

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

April 17, 2015

Council District: # 8

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

JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6032-017-028**

On January 16, 2011, 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: **8423 South Figueroa Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on July 16, 2009, September 29, 2010, August 28, 2012, August 22, 2013 and December 9, 2014, 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	\$ 3,554.00
System Development Surcharge	213.24
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	988.00
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 6,722.24</b>

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 **\$6,722.24** 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 **\$6,722.24** 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



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

**Property Title Report**

Work Order No. T10893  
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 6032-017-028

Property Address: 8423 S FIGUEROA ST City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Instrument QUITCLAIM DEED

Grantor: MIGUEL MARMOLEJO ARAUJO AND MARIA DE LOS ANGELES ARAUJO, ALSO KNOWN AS MARIA ANGELES ARAUJO, HUSBAND AND WIFE AS JOINT TENANTS

Grantee: MIGUEL MARMOLEJO ARAUJO AND MARIA DE LOS ANGELES ARAUJO, AS TRUSTEES OF THE MIGUEL MARMOLEJO ARAUJO AND MARIA DE LOS ANGELES ARAUJO JOINT LIVING TRUST

Instrument: 20091357092

Book/Page: N/A

Dated: 08/06/2009

Recorded: 09/03/2009

MAILING ADDRESS: MIGUEL MARMOLEJO ARAUJO AND MARIA DE LOS ANGELES ARAUJO, AS TRUSTEES OF THE MIGUEL MARMOLEJO ARAUJO AND MARIA DE LOS ANGELES ARAUJO JOINT LIVING TRUST  
1204 W 53RD ST LOS ANGELES CA 90037

**SCHEDULE B**

**LEGAL DESCRIPTION**

LOTS 94 AND 95 OF WOOD AND SCHLEICHER'S FIGUEROA PARK SQUARE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 102 OF MAPS, 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 PENDING LIEN, DATED 06/29/2005, RECORDED 07/01/2005 AS INSTRUMENT NO. 05/1567729.

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

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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*Work Order No. T10893*

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** ARAUJO MIGUEL M & MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

NOTICE OF PENDING LIEN, DATED 06/29/2005, RECORDED 07/01/2005 AS INSTRUMENT NO. 05/1567731.

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

**MAILING ADDRESS:** ARAUJO MIGUEL M & MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

NOTICE OF PENDING LIEN, DATED 12/09/2005, RECORDED 12/16/2005 AS INSTRUMENT NO. 05/3109047.

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

NOTICE OF PENDING LIEN, DATED 12/09/2005, RECORDED 12/16/2005 AS INSTRUMENT NO. 05/3109049.

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

NOTICE OF PENDING LIEN, DATED 02/29/2008, RECORDED 03/07/2008 AS INSTRUMENT NO. 20080400356.

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

NOTICE OF PENDING LIEN, DATED 02/29/2008, RECORDED 03/07/2008 AS INSTRUMENT NO. 20080400358.

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

NOTICE OF PENDING LIEN, DATED 09/19/2008, RECORDED 10/10/2008 AS INSTRUMENT NO. 20081822368.

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

NOTICE OF PENDING LIEN, DATED 09/29/2009, RECORDED 10/02/2009 AS INSTRUMENT NO. 20091501645.

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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*Work Order No. T10893*

**SCHEDULE B (Continued)**

*NOTICE OF PENDING LIEN, DATED 09/29/2009, RECORDED 10/02/2009 AS INSTRUMENT NO. 20091501647.*

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

*NOTICE OF PENDING LIEN, DATED 06/22/2010, RECORDED 06/25/2010 AS  
INSTRUMENT NO. 20100876359.*

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

**MAILING ADDRESS:** ARAUJO MIGUEL M & MARIA D TRS 1204 W 53RD ST LOS ANGELES CA, 90037

*NOTICE OF PENDING LIEN, DATED 06/17/2011, RECORDED 07/01/2011 AS  
INSTRUMENT NO. 20110899522.*

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

**MAILING ADDRESS:** ARAUJO MIGUEL M & MARIA A 1204 W 53RD ST LOS ANGELES CA, 90037

*NOTICE OF PENDING LIEN, DATED 01/10/2013, RECORDED 01/25/2013 AS  
INSTRUMENT NO. 20130130133.*

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

**MAILING ADDRESS:** ARAUJO MIGUEL M AND MARIA D TRS MIGUE 1204 W 53RD ST LOS ANGELES CA,  
90037

**Recording Requested By:**  
uDeed, LLC  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074  
**After Recording Mail To:**  
uDeed, LLC - 24701  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

APN: 6032-017-028



**QUITCLAIM DEED**  
TITLE OF DOCUMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 EXEMPT (5): This conveyance transfers an interest into or out of a Living Trust, R&T 11930.

- ( ) Computed on full value of property conveyed, or  
( ) Computed on full value less liens and encumbrances remaining thereon at time of sale.  
( ) Unincorporated area (  ) City of **Los Angeles**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Miguel Marmolejo Araujo and Maria de los Angeles Araujo, also known as Maria Angeles Araujo, husband and wife as joint tenants, GRANTOR, hereby remises, releases and forever quitclaims to Miguel Marmolejo Araujo and Maria de los Angeles Araujo, as Trustees of The Miguel Marmolejo Araujo and Maria de los Angeles Araujo Joint Living Trust, GRANTEE, that certain real property situated in the County of Los Angeles, State of California, described as follows:**

LOTS 94 AND 95 OF WOOD AND SCHLEICHER'S FIGUEROA PARK SQUARE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 102 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORE commonly known as: **8423 South Figueroa Street  
Los Angeles, California 90003**

Prior Recorded Doc. Ref.: **Grant Deed: Recorded: September 2, 1981; Doc. No. 81-880101**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

**MAIL TAX STATEMENTS**

**Miguel Marmolejo Araujo, Trustee, et al, 1204 West 53rd Street, Los Angeles, CA 90037**

WITNESS my/our hand(s), this 06 day of agost, 2009.

*Miguel Marmolejo Araujo*  
Miguel Marmolejo Araujo

*Maria Angeles Araujo*  
Maria de los Angeles Araujo  
a/k/a Maria Angeles Araujo

STATE OF California )  
COUNTY OF Los Angeles ) ss

On August 6, 2009, before me, William A. Gaynair, Notary Public,  
(Insert Name of Notary Public and Title)  
personally appeared Miguel Marmolejo Araujo and Maria de los Angeles Araujo a/k/a Maria Angeles Araujo, 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.

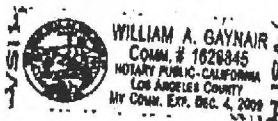
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NOTARY STAMP/SEAL

WITNESS my hand and official seal.

*William A. Gaynair*  
Notary Public

William A. Gaynair  
Printed Name of Notary Public  
My Commission Expires: Dec 4, 2009



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

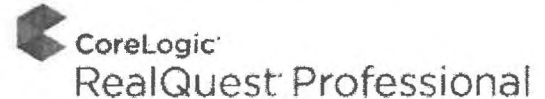
THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type:  
Number of Pages: \_\_\_\_\_ Date of Document:  
Signer(s) Other Than Named Above.



# Property Detail Report

For Property Located At :  
**8423 S FIGUEROA ST, LOS ANGELES, CA 90003**



Bldg Card: 000 of 003

## Owner Information

Owner Name: **ARAUJO MIGUEL M (TE) & MARIA D/MARIA MIGUEL & ARAUJO**  
 Mailing Address: **1204 W 53RD ST, LOS ANGELES CA 90037-3435 C025**  
 Vesting Codes: **// TE**

## Location Information

Legal Description: **WOOD AND SCHLEICHERS FIGUEROA PARK SQUARE LOTS 94 AND LOT 95**  
 County: **LOS ANGELES, CA** APN: **6032-017-028**  
 Census Tract / Block: **2383.20 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **WOOD & SCHLEICHERS FIGUEROA PARK SQUARE**  
 Legal Book/Page: Map Reference: **58-A1 /**  
 Legal Lot: **95** Tract #: **LOS ANGELES**  
 Legal Block: School District:  
 Market Area: **C36** School District Name:  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: **09/03/2009 / 08/06/2009** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **1357092**

## Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

## 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: <b>1954 /</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>4,649</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>4,649</b>	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: <b>LAC2</b>	Acres: <b>0.36</b>	County Use: <b>2670</b>
Lot Area: <b>15,750</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>AUTO REPAIR</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

## Tax Information

Total Value: <b>\$267,081</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$4,092.17</b>
Land Value: <b>\$207,187</b>	Improved %: <b>22%</b>	Tax Area: <b>212</b>
Improvement Value: <b>\$59,894</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$267,081</b>		

## Comparable Sales Report

For Property Located At



**8423 S FIGUEROA ST, LOS ANGELES, CA 90003**

**14 Comparable(s) Selected.**

Report Date: 03/27/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$100,000	\$3,250,000	\$1,249,786
Bldg/Living Area	4,649	3,992	5,130	4,676
Price/Sqft	\$0.00	\$20.85	\$814.13	\$273.71
Year Built	1954	1924	1998	1957
Lot Area	15,750	3,775	31,753	11,570
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$267,081	\$79,159	\$1,493,219	\$704,753
Distance From Subject	0.00	1.88	21.83	9.78

\*= user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>1.88 (miles)</b>
Address:	<b>676 W SLAUSON AVE, LOS ANGELES, CA 90044-6351</b>				
Owner Name:	<b>FARJAM FIROOZEH</b>				
Seller Name:	<b>VIP GROUP INVESTMENTS LLC</b>				
APN:	<b>6004-033-032</b>	Map Reference:	<b>52-A4 /</b>	Building Area:	<b>4,860</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2371.02</b>	Total Rooms/Offices:	
Subdivision:	<b>BURKE BROS FIGUEROA SLAUSON SUB</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>08/25/2014</b>	Prior Rec Date:	<b>04/03/2006</b>	Yr Built/Eff:	<b>1924 / 1930</b>
Sale Date:	<b>05/21/2014</b>	Prior Sale Date:	<b>03/30/2006</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,052,000</b>	Prior Sale Price:	<b>\$550,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>890497</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:	<b>\$525,000</b>	Lot Area:	<b>4,855</b>		
Total Value:	<b>\$613,130</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>			Distance From Subject:	<b>2.33 (miles)</b>
Address:	<b>2745 W MANCHESTER BLVD, INGLEWOOD, CA 90305-2435</b>				
Owner Name:	<b>THREE KIDS LAUNDRY LLC</b>				
Seller Name:	<b>DONEL INVESTMENTS LLC</b>				
APN:	<b>4010-010-028</b>	Map Reference:	<b>57-C2 /</b>	Building Area:	<b>4,352</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6008.01</b>	Total Rooms/Offices:	
Subdivision:	<b>11156</b>	Zoning:	<b>INC2*</b>	Total Restrooms:	
Rec Date:	<b>09/24/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1946 / 1975</b>
Sale Date:	<b>08/25/2014</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,175,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1010397</b>	Acres:	<b>0.40</b>		
1st Mtg Amt:	<b>\$587,500</b>	Lot Area:	<b>17,461</b>		
Total Value:	<b>\$780,000</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>			Distance From Subject:	<b>3.57 (miles)</b>
Address:	<b>1484 W MARTIN LUTHER KING JR BLVD B, LOS ANGELES, CA 90062</b>				
Owner Name:	<b>SHIN YONG J/HWANG KOOK R</b>				
Seller Name:	<b>KIM JIN S TRUST</b>				
APN:	<b>5021-003-032</b>	Map Reference:	<b>51-E2 /</b>	Building Area:	<b>4,747</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2316.00</b>	Total Rooms/Offices:	
Subdivision:	<b>PIONEER INVESTMENT</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	

<b>&amp; TRUST COS</b>					
Rec Date:	<b>09/29/2014</b>	Prior Rec Date:	<b>07/31/1987</b>	Yr Built/Eff:	<b>1951 /</b>
Sale Date:	<b>09/04/2014</b>	Prior Sale Date:	<b>07/1987</b>	Air Cond:	
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	<b>\$150,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1026591</b>	Acres:	<b>0.18</b>		
1st Mtg Amt:	<b>\$553,000</b>	Lot Area:	<b>7,758</b>		
Total Value:	<b>\$291,826</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>	Distance From Subject:	<b>4.09 (miles)</b>
Address:	<b>8928 STATE ST, SOUTH GATE, CA 90280-2926</b>		
Owner Name:	<b>JEONG NORAN</b>		
Seller Name:	<b>LAWRENCE FAMILY TRUST</b>		
APN:	<b>6210-026-024</b>	Map Reference:	<b>59-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5357.02</b>
Subdivision:	<b>3477</b>	Zoning:	<b>SGCR*</b>
Rec Date:	<b>09/11/2014</b>	Prior Rec Date:	
Sale Date:	<b>06/12/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$500,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>961214</b>	Acres:	<b>0.26</b>
1st Mtg Amt:	<b>\$540,000</b>	Lot Area:	<b>11,199</b>
Total Value:	<b>\$79,159</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,628</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1945 / 1945</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>5</b>	Distance From Subject:	<b>4.4 (miles)</b>
Address:	<b>11003 HAWTHORNE BLVD, INGLEWOOD, CA 90304-2315</b>		
Owner Name:	<b>ARTCO ENTS LLC</b>		
Seller Name:	<b>SADAF PROPERTIES LLC</b>		
APN:	<b>4037-015-002</b>	Map Reference:	<b>57-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6017.00</b>
Subdivision:	<b>287</b>	Zoning:	<b>LCM1*</b>
Rec Date:	<b>09/05/2014</b>	Prior Rec Date:	<b>02/28/2006</b>
Sale Date:	<b>08/22/2014</b>	Prior Sale Date:	<b>02/16/2006</b>
Sale Price:	<b>\$1,890,000</b>	Prior Sale Price:	<b>\$2,000,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>936309</b>	Acres:	<b>0.23</b>
1st Mtg Amt:		Lot Area:	<b>9,974</b>
Total Value:	<b>\$428,900</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,932</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1980 / 1980</b>
		Air Cond:	<b>PARTIAL</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>8.45 (miles)</b>
Address:	<b>8041 FIRESTONE BLVD, DOWNEY, CA 90241-4228</b>		
Owner Name:	<b>HYE LLC</b>		
Seller Name:	<b>CHO CHI Y</b>		
APN:	<b>6251-040-003</b>	Map Reference:	<b>60-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5513.00</b>
Subdivision:	<b>DOWNEY LAND ASSOCIATION</b>	Zoning:	<b>DOC3*</b>
Rec Date:	<b>02/03/2015</b>	Prior Rec Date:	<b>05/26/2010</b>
Sale Date:	<b>01/29/2015</b>	Prior Sale Date:	<b>05/20/2010</b>
Sale Price:	<b>\$1,700,000</b>	Prior Sale Price:	<b>\$1,137,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>118771</b>	Acres:	<b>0.43</b>
1st Mtg Amt:	<b>\$1,360,000</b>	Lot Area:	<b>18,935</b>
Total Value:	<b>\$1,197,776</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,576</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1975 / 1975</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>7</b>	Distance From Subject:	<b>8.49 (miles)</b>
Address:	<b>11210 MYRTLE ST, DOWNEY, CA 90241-4233</b>		
Owner Name:	<b>APB PROPERTIES LLC</b>		
Seller Name:	<b>REY HUGO N LIVING TRUST</b>		
APN:	<b>6256-001-009</b>	Map Reference:	<b>60-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5513.00</b>
Subdivision:	<b>DOWNEY LAND ASSOC</b>	Zoning:	<b>DOM2-C3*</b>
Rec Date:	<b>03/18/2015</b>	Prior Rec Date:	<b>08/04/1999</b>
Sale Date:	<b>01/26/2015</b>	Prior Sale Date:	<b>06/30/1999</b>
Sale Price:	<b>\$1,600,000</b>	Prior Sale Price:	<b>\$575,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>289211</b>	Acres:	<b>0.73</b>
1st Mtg Amt:	<b>\$1,390,000</b>	Lot Area:	<b>31,753</b>
Total Value:	<b>\$720,926</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>4,694</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1950 / 1950</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: 8 Distance From Subject: 8.71 (miles)  
 Address: 8410 SOMERSET BLVD, PARAMOUNT, CA 90723-3551  
 Owner Name: PARTIN JIMMY D  
 Seller Name: MONJARAZ SANDRA N  
 APN: 6270-007-035 Map Reference: 65-F3 / Building Area: 5,027  
 County: LOS ANGELES, CA Census Tract: 5539.01 Total Rooms/Offices:  
 Subdivision: CLEARWATER Zoning: PACM-RM\* Total Restrooms:  
 Rec Date: 09/12/2014 Prior Rec Date: 10/06/2008 Yr Built/Eff: 1966 /  
 Sale Date: 09/10/2014 Prior Sale Date: 09/17/2008 Air Cond:  
 Sale Price: \$555,000 Prior Sale Price: \$750,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 964828 Acres: 0.39  
 1st Mtg Amt: \$416,000 Lot Area: 17,028  
 Total Value: \$787,868 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 9 Distance From Subject: 8.72 (miles)  
 Address: 1169 S ROBERTSON BLVD, LOS ANGELES, CA 90035  
 Owner Name: ROBERTSON-PICO LLC  
 Seller Name: 1169 S ROBERTSON BLVD LLC  
 APN: 4332-014-019 Map Reference: 42-D2 / Building Area: 4,700  
 County: LOS ANGELES, CA Census Tract: 2170.01 Total Rooms/Offices:  
 Subdivision: 8440 Zoning: LAC2 Total Restrooms:  
 Rec Date: 02/20/2015 Prior Rec Date: 03/23/1992 Yr Built/Eff: 1926 / 1926  
 Sale Date: 02/03/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$1,850,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 188133 Acres: 0.11  
 1st Mtg Amt: \$1,050,000 Lot Area: 4,705  
 Total Value: \$1,050,000 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 10 Distance From Subject: 13.45 (miles)  
 Address: 525 N GLENDALE AVE, GLENDALE, CA 91206-3307  
 Owner Name: SIMSOLLO FAMILY TRUST/Y S INVESTMENTS LLC  
 Seller Name: KOVALIK & FAMILY LLC  
 APN: 5643-011-046 Map Reference: 564-F4 / Building Area: 3,992  
 County: LOS ANGELES, CA Census Tract: 3019.00 Total Rooms/Offices:  
 Subdivision: 1922 Zoning: GLC2 Total Restrooms:  
 Rec Date: 11/07/2014 Prior Rec Date: 06/13/1997 Yr Built/Eff: 1998 / 1998  
 Sale Date: 10/30/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$3,250,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1183731 Acres: 0.25  
 1st Mtg Amt: Lot Area: 11,044  
 Total Value: \$1,493,219 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 11 Distance From Subject: 16.68 (miles)  
 Address: 15035 VENTURA BLVD, SHERMAN OAKS, CA 91403-2442  
 Owner Name: GABRIEL PAUL M LIVING TRUST/GABRIEL MARY R FAMILY TRUST  
 Seller Name: RICE M E FAMILY TRUST  
 APN: 2264-016-005 Map Reference: 22-C3 / Building Area: 5,130  
 County: LOS ANGELES, CA Census Tract: 1413.02 Total Rooms/Offices:  
 Subdivision: 6836 Zoning: LAC2 Total Restrooms:  
 Rec Date: 08/28/2014 Prior Rec Date: 02/01/1999 Yr Built/Eff: 1957 /  
 Sale Date: 08/19/2014 Prior Sale Date: 01/14/1999 Air Cond: NONE  
 Sale Price: \$1,550,000 Prior Sale Price: \$710,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 904639 Acres: 0.09  
 1st Mtg Amt: Lot Area: 3,775  
 Total Value: \$907,991 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 12 Distance From Subject: 16.7 (miles)  
 Address: 3331 N VERDUGO RD, GLENDALE, CA 91208-1669  
 Owner Name: SEVADA AUTO GROUP LLC  
 Seller Name: MACHTOLF FAMILY TRUST  
 APN: 5615-015-005 Map Reference: 18-E4 / Building Area: 5,027  
 County: LOS ANGELES, CA Census Tract: 3006.00 Total Rooms/Offices:  
 Subdivision: SPARR HEIGHTS Zoning: GLC3\* Total Restrooms:  
 Rec Date: 08/28/2014 Prior Rec Date: 03/01/1995 Yr Built/Eff: 1967 /  
 Sale Date: 08/25/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$870,000 Prior Sale Price: \$220,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 907046 Acres: 0.12  
 1st Mtg Amt: \$696,000 Lot Area: 5,208

Total Value: **\$301,438** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **13** Distance From Subject: **17.64 (miles)**  
 Address: **14310 OXNARD ST, VAN NUYS, CA 91401-3311**  
 Owner Name: **PAPAZYAN LILIT**  
 Seller Name: **14310 OXNARD 1 PTSHP**  
 APN: **2245-017-011** Map Reference: **15-E6 /** Building Area: **4,000**  
 County: **LOS ANGELES, CA** Census Tract: **1286.01** Total Rooms/Offices:  
 Subdivision: **6142** Zoning: **LACM** Total Restrooms:  
 Rec Date: **07/11/2014** Prior Rec Date: **08/15/2005** Yr Built/Eff: **1960 / 1960**  
 Sale Date: **06/24/2014** Prior Sale Date: **05/11/2005** Air Cond:  
 Sale Price: **\$805,000** Prior Sale Price: **\$520,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **718999** Acres: **0.15**  
 1st Mtg Amt: **\$500,000** Lot Area: **6,337**  
 Total Value: **\$579,688** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #: **14** Distance From Subject: **21.83 (miles)**  
 Address: **14540 VAN NUYS BLVD, PANORAMA CITY, CA 91402-1129**  
 Owner Name: **FOX ALAN/FOX CARY & LINDA**  
 Seller Name: **FOX JENNY**  
 APN: **2644-025-022** Map Reference: **8-D4 /** Building Area: **4,797**  
 County: **LOS ANGELES, CA** Census Tract: **1193.10** Total Rooms/Offices:  
 Subdivision: **20368** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **01/14/2015** Prior Rec Date: **06/10/1992** Yr Built/Eff: **1960 / 1960**  
 Sale Date: **08/04/2005** Prior Sale Date: **04/1992** Air Cond:  
 Sale Price: **\$100,000** Prior Sale Price: **\$80,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **46489** Acres: **0.27**  
 1st Mtg Amt: Lot Area: **11,943**  
 Total Value: **\$634,621** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **April 17, 2015**

JOB ADDRESS: **8423 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6032-017-028**

CASE#: **78293**

ORDER NO: **A-2681048**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 11, 2011**

COMPLIANCE EXPECTED DATE: **January 16, 2011**

DATE COMPLIANCE OBTAINED: **July 6, 2012**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2681048

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIOLOS  
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

## ORDER TO COMPLY

MIGUEL M. & MARIA A. ARAUJO, ARAUJO TRUST  
1204 W 53RD ST  
LOS ANGELES, CA 90037-3435

CASE #: 78293  
ORDER #: A-2681048  
EFFECTIVE DATE: January 11, 2011  
COMPLIANCE DATE: January 16, 2011

PROPERTY OWNER OF  
SITE ADDRESS: 8423 S FIGUEROA ST UNIT A 8423-29 S FIGUEROA ST  
ASSESSORS PARCEL NO.: 6032-017-028  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: F C TRANSMISSION

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

### VIOLATION(S):

### Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on December 09, 2014 and billed on invoice # 638216.

Failure to pay the above fees within **5 days** may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

### NON-COMPLIANCE FEE WARNING:

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

7-6-12

A proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

**PENALTY WARNING :**

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

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

**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 .  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: \_\_\_\_\_

Date: January 03, 2011

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010

Claude.Nuckols@lacity.org

\_\_\_\_\_  
REVIEWED BY