

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

March 24, 2015

Council District: # 10

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

JOB ADDRESS: 2854 WEST PICO BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5075-010-028

On December 1, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **2854 West Pico 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.

In addition, on November 1, 2010 and July 25, 2011, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection fee	\$ 914.00
System Development Surcharge	54.84
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	438.57
Title Report fee	<u>42.00</u>
Grand Total	\$ 3,374.41

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,374.41** be 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 **\$3,374.41** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY 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. T10780
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5075-010-028

Property Address: 2854 W PICO BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: JONG WHAN CHA AND SOON AI CHA

Grantee: JOHN YOONHO CHA, AN UNMARRIED MAN AND SARAH YOONJUNG CHA AN UNMARRIED WOMAN MAN AND ROBERT YOONSHUNG CHA, AN UNMARRIED MAN, EACH AS TO AN UNDIVIDED 7% TENANCY IN COMMON INTEREST AND JONG WHAN CHA AND SOON AI CHA, TRUSTEES, CHA REVOCABLE FAMILY TRUST DATED OCTOBER 31, 2000 AS TO AN UNDIVIDED 79% TENANCY IN COMMON INTEREST

Instrument: 06/1454500

Book/Page: NO

Dated: 06/10/2006

Recorded: 06/30/2006

MAILING ADDRESS: JOHN YOONHO CHA AND ROBERT YOONSHUNG CHA AND SARAH YOONJUNG CHA AND JONG WHAN CHA AND SOON AI CHA, TRUSTEES, CHA REVOCABLE FAMILY TRUST
23221 DOLOROSA STREET, WOODLAND HILLS, CA 91367

SCHEDULE B

LEGAL DESCRIPTION

THE REAL PROPERTY IN THE CITY AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS LOTS 2, 3 AND 4 IN BLOCK "A" OF KRUTZ & BRADSHAW'S SUBDIVISION OF THE SCHUMACHER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 62 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DEED OF TRUST FOUND ON SUBJECT PROPERTY

This page is part of your document - DO NOT DISCARD

06 1454500

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
06/30/06 AT 09:01AM

TITLE(S) :



FEE

Code 01 - 07.00
Code 18 - 04.00

Code D003 - 001

D.T.T

Code 0 - 00.00

CODE
20

CODE
19

CODE
9

Grand-Total = \$11.00

Page Count = 1

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5 0 7 5 | 0 1 0 | 0 0 2

0 0 3

THIS FORM IS NOT TO BE DUPLICATED

****563

✓

**MAIL RECORDED DOCUMENT
AND TAX STATEMENTS TO:**

Mr and Mrs Jong Whan Cha
23221 Dolorosa Street
Woodland Hills, CA 91367

06-1454500

QUITCLAIM DEED

This is a bonafide gift and the grantors received nothing in return, R&T 11911
The undersigned declare that the documentary transfer tax is \$0 00 and is computed on the full value of the interest or property conveyed *Randy's gift*
For Valuable Consideration, receipt of which is hereby acknowledged,
JONG WHAN CHA and SOON AI CHA
do hereby, REMISE, RELEASE AND FOREVER QUITCLAIM to
JOHN YOONHO CHA, an unmarried man, SARAH YOONJUNG CHA, an unmarried woman and
ROBERT YOONSHUNG CHA, an unmarried man, each as to an undivided 7% tenancy in common
interest and JONG WHAN CHA and SOON AI CHA, Trustees, CHA REVOCABLE FAMILY TRUST
dated October 31, 2000 as to an undivided 79% tenancy in common interest
the real property in the City and County of Los Angeles, State of California, described as
Lots 2, 3 and 4 in Block "A" of Krutz & Bradshaw's subdivision of the Schumacher Tract, in the city of
Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 29 Page 62 of
Miscellaneous Records, in the office of the County Recorder of said County
APN 5075-010-002, 5075-010-028 and 5075-010-004
AKA 2846 - 2858 West Pico Blvd , Los Angeles, CA 90006

Dated 6/10, 2006

Jong Whan Cha

JONG WHAN CHA

Soon Ai Cha

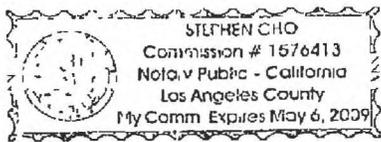
SOON AI CHA

State of California)ss
County of Los Angeles)

On June 12th, 2006, before me, Stephen CHO, a
notary public, personally appeared JONG WHAN CHA and SOON AI CHA personally known to me
OR proved to me on the basis of satisfactory evidence to be the persons whose names are
subscribed to the within instrument and acknowledged to me that they executed the same in their
authorized capacities, and that by their signatures on the instrument the persons, or the entity upon
behalf of which the persons acted, executed the instrument
WITNESS my hand and official seal

Stephen Cho

NOTARY PUBLIC



Mail Tax Statements to Return Address Above

EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 2854 WEST PICO BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5075-010-028

Date: March 24, 2015

Last Full Title: 09/24/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOHN YOONHO CHA AND ROBERT YOONSHUNG CHA
AND SARAH YOONJUNG CHA AND JONG WHAN CHA AND
SOON AI CHA
TRUSTEES, CHA REVOCABLE FAMILY TRUST
23221 DOLOROSA ST.
WOODLAND HILLS, CA. 91367-4121 CAPACITY: OWNERS

- 2). JONG W. CHA AND SOON A. CHA AND
JOHN Y. CHA
23221 DOLOROSA ST.
WOODLAND HILLS, CA. 91367-4121 CAPACITY: OWNERS

EXHIBIT C**Property Detail Report**

For Property Located At :
2854 W PICO BLVD, LOS ANGELES, CA 90006-3906

**Owner Information**

Owner Name: **CHA JONG W (TE) & SOON A (TE)/CHA & JOHN Y**
 Mailing Address: **23221 DOLOROSA ST, WOODLAND HILLS CA 91367-4121 C030**
 Vesting Codes: **/ A / TE**

Location Information

Legal Description: **TR=KRUTZ AND BRADSHAW'S SUB OF THE SCHUMACHER TRACT (EX OF ST) LOT 3**
 County: **LOS ANGELES, CA** APN: **5075-010-028**
 Census Tract / Block: **2212.10 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **KRUTZ & BRADSHAW'S**
 Legal Book/Page: Map Reference: **43-E3 /**
 Legal Lot: **3** Tract #: **LOS ANGELES**
 Legal Block: **A** School District:
 Market Area: **C16** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/30/2006 / 06/10/2006** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **1454500** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **07/22/2005 / 07/07/2005** 1st Mtg Amount/Type: **\$1,050,000 / CONV**
 Sale Price: 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **N** 1st Mtg Document #: **1735304**
 Document #: **1735303** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale: **MULTI**
 Title Company:
 Lender: **HANMI BK**
 Seller Name: **GOLDEN IMAGE PROPERTIES LLC**

Prior Sale Information

Prior Rec/Sale Date: **10/20/2004 / 08/25/2004** Prior Lender: **OMNI BK**
 Prior Sale Price: Prior 1st Mtg Amt/Type: **\$750,000 / CONV**
 Prior Doc Number: **2696874** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1921 / 1935	Total Rooms/Offices		Garage Area:	
Gross Area:	3,596	Total Restrooms:		Garage Capacity:	
Building Area:	3,596	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.15	County Use:	1100
Lot Area:	6,358	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$696,741	Assessed Year:	2014	Property Tax:	\$9,121.34
Land Value:	\$568,543	Improved %:	18%	Tax Area:	210
Improvement Value:	\$128,198	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$696,741				

Comparable Sales Report

For Property Located At



2854 W PICO BLVD, LOS ANGELES, CA 90006-3906**20 Comparable(s) Selected.**

Report Date: 03/23/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$125,000	\$6,200,000	\$1,544,500
Bldg/Living Area	3,596	3,092	4,084	3,620
Price/Sqft	\$0.00	\$33.81	\$1,937.50	\$442.52
Year Built	1921	1913	2009	1950
Lot Area	6,358	3,338	10,948	6,147
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$696,741	\$53,890	\$1,305,902	\$429,016
Distance From Subject	0.00	0.50	6.73	4.61

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.5 (miles)
Address:	2846 W OLYMPIC BLVD, LOS ANGELES, CA 90006				
Owner Name:	JJ & JG LLC				
Seller Name:	KIM JONG C & HYE C				
APN:	5078-014-001	Map Reference:	43-F3 /	Building Area:	3,840
County:	LOS ANGELES, CA	Census Tract:	2133.10	Total Rooms/Offices:	
Subdivision:	HOMESTEAD ASSOCIATION	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/26/2014	Prior Rec Date:	03/14/2001	Yr Built/Eff:	1952 / 1965
Sale Date:	06/23/2014	Prior Sale Date:	03/01/2001	Air Cond:	NONE
Sale Price:	\$2,100,000	Prior Sale Price:	\$580,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	663251	Acres:	0.15		
1st Mtg Amt:	\$1,680,000	Lot Area:	6,671		
Total Value:	\$776,660	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	2.02 (miles)
Address:	2815 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3366				
Owner Name:	T & C COMMERCIAL MANAGEMENT LLC				
Seller Name:	OASIS LAUNDRY INC				
APN:	5051-036-043	Map Reference:	43-C6 /	Building Area:	4,000
County:	LOS ANGELES, CA	Census Tract:	2190.10	Total Rooms/Offices:	
Subdivision:	WEST JEFFERSON & 07 AVE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/15/2014	Prior Rec Date:	01/21/2011	Yr Built/Eff:	2009 / 2009
Sale Date:	07/17/2014	Prior Sale Date:	12/16/2010	Air Cond:	NONE
Sale Price:	\$1,250,000	Prior Sale Price:	\$850,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	860864	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,033		
Total Value:	\$1,127,093	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	2.24 (miles)
Address:	3874 S WESTERN AVE, LOS ANGELES, CA 90062-1108				
Owner Name:	PALACIOS MIGUEL F & Y V TRUST				
Seller Name:	PENTECOSTAL CHURCH OF GOD LM 18RP				
APN:	5036-009-029	Map Reference:	/	Building Area:	3,598
County:	LOS ANGELES, CA	Census Tract:	2313.00	Total Rooms/Offices:	
Subdivision:	FENWAY PARK	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/18/2014	Prior Rec Date:	02/24/2010	Yr Built/Eff:	1946 /
Sale Date:	08/12/2014	Prior Sale Date:	02/17/2010	Air Cond:	NONE
Sale Price:	\$900,000	Prior Sale Price:	\$400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	

County:	LOS ANGELES, CA	Census Tract:	1951.00	Total Rooms/Offices:	
Subdivision:	IVANHOE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/31/2014	Prior Rec Date:	01/14/1966	Yr Built/Eff:	1950 / 1951
Sale Date:	07/14/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$950,000	Prior Sale Price:	\$36,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	794402	Acres:	0.10		
1st Mtg Amt:	\$807,500	Lot Area:	4,340		
Total Value:	\$72,957	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9				Distance From Subject:	4.81 (miles)
Address:	434 N LA CIENEGA BLVD, WEST HOLLYWOOD, CA 90048-1907					
Owner Name:	PLATINUM HOLDINGS LLC					
Seller Name:	PATEL GAMANLAL B					
APN:	5514-001-005	Map Reference:	33-E5 /	Building Area:	3,716	
County:	LOS ANGELES, CA	Census Tract:	1945.00	Total Rooms/Offices:		
Subdivision:	4353	Zoning:	LAC2	Total Restrooms:		
Rec Date:	01/27/2015	Prior Rec Date:	02/10/2000	Yr Built/Eff:	1951 / 1958	
Sale Date:	12/02/2014	Prior Sale Date:	02/08/2000	Air Cond:	YES	
Sale Price:	\$2,500,000	Prior Sale Price:	\$535,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL	
Document #:	93761	Acres:	0.12			
1st Mtg Amt:	\$1,250,000	Lot Area:	5,357			
Total Value:	\$1,305,902	# of Stories:	1.00			
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

Comp #:	10				Distance From Subject:	4.88 (miles)
Address:	8483 MELROSE AVE, WEST HOLLYWOOD, CA 90069-5305					
Owner Name:	HAVENTON LLC					
Seller Name:	SR POLITO INVESTMENT PTSHP 1					
APN:	5528-017-052	Map Reference:	33-E5 /	Building Area:	3,200	
County:	LOS ANGELES, CA	Census Tract:	7004.00	Total Rooms/Offices:		
Subdivision:	6072	Zoning:	WDC1A*	Total Restrooms:		
Rec Date:	01/29/2015	Prior Rec Date:	09/07/1993	Yr Built/Eff:	1951 / 1954	
Sale Date:	01/16/2015	Prior Sale Date:		Air Cond:	NONE	
Sale Price:	\$6,200,000	Prior Sale Price:		Pool:		
Sale Type:	FULL	Prior Sale Type:		Roof Mat:		
Document #:	106676	Acres:	0.10			
1st Mtg Amt:		Lot Area:	4,190			
Total Value:	\$238,428	# of Stories:				
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

Comp #:	11				Distance From Subject:	5 (miles)
Address:	1311 W FLORENCE AVE, LOS ANGELES, CA 90044-2511					
Owner Name:	SMALL JACQUELINE C					
Seller Name:	LOWE SHANDA					
APN:	6014-033-018	Map Reference:	51-F5 /	Building Area:	3,697	
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms/Offices:		
Subdivision:	1356	Zoning:	LAC2	Total Restrooms:		
Rec Date:	02/11/2015	Prior Rec Date:	03/10/1986	Yr Built/Eff:	1935 / 1935	
Sale Date:	11/19/2014	Prior Sale Date:	10/1985	Air Cond:	NONE	
Sale Price:	\$125,000	Prior Sale Price:	\$55,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION	
Document #:	152464	Acres:	0.09			
1st Mtg Amt:	\$105,000	Lot Area:	3,885			
Total Value:	\$87,575	# of Stories:	1.00			
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

Comp #:	12				Distance From Subject:	5 (miles)
Address:	1617 W FLORENCE AVE, LOS ANGELES, CA 90047-2218					
Owner Name:	CLEVES PATRICIA					
Seller Name:	LIM Y K & S H TRUST					
APN:	6015-035-001	Map Reference:	51-E5 /	Building Area:	3,392	
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms/Offices:		
Subdivision:	5219	Zoning:	LAC2	Total Restrooms:		
Rec Date:	02/03/2015	Prior Rec Date:	03/08/1993	Yr Built/Eff:	1947 / 1947	
Sale Date:	01/17/2015	Prior Sale Date:		Air Cond:	NONE	
Sale Price:	\$870,000	Prior Sale Price:		Pool:		
Sale Type:	FULL	Prior Sale Type:		Roof Mat:		
Document #:	120079	Acres:	0.08			
1st Mtg Amt:	\$435,000	Lot Area:	3,507			
Total Value:	\$79,883	# of Stories:				
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

Comp #: **13** Distance From Subject: **5.63 (miles)**
 Address: **8866 W SUNSET BLVD, WEST HOLLYWOOD, CA 90069-2108**
 Owner Name: **SUNSET BLA 2726 LLC**
 Seller Name: **ROSENBLATT FAMILY TRUST**
 APN: **4339-017-002** Map Reference: **33-D4 /** Building Area: **3,092**
 County: **LOS ANGELES, CA** Census Tract: **7005.01** Total Rooms/Offices:
 Subdivision: **318** Zoning: **WDC2A*** Total Restrooms:
 Rec Date: **01/06/2015** Prior Rec Date: **01/26/1993** Yr Built/Eff: **1935 / 1958**
 Sale Date: **12/14/2014** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$3,950,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **11381** Acres: **0.08**
 1st Mtg Amt: **\$2,940,000** Lot Area: **3,391**
 Total Value: **\$169,454** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **6.48 (miles)**
 Address: **9110 S WESTERN AVE, LOS ANGELES, CA 90047-3518**
 Owner Name: **WALLMAN KEN/CAPPS RUTH**
 Seller Name: **GOLDSTEIN MARK S**
 APN: **6037-028-038** Map Reference: **57-E2 /** Building Area: **3,430**
 County: **LOS ANGELES, CA** Census Tract: **2384.00** Total Rooms/Offices:
 Subdivision: **1** Zoning: **LAC2** Total Restrooms:
 Rec Date: **09/11/2014** Prior Rec Date: **09/27/2011** Yr Built/Eff: **1948 / 1948**
 Sale Date: **08/26/2014** Prior Sale Date: **09/09/2011** Air Cond: **NONE**
 Sale Price: **\$325,000** Prior Sale Price: **\$180,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **961995** Acres: **0.14**
 1st Mtg Amt: Lot Area: **6,132**
 Total Value: **\$327,881** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **6.49 (miles)**
 Address: **9137 S WESTERN AVE, LOS ANGELES, CA 90047-3519**
 Owner Name: **DT HAWTHORNE LLC**
 Seller Name: **TOY TRUST**
 APN: **6036-016-051** Map Reference: **/** Building Area: **3,760**
 County: **LOS ANGELES, CA** Census Tract: **2384.00** Total Rooms/Offices:
 Subdivision: Zoning: **LAC2** Total Restrooms:
 Rec Date: **11/06/2014** Prior Rec Date: Yr Built/Eff: **1945 / 1945**
 Sale Date: **10/25/2014** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$585,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1178470** Acres: **0.25**
 1st Mtg Amt: Lot Area: **10,786**
 Total Value: **\$53,890** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **6.5 (miles)**
 Address: **1031 S CENTRAL AVE, GLENDALE, CA 91204-2210**
 Owner Name: **1031 S CENTRAL AVENUE LLC**
 Seller Name: **HAGOBLAN R & V TRUST**
 APN: **5696-025-056** Map Reference: **25-C5 /** Building Area: **3,331**
 County: **LOS ANGELES, CA** Census Tract: **3024.01** Total Rooms/Offices:
 Subdivision: **927** Zoning: **GLC3*** Total Restrooms:
 Rec Date: **02/04/2015** Prior Rec Date: Yr Built/Eff: **1990 / 1990**
 Sale Date: **12/19/2013** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$1,275,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **124644** Acres: **0.14**
 1st Mtg Amt: **\$1,000,000** Lot Area: **5,950**
 Total Value: **\$977,790** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **17** Distance From Subject: **6.53 (miles)**
 Address: **10864 WASHINGTON BLVD, CULVER CITY, CA 90232-3610**
 Owner Name: **TIGRAMI LP**
 Seller Name: **PY CORP**
 APN: **4208-014-017** Map Reference: **50-B1 /** Building Area: **3,825**
 County: **LOS ANGELES, CA** Census Tract: **7028.01** Total Rooms/Offices:
 Subdivision: **5137** Zoning: **CCC3YY** Total Restrooms:
 Rec Date: **11/26/2014** Prior Rec Date: **10/19/1984** Yr Built/Eff: **1957 / 1957**
 Sale Date: **11/17/2014** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$1,450,000** Prior Sale Price: **\$470,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **CONCRETE**
 Document #: **1278581** Acres: **0.15**

1st Mtg Amt: **\$1,500,000** Lot Area: **6,748**
 Total Value: **\$811,273** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **18** Distance From Subject: **6.6 (miles)**
 Address: **241 S MARKET ST, INGLEWOOD, CA 90301-2305**
 Owner Name: **SHADOW RENEE**
 Seller Name: **INGLEWOOD FAMILY CORP**
 APN: **4021-014-007** Map Reference: **57-A1 /** Building Area: **3,750**
 County: **LOS ANGELES, CA** Census Tract: **6010.01** Total Rooms/Offices:
 Subdivision: **INGLEWOOD PROP** Zoning: **INC1*** Total Restrooms:
 Rec Date: **10/24/2014** Prior Rec Date: **01/17/1995** Yr Built/Eff: **1936 / 1946**
 Sale Date: **10/01/2013** Prior Sale Date:
 Sale Price: **\$360,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**
 Document #: **1124288** Acres: **0.09**
 1st Mtg Amt: **\$200,000** Lot Area: **3,753**
 Total Value: **\$214,984** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **19** Distance From Subject: **6.67 (miles)**
 Address: **322 S MARKET ST, INGLEWOOD, CA 90301-2308**
 Owner Name: **318 MARKET ST LLC**
 Seller Name: **INGLEWOOD FAMILY CORP**
 APN: **4021-016-013** Map Reference: **57-A2 /** Building Area: **3,700**
 County: **LOS ANGELES, CA** Census Tract: **6010.01** Total Rooms/Offices:
 Subdivision: **5420** Zoning: **INC1*** Total Restrooms:
 Rec Date: **08/22/2014** Prior Rec Date: **05/08/1997** Yr Built/Eff: **1922 / 1934**
 Sale Date: **08/13/2014** Prior Sale Date:
 Sale Price: **\$430,000** Prior Sale Price: **\$125,100** Air Cond: **NONE**
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **885784** Acres: **0.10** Roof Mat:
 1st Mtg Amt: **\$321,000** Lot Area: **4,445**
 Total Value: **\$166,059** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **20** Distance From Subject: **6.73 (miles)**
 Address: **11028 WASHINGTON BLVD, CULVER CITY, CA 90232-3901**
 Owner Name: **SERRANO AVE LP/BEHZAD BARRY**
 Seller Name: **CIMI-CHARSAM 2007 TRUST**
 APN: **4213-008-022** Map Reference: **50-B2 /** Building Area: **3,570**
 County: **LOS ANGELES, CA** Census Tract: **7028.01** Total Rooms/Offices:
 Subdivision: **5747** Zoning: **CCC3YY** Total Restrooms:
 Rec Date: **09/23/2014** Prior Rec Date: **10/05/1977** Yr Built/Eff: **1947 / 1947**
 Sale Date: **09/12/2014** Prior Sale Date:
 Sale Price: **\$1,850,000** Prior Sale Price: **\$115,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **1004103** Acres: **0.09** Roof Mat:
 1st Mtg Amt: **\$925,000** Lot Area: **3,749**
 Total Value: **\$216,701** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

EXHIBIT D

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**
JOB ADDRESS: **2854 WEST PICO BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5075-010-028**

Date: **March 24, 2015**

CASE#: **94553**
ORDER NO: **A-3141280**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 6, 2012**
COMPLIANCE EXPECTED DATE: **December 1, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3141280

2012 NOV 06 PM 03:11

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
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" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

JONG W. & SOON A.CHA, TRS ET AL CHA FAMILY TRUST
23221 DOLOROSA ST
WOODLAND HILLS, CA 91367

CASE #: 94553
ORDER #: A-3141280
EFFECTIVE DATE: November 06, 2012
COMPLIANCE DATE: December 01, 2012

PROPERTY OWNER OF
SITE ADDRESS: 2854 W PICO BLVD
ASSESSORS PARCEL NO.: 5075-010-028
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: LLANTERA RAFAELENO

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.

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

1. (V #1-BUILDING) **Change of occupancy without obtaining the required permits and approvals.**

You are therefore ordered to: 1) Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for aAUTO REPAIR use within a building approved for WAREHOUSE.

OR

- 1) Discontinue the unapproved building use and return the site to its approved condition.

Code Section(s) in Violation: 12.21A1(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

2. (V #10.) **Unapproved open storage in a C2 zone.**

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1.A.1, and 12.21A.1.(a) of the L.A.M.C.

3. (V #16.) **Rubbish, garbage, trash and debris on the premises.**



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

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REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 

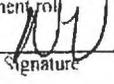
Date: October 31, 2012

JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395


REVIEWED BY

OCT 31 2012

On _____ the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.


Signature