

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

February 17, 2015

Council District: # 13

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

JOB ADDRESS: **3705 WEST SUNSET BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5429-021-027**

On February 10, 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: **3705 West Sunset 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 | \$ 550.00          |
| Late Charge/Collection fee (250%)   | 1,375.00           |
| Accumulated Interest (1%/month)     | 253.14             |
| Title Report fee                    | 42.00              |
| <b>Grand Total</b>                  | <b>\$ 2,220.14</b> |

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 **\$2,220.14** 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 **\$2,220.14** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10966  
Dated as of: 2/5/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5429-021-027

Property Address: 3705 W SUNSET BLVD      City: Los Angeles      County: Los Angeles

#### VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Sunset Triangle Investors, LLC, a California Limited Liability Company

Grantor : JR Properties and Development, LLC, a Delaware Limited Liability Company

Deed Date : 9/25/2012

Recorded : 12/19/2012

Instr No. : 20121969184

Mailing Address: Sunset Triangle Investors, LLC,  
1750 Ventura Blvd., Suite 201, Encino, CA 91316.

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Lots 2, 3 and 12 in Block 6 of Childs Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 39 Page 97 of miscellaneous records, in the office of the county recorder of said county.

Also that portion of Sunset Boulevard (formerly Park Avenue) vacated by Los Angeles City Ordinance No. 15176 New Series, approved August 6, 1907 adjoining Lots 2 and 3 on the south, and lying between the southerly prolongation of the easterly line of Lot 2 and the westerly line of said Lot 3.

Assessor's Parcel No: 5429-021-027

#### MORTGAGES/LIENS

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$2,412,500.00

Dated : 12/12/2012

Trustor : Sunset Triangle Investors, LLC, a California Limited Liability Company

Trustee : Fidelity National Title Company

**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. T10966**

**SCHEDULE B (Continued)**

**Beneficiary : 1st Century Bank, N.A.**  
**Recorded : 12/19/2012**

**Instr No. : 20121969185**

**Mailing Address:**Fidelity National Title Company,  
1300 Dove Street, Suite 310, Newport Beach, CA 92660.

*joint party* **Mailing Address:**1st Century Bank, N.A., Loan Department,  
1875 Century Park East, Suite 1400, Los Angeles, CA 90067.

*An abstract of judgment for the amount shown below and other amounts due:*

**Debtor :** Sunset Triangle Investors LLC

**Creditor :** Department of Building and Safety Financial Services Division

**Date Entered :** 2/28/2014

**County :** Los Angeles

**Returned To**

**Recorded :** 3/7/2014

**Instr No. : 20140238516**

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

**Mailing Address:** Sunset Triangle Investors LLC,  
10250 Constellation Blvd 19th FLR, Los Angeles, CA, 90067.

2  
3

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO



NAME Sunset Triangle Investors, LLC  
ADDRESS 1750 Ventura Blvd., Suite 201  
Encino, CA 91316

**GRANT DEED**

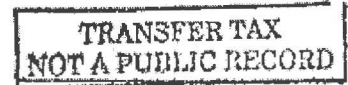
ORDER NO. 12020367-X59

ESCROW NO. 126750364-X40

APN NO. 5429-021-027 and 5429-021-034

THE UNDERSIGNED GRANTOR(S) DECLARE(S) **NOT OF PUBLIC RECORD**

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_ CITY TAX \$ \_\_\_\_\_  
 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 \_\_\_\_\_ and \_\_\_\_\_



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JR Properties and Development, LLC, a Delaware limited liability company

hereby GRANT(S) to Sunset Triangle Investors, LLC, a California limited liability company

the following described real property in the City and County of Los Angeles, State of California:

See Exhibit "A" attached hereto and made a part hereof.

JR Properties and Development, LLC  
A Delaware limited liability company

\_\_\_\_\_  
Navraj Singh, Manager

Dated: September 25, 2012

STATE OF CALIFORNIA  
COUNTY OF Los Angeles ) s.s.

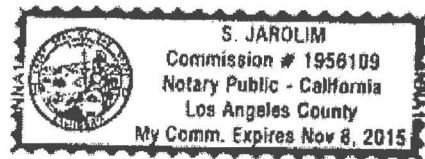
On Sept. 25, 2012, before me, S. Jarolim, Notary Public, personally  
appeared Navraj Singh

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

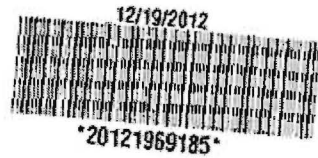


UNRECORDED DOC

144

2

RECORDATION REQUESTED BY:



10  
31

**WHEN RECORDED MAIL TO:**

1st Century Bank, N.A.  
Loan Department  
1875 Century Park East, Suite 1400  
Los Angeles, CA 90067

**SEND TAX NOTICES TO:**

Sunset Triangle Investors, LLC, a California limited liability company  
450 First Street East, Suite A  
Sonoma, CA 95476

FOR RECORDER'S USE ONLY

**DEED OF TRUST**

THIS DEED OF TRUST is dated December 12, 2012, among Sunset Triangle Investors, LLC, a California limited liability company, whose address is 450 First Street East, Suite A, Sonoma, CA 95476 ("Trustor"); 1st Century Bank, N.A., whose address is Loan Department, 1875 Century Park East, Suite 1400, Los Angeles, CA 90067 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Fidelity National Title Company, whose address is 1300 Dove Street, Suite 310, Newport Beach, CA 92660 (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:

**LOTS 2, 3 AND 12, IN BLOCK 6 OF CHILDS HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE 97 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**ALSO THAT PORTION OF SUNSET BOULEVARD (FORMERLY PARK AVENUE) VACATED BY LOS ANGELES CITY ORDINANCE NO. 15176 NEW SERIES, APPROVED AUGUST 6, 1907 ADJOINING LOTS 2 AND 3, ON THE SOUTH, AND LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 2 AND THE WESTERLY LINE OF SAID LOT 3**

The Real Property or its address is commonly known as 3701-3713 W. Sunset Blvd. and 1601 Griffith Park Dr., Los Angeles, CA 90026. The Assessor's Parcel Number for the Real Property is 5429-021-027 and 5429-021-034.

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 OF THE TRUSTOR 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.

12020367-X59

17C

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 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. 5974346)

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:

CHILDS HEIGHTS 6 M R 39-97

CHILDS HEIGHTS 6 2 M R 39-97

CHILDS HEIGHTS 6 3 M R 39-97

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 5429-021-027  
AKA 3705 W SUNSET BLVD  
LOS ANGELES

Owner:

# EXHIBIT B

ASSIGNED INSPECTOR: **RONALD KIDWELL**  
JOB ADDRESS: **3705 WEST SUNSET BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5429-021-027**

Date: **February 17, 2015**

Last Full Title: **02/05/2015**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SUNSET TRIANGLE INVESTORS, LLC  
1750 VENTURA BLVD., SUITE 201  
ENCINO, CA 91316  
CAPACITY: OWNERS
  
- 2). SUNSET TRIANGLE INVESTORS, LLC  
16030 VENTURA BLVD., SUITE 240  
ENCINO, CA 91436-4487  
CAPACITY: OWNERS
  
- 3). SUNSET TRIANGLE INVESTORS, LLC  
10250 CONSTELLATION BLVD., 19<sup>TH</sup> FLOOR  
LOS ANGELES, CA. 90067  
CAPACITY: OWNERS
  
- 4). FIDELITY NATIONAL TITLE COMPANY  
1300 DOVE STREET, SUITE 310  
NEWPORT BEACH, CA. 92660  
CAPACITY: INTERESTED PARTIES
  
- 5). 1<sup>ST</sup> CENTURY BANK, NA  
LOAN DEPARTMENT  
1875 CENTURY PARK EAST, SUITE 1400  
LOS ANGELES, CA. 90067  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**3713 W SUNSET BLVD, LOS ANGELES, CA 90026**



**Owner Information**

Bldg Card: 000 of 002

Owner Name: **SUNSET TRIANGLE INVESTORS LLC**  
 Mailing Address: **16030 VENTURA BLVD #240, ENCINO CA 91436-4487 C051**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **CHILDS HEIGHTS VAC ST ADJ ON SW AND LOTS 2 AND LOT 3**  
 County: **LOS ANGELES, CA** APN: **5429-021-027**  
 Census Tract / Block: **1954.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **CHILDS HEIGHTS**  
 Legal Book/Page: Map Reference: **35-A4 / 594-C5**  
 Legal Lot: **3** Tract #: **LOS ANGELES**  
 Legal Block: **6** School District:  
 Market Area: **C21** 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: **12/19/2012 / 09/25/2012** 1st Mtg Amount/Type: **\$2,412,500 / CONV**  
 Sale Price: **\$4,825,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **1969185**  
 Document #: **1969184** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$602.37**  
 New Construction: Multi/Split Sale: **MULTIPLE**  
 Title Company:

Lender: **FIRST CENTURY BK NA**  
 Seller Name: **JR PROPERTIES & DEV LLC**

**Prior Sale Information**

Prior Rec/Sale Date: **06/21/2006 / 03/17/2006** Prior Lender: **STATE BK/INDIA**  
 Prior Sale Price: **\$3,050,000** Prior 1st Mtg Amt/Type: **\$2,100,000 / CONV**  
 Prior Doc Number: **1359935** Prior 1st Mtg Rate/Type: **/ ADJ**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

|                                 |                     |                       |
|---------------------------------|---------------------|-----------------------|
| Year Built / Eff: <b>1934 /</b> | Total Rooms/Offices | Garage Area:          |
| Gross Area: <b>8,010</b>        | Total Restrooms:    | Garage Capacity:      |
| Building Area: <b>8,010</b>     | Roof Type:          | Parking Spaces:       |
| Tot Adj Area:                   | Roof Material:      | Heat Type:            |
| Above Grade:                    | Construction:       | Air Cond: <b>NONE</b> |
| # of Stories:                   | Foundation:         | Pool:                 |
| Other Improvements:             | Exterior wall:      | Quality:              |
|                                 | Basement Area:      | Condition:            |

**Site Information**

|                                       |                           |                                              |
|---------------------------------------|---------------------------|----------------------------------------------|
| Zoning: <b>LAC2</b>                   | Acres: <b>0.27</b>        | County Use: <b>STORE &amp; OFFICE (1200)</b> |
| Lot Area: <b>11,750</b>               | Lot Width/Depth: <b>x</b> | State Use:                                   |
| Land Use: <b>STORES &amp; OFFICES</b> | Commercial Units:         | Water Type:                                  |
| Site Influence:                       | Sewer Type:               | Building Class:                              |

**Tax Information**

|                                         |                            |                                  |
|-----------------------------------------|----------------------------|----------------------------------|
| Total Value: <b>\$3,817,252</b>         | Assessed Year: <b>2014</b> | Property Tax: <b>\$47,484.92</b> |
| Land Value: <b>\$2,712,258</b>          | Improved %: <b>29%</b>     | Tax Area: <b>13</b>              |
| Improvement Value: <b>\$1,104,994</b>   | Tax Year: <b>2014</b>      | Tax Exemption:                   |
| Total Taxable Value: <b>\$3,817,252</b> |                            |                                  |

## Comparable Summary

For Property Located At



**3713 W SUNSET BLVD, LOS ANGELES, CA 90026**

**8 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: 8

|                       | Subject Property | Low       | High         | Average     |
|-----------------------|------------------|-----------|--------------|-------------|
| Sale Price            | \$4,825,000      | \$822,000 | \$10,825,000 | \$4,190,250 |
| Bldg/Living Area      | 8,010            | 6,984     | 8,952        | 7,890       |
| Price/Sqft            | \$602.37         | \$91.82   | \$1,453.80   | \$548.55    |
| Year Built            | 1934             | 1923      | 2005         | 1964        |
| Lot Area              | 11,750           | 4,398     | 19,492       | 10,776      |
| Bedrooms              | 0                | 0         | 0            | 0           |
| Bathrooms/Restrooms   | 0                | 0         | 0            | 0           |
| Stories               | 0.00             | 2.00      | 2.00         | 2.00        |
| Total Value           | \$3,817,252      | \$362,989 | \$3,004,000  | \$1,155,270 |
| Distance From Subject | 0.00             | 7.16      | 23.49        | 13.60       |

\*= 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  |
|-------------------------------------|-----|-----------------------|--------------|--------|---------------------------|----------------|---------|----------|-------|
| <b>Subject Property</b>             |     |                       |              |        |                           |                |         |          |       |
|                                     |     | 3713 W SUNSET BLVD    | \$4,825,000  | 1934   |                           | 12/19/2012     | 8,010   | 11,750   | 0.0   |
| <b>Comparables</b>                  |     |                       |              |        |                           |                |         |          |       |
| <input checked="" type="checkbox"/> | 1   | 351 N CANON DR        | \$10,825,000 | 1948   |                           | 08/22/2014     | 7,446   | 7,504    | 7.16  |
| <input checked="" type="checkbox"/> | 2   | 2670 MISSION ST       | \$9,000,000  | 2001   |                           | 07/01/2014     | 7,480   | 14,724   | 8.27  |
| <input checked="" type="checkbox"/> | 3   | 1008 E MANCHESTER AVE | \$1,800,000  | 1981   |                           | 06/19/2014     | 6,984   | 11,703   | 9.11  |
| <input checked="" type="checkbox"/> | 4   | 975 E GREEN ST        | \$3,700,000  | 1929   |                           | 10/16/2014     | 7,438   | 4,398    | 9.23  |
| <input checked="" type="checkbox"/> | 5   | 2025 LAKE AVE         | \$1,125,000  | 1927   |                           | 01/15/2015     | 7,720   | 6,283    | 10.4  |
| <input checked="" type="checkbox"/> | 6   | 21757 ERWIN ST        | \$4,400,000  | 2005   |                           | 11/07/2014     | 8,344   | 17,102   | 19.65 |
| <input checked="" type="checkbox"/> | 7   | 800 N AVALON BLVD     | \$822,000    | 1923   |                           | 05/30/2014     | 8,952   | 5,003    | 21.47 |
| <input checked="" type="checkbox"/> | 8   | 2889 E VALLEY BLVD    | \$1,850,000  | 2004   |                           | 02/03/2015     | 8,754   | 19,492   | 23.49 |

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**3713 W SUNSET BLVD, LOS ANGELES, CA 90026****8 Comparable(s) Selected.**

Report Date: 02/13/2015

**Summary Statistics:**

|                       | <b>Subject</b> | <b>Low</b> | <b>High</b>  | <b>Average</b> |
|-----------------------|----------------|------------|--------------|----------------|
| Sale Price            | \$4,825,000    | \$822,000  | \$10,825,000 | \$4,190,250    |
| Bldg/Living Area      | 8,010          | 6,984      | 8,952        | 7,890          |
| Price/Sqft            | \$602.37       | \$91.82    | \$1,453.80   | \$548.55       |
| Year Built            | 1934           | 1923       | 2005         | 1964           |
| Lot Area              | 11,750         | 4,398      | 19,492       | 10,776         |
| Bedrooms              | 0              | 0          | 0            | 0              |
| Bathrooms/Restrooms   | 0              | 0          | 0            | 0              |
| Stories               | 0.00           | 2.00       | 2.00         | 2.00           |
| Total Value           | \$3,817,252    | \$362,989  | \$3,004,000  | \$1,155,270    |
| Distance From Subject | 0.00           | 7.16       | 23.49        | 13.60          |

\* = user supplied for search only

Comp #: **1** Distance From Subject: **7.16 (miles)**  
 Address: **351 N CANON DR, BEVERLY HILLS, CA 90210-4704**  
 Owner Name: **351 CANON LLC/355 CANON LLC**  
 Seller Name: **HANES-CANON LP**  
 APN: **4343-012-018** Map Reference: **42-C1 / 632-G2** Building Area: **7,446**  
 County: **LOS ANGELES, CA** Census Tract: **7008.01** Total Rooms/Offices:  
 Subdivision: **BERVERLY HILLS** Zoning: **BHC3\*** Total Restrooms:  
 Rec Date: **08/22/2014** Prior Rec Date: **09/21/1973** Yr Built/Eff: **1948 / 1948**  
 Sale Date: **08/22/2014** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$10,825,000** Prior Sale Price: **\$205,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **883780** Acres: **0.17**  
 1st Mtg Amt: **\$6,000,000** Lot Area: **7,504**  
 Total Value: **\$599,988** # of Stories:  
 Land Use: **STORES & OFFICES** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **8.27 (miles)**  
 Address: **2670 MISSION ST, SAN MARINO, CA 91108-1641**  
 Owner Name: **ONLY ONE INTERNATIONAL HOLDING**  
 Seller Name: **SMEED FAMILY 1984 TRUST**  
 APN: **5324-022-053** Map Reference: **37-B1 / 596-A1** Building Area: **7,480**  
 County: **LOS ANGELES, CA** Census Tract: **4641.00** Total Rooms/Offices:  
 Subdivision: **5213** Zoning: **SOCYYY** Total Restrooms:  
 Rec Date: **07/01/2014** Prior Rec Date: **08/04/1999** Yr Built/Eff: **2001 / 2001**  
 Sale Date: **06/25/2014** Prior Sale Date: **07/13/1999** Air Cond: **YES**  
 Sale Price: **\$9,000,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **676584** Acres: **0.34**  
 1st Mtg Amt: Lot Area: **14,724**  
 Total Value: **\$1,570,812** # of Stories:  
 Land Use: **STORES & OFFICES** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **9.11 (miles)**  
 Address: **1008 E MANCHESTER AVE, LOS ANGELES, CA 90001**  
 Owner Name: **SAMIKH AZAM**  
 Seller Name: **KASOF LEON A**  
 APN: **6042-023-030** Map Reference: **58-C2 / 704-E2** Building Area: **6,984**  
 County: **LOS ANGELES, CA** Census Tract: **2400.10** Total Rooms/Offices:  
 Subdivision: **6631** Zoning: **LACM** Total Restrooms:  
 Rec Date: **06/19/2014** Prior Rec Date: Yr Built/Eff: **1981 / 1982**  
 Sale Date: **06/02/2014** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$1,800,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **637093** Acres: **0.27**  
 1st Mtg Amt: **\$1,300,000** Lot Area: **11,703**  
 Total Value: **\$362,989** # of Stories:  
 Land Use: **STORES & OFFICES** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **9.23 (miles)**  
 Address: **975 E GREEN ST, PASADENA, CA 91106-2410**  
 Owner Name: **PRANCER TRUST**  
 Seller Name: **975 E GREEN STREET LLC**  
 APN: **5735-026-015** Map Reference: **27-B4 / 566-A5** Building Area: **7,438**  
 County: **LOS ANGELES, CA** Census Tract: **4635.00** Total Rooms/Offices:  
 Subdivision: **PARKER & FARRIS SUB** Zoning: **PSC-** Total Restrooms:  
 Rec Date: **10/16/2014** Prior Rec Date: **07/05/2007** Yr Built/Eff: **1929 / 1929**  
 Sale Date: **10/09/2014** Prior Sale Date: **06/25/2007** Air Cond: **YES**  
 Sale Price: **\$3,700,000** Prior Sale Price: **\$2,830,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1090627** Acres: **0.10**  
 1st Mtg Amt: **\$3,459,500** Lot Area: **4,398**  
 Total Value: **\$1,607,256** # of Stories: **2.00**  
 Land Use: **STORES & OFFICES** Park Area/Cap#: **/**

Comp #: 5 Distance From Subject: 10.4 (miles)  
 Address: 2025 LAKE AVE, ALTADENA, CA 91001-2444  
 Owner Name: 2025 N LAKE AVE LLC  
 Seller Name: YEE SHERMAN FAMILY TRUST  
 APN: 5845-024-020 Map Reference: 20-B6 / 536-A7 Building Area: 7,720  
 County: LOS ANGELES, CA Census Tract: 4611.00 Total Rooms/Offices:  
 Subdivision: 4459 Zoning: LCC2\* Total Restrooms:  
 Rec Date: 01/15/2015 Prior Rec Date: 01/25/1994 Yr Built/Eff: 1927 / 1930  
 Sale Date: 01/10/2015 Prior Sale Date: Air Cond: YES  
 Sale Price: \$1,125,000 Prior Sale Price: \$242,360 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 Document #: 49381 Acres: 0.14 COMPOSITION  
 1st Mtg Amt: \$716,000 Lot Area: 6,283  
 Total Value: \$499,134 # of Stories: 2.00  
 Land Use: STORES & OFFICES Park Area/Cap#: /

Comp #: 6 Distance From Subject: 19.65 (miles)  
 Address: 21757 ERWIN ST, WOODLAND HILLS, CA 91367-3608  
 Owner Name: ORGANIC PROPERTIES ERWIN STREE  
 Seller Name: ERWIN PROPERTY INVESTMENTS INC  
 APN: 2146-029-018 Map Reference: / 530-A7 Building Area: 8,344  
 County: LOS ANGELES, CA Census Tract: 1351.14 Total Rooms/Offices:  
 Subdivision: 54289 Zoning: LAWC Total Restrooms:  
 Rec Date: 11/07/2014 Prior Rec Date: Yr Built/Eff: 2005 / 2005  
 Sale Date: 10/10/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$4,400,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1191498 Acres: 0.39  
 1st Mtg Amt: Lot Area: 17,102  
 Total Value: \$3,004,000 # of Stories:  
 Land Use: STORES & OFFICES Park Area/Cap#: /

Comp #: 7 Distance From Subject: 21.47 (miles)  
 Address: 800 N AVALON BLVD, WILMINGTON, CA 90744  
 Owner Name: BEACH FRONT CLASSIC LLC  
 Seller Name: VFC PROPERTIES 26 LLC  
 APN: 7423-003-021 Map Reference: 74-C4 / 794-E6 Building Area: 8,952  
 County: LOS ANGELES, CA Census Tract: 2947.01 Total Rooms/Offices:  
 Subdivision: CANAL ST TR Zoning: LAC2 Total Restrooms:  
 Rec Date: 05/30/2014 Prior Rec Date: 06/25/1986 Yr Built/Eff: 1923 / 1926  
 Sale Date: 05/24/2014 Prior Sale Date: 05/1986 Air Cond: NONE  
 Sale Price: \$822,000 Prior Sale Price: \$300,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 562119 Acres: 0.11  
 1st Mtg Amt: Lot Area: 5,003  
 Total Value: \$487,337 # of Stories: 2.00  
 Land Use: STORES & OFFICES Park Area/Cap#: /

Comp #: 8 Distance From Subject: 23.49 (miles)  
 Address: 2889 E VALLEY BLVD, WEST COVINA, CA 91792-3147  
 Owner Name: CRYSTAL CAL NO 1 LLC  
 Seller Name: SENTOUS VALLEY LLC  
 APN: 8725-017-015 Map Reference: 97-A2 / 679-C3 Building Area: 8,754  
 County: LOS ANGELES, CA Census Tract: 4081.37 Total Rooms/Offices:  
 Subdivision: Zoning: WCC3\* Total Restrooms:  
 Rec Date: 02/03/2015 Prior Rec Date: 05/13/2003 Yr Built/Eff: 2004 / 2004  
 Sale Date: 12/23/2014 Prior Sale Date: 01/06/2003 Air Cond: YES  
 Sale Price: \$1,850,000 Prior Sale Price: \$300,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 122190 Acres: 0.45  
 1st Mtg Amt: Lot Area: 19,492  
 Total Value: \$1,110,647 # of Stories:  
 Land Use: STORES & OFFICES Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: **RONALD KIDWELL**  
JOB ADDRESS: **3705 WEST SUNSET BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5429-021-027**

**Date: February 17, 2015**

**CASE#: 485403**  
**ORDER NO: A-3157181**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 11, 2013**  
COMPLIANCE EXPECTED DATE: **February 10, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3157181

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

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

**ORDER TO COMPLY-SUPERSEDING AND NOTICE OF FEE**

SUNSET TRIANGLE INVESTORS LLC  
10250 CONSTELLATION BLVD 19TH FLOOR  
LOS ANGELES, CA 90067-6219

CASE #: 485403  
ORDER #: A-3157181  
EFFECTIVE DATE: January 11, 2013  
COMPLIANCE DATE: February 10, 2013

OWNER OF  
SITE ADDRESS: 3705 W SUNSET BLVD  
ASSESSORS PARCEL NO.: 5429-021-027  
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:

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

**VIOLATION(S):**

**1. Construction work is being performed without the required permits.**

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).  
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

**2. The approximate 30 feet x 27 feet construction of a CMU structure with roof was/is 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.



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

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

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, 12.21A.1.(a) of the L.A.M.C.

Location: Center of lot

Comments: Permit #1020 20000 01647 was obtained to comply with Order #A-3064454. Permit was for a CMU wall, CMU structure has 4 connected walls and a roof. No inspections have been called or completed for permit.

**3. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: 1) Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Electrical circuits for CMU structure

**4. Plumbing/Fire Sprinkler work has been done without the required permits and approvals.**

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.

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

Location: Gas piping for three fire pits

**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 98.041 L.A.M.C.

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

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

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


If you have any questions or require any additional information please feel free to contact me at (213)252-3055.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: November 27, 2012

BYRON BRASHEARS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3055

  
REVIEWED BY