\$60,000			09/09/2014		5,867	16.96
<input checked="" type="checkbox"/>	16		\$1,600,000			07/02/2014		3,822	17.84
<input checked="" type="checkbox"/>	17	1619 E SLAUSON AVE	\$180,000			06/04/2014		4,802	18.04
<input checked="" type="checkbox"/>	18	1645 E SLAUSON AVE	\$140,000			09/03/2014		2,750	18.04
<input checked="" type="checkbox"/>	19	1717 E SLAUSON AVE				12/31/2014		12,760	18.05
<input checked="" type="checkbox"/>	20	5742 DUARTE ST	\$960,000			06/26/2014		9,550	18.08

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1519 S CENTRE ST, SAN PEDRO, CA 90731**20 Comparable(s) Selected.**

Report Date: 01/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$730,000	\$20,000	\$1,900,000	\$621,132
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	4,501	2,069	39,745	11,198
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$104,381	\$7,375	\$286,914	\$143,478
Distance From Subject	0.00	3.75	18.08	12.65

* = user supplied for search only

Comp #: 1 Distance From Subject: 3.75 (miles)
 Address: 430 E ANAHEIM ST, WILMINGTON, CA 90744
 Owner Name: DTI GROUNDS LLC
 Seller Name: MUNOZ TOMASA
 APN: 7423-015-003 Map Reference: 74-C4 / 794-F6 Building Area:
 County: LOS ANGELES, CA Census Tract: 2947.01 Total Rooms/Offices:
 Subdivision: LOS ANGELES Zoning: LAMR2 Total Restrooms:
 Rec Date: 12/15/2014 Prior Rec Date: 12/27/2011 Yr Built/Eff: /
 Sale Date: 09/16/2014 Prior Sale Date: 11/01/2011 Air Cond:
 Sale Price: \$380,000 Prior Sale Price: \$83,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1355623 Acres: 0.11
 1st Mtg Amt: \$200,000 Lot Area: 4,620
 Total Value: \$85,351 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 2 Distance From Subject: 3.75 (miles)
 Address: 432 E ANAHEIM ST, WILMINGTON, CA 90744
 Owner Name: DTI GROUNDS LLC
 Seller Name: MUNOZ TOMASA
 APN: 7423-015-004 Map Reference: 74-C4 / 794-F6 Building Area:
 County: LOS ANGELES, CA Census Tract: 2947.01 Total Rooms/Offices:
 Subdivision: WILMINGTON Zoning: LAMR2 Total Restrooms:
 Rec Date: 12/15/2014 Prior Rec Date: 12/27/2011 Yr Built/Eff: /
 Sale Date: 09/16/2014 Prior Sale Date: 10/31/2011 Air Cond:
 Sale Price: \$380,000 Prior Sale Price: \$83,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1355623 Acres: 0.11
 1st Mtg Amt: \$200,000 Lot Area: 4,621
 Total Value: \$85,351 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 3 Distance From Subject: 4.84 (miles)
 Address: 1324 COIL AVE, WILMINGTON, CA 90744
 Owner Name: CHEN ZHANPING
 Seller Name: JUANITAS FOODS INC
 APN: 7426-032-043 Map Reference: 74-D3 / 794-G5 Building Area:
 County: LOS ANGELES, CA Census Tract: 2941.20 Total Rooms/Offices:
 Subdivision: 1746 Zoning: LAMR2 Total Restrooms:
 Rec Date: 06/17/2014 Prior Rec Date: 07/05/1974 Yr Built/Eff: /
 Sale Date: 03/11/2014 Prior Sale Date: Air Cond:
 Sale Price: \$1,030,000 Prior Sale Price: \$3,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 625522 Acres: 0.07
 1st Mtg Amt: \$800,000 Lot Area: 2,906
 Total Value: \$9,373 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 4 Distance From Subject: 4.85 (miles)
 Address: 1600 E COLON ST, WILMINGTON, CA 90744
 Owner Name: CHEN ZHANPING
 Seller Name: JUANITAS FOODS INC
 APN: 7426-032-001 Map Reference: 74-D3 / 794-G5 Building Area:
 County: LOS ANGELES, CA Census Tract: 2941.20 Total Rooms/Offices:
 Subdivision: 1746 Zoning: LAMR2 Total Restrooms:
 Rec Date: 06/17/2014 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 03/11/2014 Prior Sale Date: Air Cond:
 Sale Price: \$1,030,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 625522 Acres: 0.05
 1st Mtg Amt: \$800,000 Lot Area: 2,069
 Total Value: \$7,375 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: **5** Distance From Subject: **8 (miles)**
 Address: **3916 AMEBCO RD, LONG BEACH, CA 90805**
 Owner Name: **MCDONALD JEANNE E TRUST**
 Seller Name: **MCALLISTER JOHN W TRUST**
 APN: **7140-014-023** Map Reference: **70-B5 / 765-C7** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5721.00** Total Rooms/Offices:
 Subdivision: **1400** Zoning: **LBIL** Total Restrooms:
 Rec Date: **06/11/2014** Prior Rec Date: **11/12/1993** Yr Built/Eff: **/**
 Sale Date: **06/03/2014** Prior Sale Date:
 Sale Price: **\$250,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **605045** Acres: **0.91** Pool:
 1st Mtg Amt: Lot Area: **39,745** Roof Mat:
 Total Value: **\$178,586** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **10.5 (miles)**
 Address: **16407 S NORMANDIE AVE, GARDENA, CA 90247**
 Owner Name: **STONECREST PROPERTIES LLC**
 Seller Name: **UNIFIED GARDENA PROPERTIES LLC**
 APN: **6105-019-004** Map Reference: **63-E4 / 734-A6** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **6033.01** Total Rooms/Offices:
 Subdivision: **BROADACRES** Zoning: **GAC3** Total Restrooms:
 Rec Date: **07/10/2014** Prior Rec Date: **08/19/2005** Yr Built/Eff: **/**
 Sale Date: **12/20/2013** Prior Sale Date: **07/29/2005** Air Cond:
 Sale Price: **\$390,000** Prior Sale Price: **\$500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **711314** Acres: **0.14**
 1st Mtg Amt: Lot Area: **6,199**
 Total Value: **\$250,825** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **10.69 (miles)**
 Address: **16101 S FIGUEROA ST, GARDENA, CA 90248**
 Owner Name: **F3 HOLDINGS LLC**
 Seller Name: **TAMAE ROBERT**
 APN: **6120-023-033** Map Reference: **64-A4 / 734-C6** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2912.10** Total Rooms/Offices:
 Subdivision: **22156** Zoning: **LAC2** Total Restrooms:
 Rec Date: **08/15/2014** Prior Rec Date: **10/07/2003** Yr Built/Eff: **/**
 Sale Date: **07/14/2014** Prior Sale Date: **09/30/2003** Air Cond:
 Sale Price: **\$625,000** Prior Sale Price: **\$234,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **859648** Acres: **0.45**
 1st Mtg Amt: Lot Area: **19,416**
 Total Value: **\$271,396** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **12.34 (miles)**
 Address: **2101 E 69TH ST, LONG BEACH, CA 90805**
 Owner Name: **WEBER METALS INC**
 Seller Name: **PUGA THOMAS J**
 APN: **7113-001-019** Map Reference: **65-E4 / 735-G6** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5702.03** Total Rooms/Offices:
 Subdivision: **42997** Zoning: **LBIG** Total Restrooms:
 Rec Date: **08/26/2014** Prior Rec Date: **03/10/2003** Yr Built/Eff: **/**
 Sale Date: **08/12/2014** Prior Sale Date: **02/18/2003** Air Cond:
 Sale Price: **\$525,000** Prior Sale Price: **\$150,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **895892** Acres: **0.33**
 1st Mtg Amt: Lot Area: **14,521**
 Total Value: **\$177,219** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **13.16 (miles)**
 Address: **15526 VERMONT AVE, PARAMOUNT, CA 90723**
 Owner Name: **MARTINEZ ADAM**
 Seller Name: **CHALMERS F & N 2009 TRUST**
 APN: **6270-014-031** Map Reference: **65-F3 / 735-G5** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5538.01** Total Rooms/Offices:
 Subdivision: **CLEARWATER** Zoning: **PAM1*** Total Restrooms:
 Rec Date: **12/01/2014** Prior Rec Date: **07/31/1989** Yr Built/Eff: **/**
 Sale Date: **11/05/2014** Prior Sale Date: **06/1989** Air Cond:
 Sale Price: **\$192,500** Prior Sale Price: **\$183,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1285095** Acres: **0.17**
 1st Mtg Amt: **\$173,250** Lot Area: **7,501**
 Total Value: **\$225,114** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **13.96 (miles)**
 Address: **2751 LYNWOOD RD, LYNWOOD, CA 90262**
 Owner Name: **GOMEZ MOISES**
 Seller Name: **HOROWITZ FAMILY TRUST**
 APN: **6169-012-004** Map Reference: **58-F5 / 704-J7** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5405.01** Total Rooms/Offices:
 Subdivision: **COMMERCE TR** Zoning: **LYM*** Total Restrooms:
 Rec Date: **09/17/2014** Prior Rec Date: **03/26/1991** Yr Built/Eff: **/**
 Sale Date: **09/12/2014** Prior Sale Date: **12/1990** Air Cond:
 Sale Price: **\$931,000** Prior Sale Price: **\$1,400,010** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **985592** Acres: **0.69**
 1st Mtg Amt: **\$892,500** Lot Area: **29,941**
 Total Value: **\$286,914** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **13.96 (miles)**
 Address: **2751 LYNWOOD RD, LYNWOOD, CA 90262**
 Owner Name: **GOMEZ MOISES**
 Seller Name: **HOROWITZ FAMILY TRUST**
 APN: **6169-012-004** Map Reference: **58-F5 / 704-J7** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5405.01** Total Rooms/Offices:
 Subdivision: **COMMERCE TR** Zoning: **LYM*** Total Restrooms:
 Rec Date: **09/17/2014** Prior Rec Date: **03/26/1991** Yr Built/Eff: **/**
 Sale Date: **09/12/2014** Prior Sale Date: **12/1990** Air Cond:
 Sale Price: **\$931,000** Prior Sale Price: **\$1,400,010** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **985592** Acres: **0.69**
 1st Mtg Amt: **\$892,500** Lot Area: **29,941**
 Total Value: **\$286,914** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **14.14 (miles)**
 Address: **5507 CORTLAND ST, LYNWOOD, CA 90262**
 Owner Name: **JWM VENTURES LLC**
 Seller Name: **JAMES PRYOR PROPERTIES LLC**
 APN: **6188-003-007** Map Reference: **59-D6 / 735-E1** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5400.00** Total Rooms/Offices:
 Subdivision: **SLAUSON** Zoning: **LYM*** Total Restrooms:
 Rec Date: **07/01/2014** Prior Rec Date: **01/03/2005** Yr Built/Eff: **/**
 Sale Date: **06/30/2014** Prior Sale Date: **11/23/2004** Air Cond:
 Sale Price: **\$1,900,000** Prior Sale Price: **\$245,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **680901** Acres: **0.32**
 1st Mtg Amt: **\$1,950,000** Lot Area: **14,073**
 Total Value: **\$202,876** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **15.3 (miles)**
 Address: **9312 S MAIN ST, LOS ANGELES, CA 90003**
 Owner Name: **TDC PACIFIC PROPERTIES INC**
 Seller Name: **DURAN GUADALUPE L**
 APN: **6052-007-015** Map Reference: **58-B2 / 704-C4** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2405.00** Total Rooms/Offices:
 Subdivision: **6242** Zoning: **LACM** Total Restrooms:
 Rec Date: **12/30/2014** Prior Rec Date: **06/25/1984** Yr Built/Eff: **/**
 Sale Date: **12/29/2014** Prior Sale Date:
 Sale Price: **\$20,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **1419450** Acres: **0.06** Pool:
 1st Mtg Amt: Lot Area: **2,565** Roof Mat:
 Total Value: **\$20,537** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **16.71 (miles)**
 Address: **2110 LEOTA ST, HUNTINGTON PARK, CA 90255**
 Owner Name: **COHEN-BASI MEITAL**
 Seller Name: **MPH PROPERTY GROUP LLC**
 APN: **6025-036-024** Map Reference: **52-E6 / 704-H1** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5349.00** Total Rooms/Offices:
 Subdivision: **WALTER A NADEAU** Zoning: **LCM2*** Total Restrooms:
 Rec Date: **06/16/2014** Prior Rec Date: **08/04/2008** Yr Built/Eff: **/**
 Sale Date: **05/12/2014** Prior Sale Date: **07/17/2008** Air Cond:
 Sale Price: **\$277,000** Prior Sale Price: **\$980,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **617897** Acres: **0.14**
 1st Mtg Amt: Lot Area: **6,284**
 Total Value: **\$80,363** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **16.96 (miles)**
 Address: **358 E BEACH AVE, INGLEWOOD, CA 90302**
 Owner Name: **RICHARD D SCHULMAN INC**
 Seller Name: **JOHNSON SHARON C**
 APN: **4015-017-003** Map Reference: **51-A6 / 703-D1** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **6009.02** Total Rooms/Offices:
 Subdivision: **5076** Zoning: **INM1*** Total Restrooms:
 Rec Date: **09/09/2014** Prior Rec Date: **10/06/1978** Yr Built/Eff: **/**
 Sale Date: **07/23/2014** Prior Sale Date:
 Sale Price: **\$60,000** Prior Sale Price: **\$26,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **942894** Acres: **0.13** Roof Mat:
 1st Mtg Amt: Lot Area: **5,867**
 Total Value: **\$48,944** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **17.84 (miles)**
 Address: **, BELL GARDENS, CA 90201**
 Owner Name: **YBARRA PROPERTIES LLC**
 Seller Name: **A L MACINTOSH CO**
 APN: **6358-019-025** Map Reference: **54-B6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5338.06** Total Rooms/Offices:
 Subdivision: Zoning: **B6M1*** Total Restrooms:
 Rec Date: **07/02/2014** Prior Rec Date: **03/23/1983** Yr Built/Eff: **/**
 Sale Date: **06/23/2014** Prior Sale Date:
 Sale Price: **\$1,600,000** Prior Sale Price: **\$350,000** Air Cond:
 Sale Type: **UNKNOWN** Prior Sale Type:
 Document #: **686012** Acres: **0.09** Pool:
 1st Mtg Amt: **\$1,360,000** Lot Area: **3,822** Roof Mat:
 Total Value: **\$43,929** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: 17 Distance From Subject: 18.04 (miles)
 Address: 1619 E SLAUSON AVE, LOS ANGELES, CA 90011-5058
 Owner Name: RECINOS BYRON
 Seller Name: MIER PROPERTIES LLC
 APN: 5105-019-014 Map Reference: 52-D4 / 674-G5 Building Area:
 County: LOS ANGELES, CA Census Tract: 5327.00 Total Rooms/Offices:
 Subdivision: SLAUSON BOWENS Zoning: LAMR1 Total Restrooms:
 JUNCTION TR
 Rec Date: 06/04/2014 Prior Rec Date: 10/19/2005 Yr Built/Eff: /
 Sale Date: 06/01/2014 Prior Sale Date: 10/13/2005 Air Cond:
 Sale Price: \$180,000 Prior Sale Price: \$225,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 579070 Acres: 0.11
 1st Mtg Amt: \$170,000 Lot Area: 4,802
 Total Value: \$250,825 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 18.04 (miles)
 Address: 1645 E SLAUSON AVE, LOS ANGELES, CA 90011-5056
 Owner Name: RAMIREZ LUIS FAMILY TRUST
 Seller Name: DOUMANI L FAMILY TRUST
 APN: 5105-020-016 Map Reference: 52-D4 / 674-G5 Building Area:
 County: LOS ANGELES, CA Census Tract: 5327.00 Total Rooms/Offices:
 Subdivision: SLAUSON BOWENS Zoning: LAMR1 Total Restrooms:
 JUNCTION TR
 Rec Date: 09/03/2014 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 03/20/2014 Prior Sale Date: Air Cond:
 Sale Price: \$140,000 Prior Sale Price: Pool:
 Sale Type: UNKNOWN Prior Sale Type: Roof Mat:
 Document #: 924042 Acres: 0.06
 1st Mtg Amt: \$110,000 Lot Area: 2,750
 Total Value: \$28,464 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 18.05 (miles)
 Address: 1717 E SLAUSON AVE, VERNON, CA 90058-3826
 Owner Name: 1717 SLAUSON LLC
 Seller Name: EDO DEV INC
 APN: 5105-021-030 Map Reference: 52-D4 / 674-G5 Building Area:
 County: LOS ANGELES, CA Census Tract: 5327.00 Total Rooms/Offices:
 Subdivision: SLAUSON BOWENS Zoning: LAM2 Total Restrooms:
 JUNCTION TR
 Rec Date: 12/31/2014 Prior Rec Date: 05/26/2011 Yr Built/Eff: /
 Sale Date: 12/04/2014 Prior Sale Date: 05/06/2011 Air Cond:
 Sale Price: Prior Sale Price: \$160,000 Pool:
 Sale Type: N Prior Sale Type: FULL Roof Mat:
 Document #: 1424322 Acres: 0.29
 1st Mtg Amt: \$305,000 Lot Area: 12,760
 Total Value: \$167,219 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 18.08 (miles)
 Address: 5742 DUARTE ST, LOS ANGELES, CA 90058-3824
 Owner Name: REININGER CAROLINA
 Seller Name: SALAMI ALEXANDER A
 APN: 5105-022-017 Map Reference: 52-D4 / 674-G5 Building Area:
 County: LOS ANGELES, CA Census Tract: 2289.00 Total Rooms/Offices:
 Subdivision: SLAUSON BOWENS Zoning: LAM2 Total Restrooms:
 JUNCTION TR
 Rec Date: 06/26/2014 Prior Rec Date: 06/16/2011 Yr Built/Eff: /
 Sale Date: 06/10/2014 Prior Sale Date: 05/10/2011 Air Cond:
 Sale Price: \$960,000 Prior Sale Price: \$625,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 661175 Acres: 0.22
 1st Mtg Amt: \$210,000 Lot Area: 9,550
 Total Value: \$161,994 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **January 14, 2015**

JOB ADDRESS: **1519 SOUTH CENTRE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7456-021-015**

CASE#: **455422**

ORDER NO: **A-2971960**

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-2971960

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIOLOS
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

CASE #
IMSP <i>AS</i>
CARTS <i>✓</i>
PCIS
CNAT <i>✓</i>

CASE #: 455422
ORDER #: A-2971960
EFFECTIVE DATE: March 23, 2012
COMPLIANCE DATE: April 22, 2012

OWNER OF
SITE ADDRESS: 1519 S CENTRE ST
ASSESSORS PARCEL NO.: 7456-021-015
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, 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:

VIOLATION(S):

1. Storage of cargo container is a use which is not allowed in the C2 zone w/o approval.

You are therefore ordered to: Discontinue the unapproved use of vacant lot as cargo container storage or obtain all required permit and approval for that use.

Code Section(s) in Violation: 12.14A, 12.21A.1.(a) of the L.A.M.C.

2. 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.



