

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

April 16, 2015

Council District: # 15

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

**JOB ADDRESS: 1211 WEST ANAHEIM STREET, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 7416-007-045**

On November 27, 2013, May 29, 2013, and November 13, 2014, 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: **1211 West Anaheim 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 September 10, 2012, September 11, 2013, and August 26, 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	\$ 1,371.00
System Development Surcharge	82.26
Non-Compliance Code Enforcement fee	1,650.00
Late Charge/Collection fee (250%)	4,125.00
Accumulated Interest (1%/month)	514.51
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 7,784.77</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 **\$7,784.77** 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 **\$7,784.77** 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. T10488  
Dated as of: 07/21/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 7416-007-045

Property Address: 1211 W ANAHEIM ST ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MELVIN F. LANNING, GARY A. OSBORNE AND MELVIN L. LANNING ALL AS JOINT TENANTS

Grantee: MGM LAND DEVELOPMENT, INC.

Instrument: 90/1306784

Book/Page: N/A

Dated: 03/21/1990

Recorded: 07/26/1990

MAILING ADDRESS: MGM LAND DEVELOPMENT INC.,  
3324 WEST 188TH STREET, TORRANCE, CALIFORNIA 90504

### SCHEDULE B

#### LEGAL DESCRIPTION

LOTS 21 AND 22 IN BLOCK "C" OF VERMONT AVENUE TRACT, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 117 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MGM LAND DEVELOPMENT, INC.

Lender/Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION

Trustee: AMERICAN SECURITIES COMPANY, A CORPORATION

Instrument: 05/1604495

Book/Page: N/A

Amount: \$200,000.00

Open Ended: NO

Dated: 06/13/2005

Recorded: 07/08/2005

Maturity Date: 06/13/2035

**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. T10488**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** WELLS FARGO BANK, NATIONAL ASSOCIATION, BUSINESS LENDING,  
3033 ELDER STREET MAC#U1851-015, BOISE, ID 83705

**ADDITIONAL MAILING ADDRESS:** RECORDING DEPARTMENT, FIRST AMERICAN LENDERS ADVANTAGE,  
1801 LAKEPOINTE DRIVE, SUITE 111, LEWISVILLE, TX 75057

**Type of Instrument** MISCELLANEOUS  
NOTICE OF PENDING LIEN, DATED 11/03/2008, RECORDED 11/07/2008 AS  
INSTRUMENT NO. 20081975251.

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

**ADDITIONAL MAILING ADDRESS:** MGM LAND DEVELOPMENT INC.,  
3324 W 188TH ST, TORRANCE CA, 90504

NOTICE OF PENDING LIEN, DATED 01/10/2013, RECORDED 01/25/2013 AS  
INSTRUMENT NO. 20130130199.

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

**ADDITIONAL MAILING ADDRESS:** MGM LAND DEVELOPMENT INC.,  
3324 W 188TH ST, TORRANCE CA, 90504

NOTICE OF PENDING LIEN, DATED 12/09/2013, RECORDED 01/10/2014 AS  
INSTRUMENT NO. 20140033002.

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

**ADDITIONAL MAILING ADDRESS:** MGM LAND DEVELOPMENT INC.,  
3324 W 188TH ST, TORRANCE CA, 90504

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO  
MGM LAND DEVELOPMENT INC  
3324 West 188th Street  
Torrance, California  
90504

90 1306784

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. 2 P.M. JUL 26 1990  
PAST.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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Title Order No  
Escrow or Loan No

FEE  
\$5  
R

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$ 0  
computed on full value of property conveyed or  
computed on full value of less of encumbrances remaining at time of sale  
Unincorporated area City of and

FOR A VALUABLE CONSIDERATION (receipt of which is hereby acknowledged)

MELVIN F. LANNING, GARY A. OSBORNE AND MELVIN L. LANNING all as  
joint tenants

hereby GRANT(S) to

MGM LAND DEVELOPMENT, INC.

the following described real property in the

County of LOS ANGELES State of California

Lots 21 and 22 in Block "C" of Vermont Avenue Tract,  
City of Los Angeles, County of Los Angeles, State  
of California, as per map recorded in Book 12 Page 117  
of Maps, in the office of the county Recorder of  
Said County,

R & T 11911

CONVEYANCE CHANGING MANNER IN WHICH TITLE IS HELD  
GRANTOR(S) AND GRANTEE REMAIN THE SAME AND CONTINUE TO HOLD THE SAME  
INTEREST.

THE GRANORS AND THE GRANTEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES  
WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY R & T 11923(G)

Dated 3-21-90

*Melvin F. Lanning*  
MELVIN F. LANNING

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On MARCH 21, 1990

*Gary A. Osborne*  
GARY A. OSBORNE

and MELVIN F. LANNING, GARY A. OSBORNE,  
MELVIN L. LANNING

*Melvin L. Lanning*  
MELVIN L. LANNING

WITNESSES or proved to me on the basis of satisfactory evidence) that  
the person(s) whose name(s) are subscribed to the within  
instrument and acknowledged that they executed the same  
WITNESS my hand and official seal

*Margaret H. Wilson*

OFFICIAL SEAL  
MARGARET H. WILSON  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires Sept. 4, 1991  
(this area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

7/8/05

2

05 1604495

Recording Requested By,  
And After Recording, Return To:  
**WELLS FARGO BANK, NATIONAL  
ASSOCIATION**  
Business Lending  
3033 Elder Street MAC# U1851-015  
Boise, ID 83705  
*RR# 497588103*  
State of California

Courtesy Recording-No Title Liability

*3/05/07*



Requested by and  
Return to:  
Recording Department  
First American Lenders Advantage  
1801 Lakepointe Drive, Suite 111  
Lewisville, TX 75057  
(469) 322-2500

\*100051589493218435\*

*APW 7416-007-045*  
*7416007046*

**DEED OF TRUST  
AND ASSIGNMENT OF RENTS AND LEASES**

THIS DEED OF TRUST AND ASSIGNMENT (this "Deed of Trust") is executed as of June 13, 2005, by **MGM LAND DEVELOPMENT, INC.**, ("Trustor"), to **AMERICAN SECURITIES COMPANY**, a corporation ("Trustee"), for the benefit of **WELLS FARGO BANK, NATIONAL ASSOCIATION** ("Beneficiary").

**ARTICLE I. GRANT IN TRUST**

1.1 Grant. For the purposes and upon the terms and conditions in this Deed of Trust, Trustor irrevocably grants, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, Trustor's interest in: (a) all real property located in Los Angeles County, California, and described on Exhibit A attached hereto; (b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property; (c) all tenements, hereditaments and appurtenances thereof and thereto; (d) all right, title and interest of Trustor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property; (e) all buildings, improvements and landscaping now or hereafter erected or located on said real property; (f) all development rights, governmental or quasi-governmental licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property; (g) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**  
JOB ADDRESS: **1211 WEST ANAHEIM STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7416-007-045**

Date: **April 16, 2015**

Last Full Title: **07/21/2014**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MGM LAND DEVELOPMENT INC.  
3324 WEST 188<sup>TH</sup> ST.  
TORRANCE, CA. 90504-5833  
CAPACITY: OWNER
  
- 2). WELLS FARGO BANK, NA  
BUSINESS LENDING  
3033 ELDER ST., MAC #U1851-015  
BOISE, ID. 83705  
CAPACITY: INTERESTED PARTIES
  
- 3). FIRST AMERICAN LENDERS ADVANTAGE  
RECORDING DEPT.  
1801 LAKEPOINTE DR., SUITE 111  
LEWISVILLE, TX. 75057  
CAPACITY: INTERESTED PARTIES

**EXHIBIT C****Property Detail Report**

For Property Located At :  
**1211 W ANAHEIM ST, WILMINGTON, CA 90744-4107**



Bldg Card: 000 of 003

**Owner Information**

Owner Name: **MGM LAND DEVELOPMENT INC**  
 Mailing Address: **3324 W 188TH ST, TORRANCE CA 90504-5833 C018**  
 Vesting Codes: **// CO**

**Location Information**

Legal Description: **TR=THE VERMONT AVE TR (EX OF ST) LOT 21**  
 County: **LOS ANGELES, CA** APN: **7416-007-045**  
 Census Tract / Block: **2943.02 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **VERMONT AVE TR**  
 Legal Book/Page: Map Reference: **74-B4 /**  
 Legal Lot: **21** Tract #:  
 Legal Block: **C** School District: **LOS ANGELES**  
 Market Area: **195** 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: **07/26/1990 / 03/1990** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: **1306784** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale: **MULTIPLE**  
 Title Company:  
 Lender:  
 Seller Name: **LANNING MELVIN F**

**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>1963 /</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>2,867</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>2,867</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>0.10</b>	County Use: <b>2600</b>
Lot Area: <b>4,520</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>\$100,504</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$1,579.74</b>
Land Value: <b>\$18,361</b>	Improved %: <b>82%</b>	Tax Area: <b>400</b>
Improvement Value: <b>\$82,143</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$100,504</b>		

**Comparable Sales Report**

For Property Located At



**1211 W ANAHEIM ST, WILMINGTON, CA 90744-4107**

**10 Comparable(s) Selected.**

Report Date: 03/27/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$284,000	\$1,600,000	\$786,300
Bldg/Living Area	2,867	2,475	3,216	2,780
Price/Sqft	\$0.00	\$114.75	\$600.71	\$283.93
Year Built	1963	1922	1980	1954
Lot Area	4,520	6,807	43,062	14,572
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$100,504	\$206,748	\$790,254	\$372,735
Distance From Subject	0.00	14.72	24.81	20.73

\*= user supplied for search only

Comp #:	1	Distance From Subject: 14.72 (miles)			
Address:	12242 FIRESTONE BLVD, NORWALK, CA 90650-4322				
Owner Name:	GARCIA SALVADOR J & TERESA G				
Seller Name:	PASCU GABRIEL				
APN:	8056-013-007	Map Reference:	82-B1 /	Building Area:	3,172
County:	LOS ANGELES, CA	Census Tract:	5522.00	Total Rooms/Offices:	
Subdivision:	NORWALK	Zoning:	NOC3*	Total Restrooms:	
Rec Date:	02/27/2015	Prior Rec Date:	07/08/1997	Yr Built/Eff:	1964 / 1964
Sale Date:	01/26/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$375,000	Prior Sale Price:	\$170,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	219671	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,656		
Total Value:	\$221,422	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 17.47 (miles)			
Address:	4287 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3336				
Owner Name:	AMOUNA PIAM				
Seller Name:	LOPEZ FAMILY LIVING TRUST				
APN:	5241-001-013	Map Reference:	53-D1 /	Building Area:	2,776
County:	LOS ANGELES, CA	Census Tract:	5313.02	Total Rooms/Offices:	
Subdivision:	4301	Zoning:	LCM1*	Total Restrooms:	
Rec Date:	12/16/2014	Prior Rec Date:	01/21/1977	Yr Built/Eff:	1922 / 1952
Sale Date:	10/08/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$729,000	Prior Sale Price:	\$65,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1365777	Acres:	0.31		
1st Mtg Amt:	\$400,000	Lot Area:	13,681		
Total Value:	\$206,748	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 17.92 (miles)			
Address:	6078 E OLYMPIC BLVD, LOS ANGELES, CA 90022-5213				
Owner Name:	KAL-PRO INVESTMENTS LLC				
Seller Name:	50 & INC				
APN:	6338-013-001	Map Reference:	54-B1 /	Building Area:	2,572
County:	LOS ANGELES, CA	Census Tract:	5319.01	Total Rooms/Offices:	
Subdivision:	9033	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	10/09/2014	Prior Rec Date:	04/26/2013	Yr Built/Eff:	1947 / 1952
Sale Date:	09/29/2014	Prior Sale Date:	02/27/2013	Air Cond:	
Sale Price:	\$505,000	Prior Sale Price:	\$380,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1067626	Acres:	0.18		
1st Mtg Amt:		Lot Area:	8,000		

Total Value: **\$381,724** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **19.12 (miles)**  
 Address: **7718 GREENLEAF AVE, WHITTIER, CA 90602-2105**  
 Owner Name: **RIVERSIDE VENTURES INC**  
 Seller Name: **ASATRYAN ANDRANIK**  
 APN: **8141-028-024** Map Reference: **55-E6 /** Building Area: **2,500**  
 County: **LOS ANGELES, CA** Census Tract: **5018.04** Total Rooms/Offices:  
 Subdivision: **J W HOLLINGSWORTHS** Zoning: **WHC1\*** Total Restrooms:  
 ADD  
 Rec Date: **11/26/2014** Prior Rec Date: **08/24/1999** Yr Built/Eff: **1952 / 1952**  
 Sale Date: **10/28/2014** Prior Sale Date: **08/12/1999** Air Cond:  
 Sale Price: **\$395,000** Prior Sale Price: **\$278,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1278084** Acres: **0.16**  
 1st Mtg Amt: **\$350,000** Lot Area: **6,807**  
 Total Value: **\$423,760** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **19.26 (miles)**  
 Address: **2800 WABASH AVE, LOS ANGELES, CA 90033-2605**  
 Owner Name: **MORELLA LLC**  
 Seller Name: **PRIME RENTALS LLC**  
 APN: **5178-003-042** Map Reference: **45-B3 /** Building Area: **2,871**  
 County: **LOS ANGELES, CA** Census Tract: **2037.10** Total Rooms/Offices:  
 Subdivision: **FOREST HEIGHTS TR** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **12/09/2014** Prior Rec Date: Yr Built/Eff: **1939 / 1952**  
 Sale Date: **10/23/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$365,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1329791** Acres: **0.27**  
 1st Mtg Amt: Lot Area: **11,567**  
 Total Value: **\$404,797** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **22.38 (miles)**  
 Address: **441 W VALLEY BLVD, ALHAMBRA, CA 91803-3341**  
 Owner Name: **PIEKARSA HARIX P & PHUONG L**  
 Seller Name: **VIOLA GAETANO LIVING TRUST**  
 APN: **5348-016-014** Map Reference: **37-C5 /** Building Area: **2,522**  
 County: **LOS ANGELES, CA** Census Tract: **4816.04** Total Rooms/Offices:  
 Subdivision: **10522** Zoning: **ALCPD\*** Total Restrooms:  
 Rec Date: **08/01/2014** Prior Rec Date: **09/26/1979** Yr Built/Eff: **1978 / 1978**  
 Sale Date: **07/28/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,515,000** Prior Sale Price: **\$7,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **800109** Acres: **0.29**  
 1st Mtg Amt: **\$900,000** Lot Area: **12,450**  
 Total Value: **\$790,254** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **23.42 (miles)**  
 Address: **1523 S SAN GABRIEL BLVD, SAN GABRIEL, CA 91776-3639**  
 Owner Name: **LINGS VILLAGE INC**  
 Seller Name: **ENTERPRISE ONE INC**  
 APN: **5369-031-001** Map Reference: **37-F5 /** Building Area: **2,600**  
 County: **LOS ANGELES, CA** Census Tract: **4814.02** Total Rooms/Offices:  
 Subdivision: **10236** Zoning: **SLC1\*** Total Restrooms:  
 Rec Date: **10/17/2014** Prior Rec Date: **12/10/2007** Yr Built/Eff: **1937 / 1946**  
 Sale Date: **10/08/2014** Prior Sale Date: **10/22/2007** Air Cond:  
 Sale Price: **\$1,275,000** Prior Sale Price: **\$800,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1098075** Acres: **0.21**  
 1st Mtg Amt: Lot Area: **9,294**  
 Total Value: **\$528,248** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **23.46 (miles)**  
 Address: **2120 TYLER AVE, SOUTH EL MONTE, CA 91733**  
 Owner Name: **SOUTHEAST CONSTRUCTION PRODUCT**  
 Seller Name: **MATTOX FAMILY TRUST**  
 APN: **8105-021-006** Map Reference: **47-D3 /** Building Area: **3,100**  
 County: **LOS ANGELES, CA** Census Tract: **4338.01** Total Rooms/Offices:  
 Subdivision: **565** Zoning: **SEM\*** Total Restrooms:

Rec Date:	<b>10/07/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1965 / 1965</b>
Sale Date:	<b>09/26/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,600,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1057556</b>	Acres:	<b>0.99</b>		
1st Mtg Amt:	<b>\$1,280,000</b>	Lot Area:	<b>43,062</b>		
Total Value:	<b>\$247,447</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>9</b>	Distance From Subject:	<b>24.72 (miles)</b>
Address:	<b>3721 MONTEREY AVE, EL MONTE, CA 91731</b>		
Owner Name:	<b>CITY OF EL MONTE</b>		
Seller Name:	<b>CITY OF EL MONTE</b>		
APN:	<b>8575-021-904</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4327.00</b>
Subdivision:	<b>8756</b>	Zoning:	<b>EMR3*</b>
Rec Date:	<b>10/06/2014</b>	Prior Rec Date:	
Sale Date:	<b>09/05/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$284,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1054500</b>	Acres:	<b>0.37</b>
1st Mtg Amt:		Lot Area:	<b>16,128</b>
Total Value:	<b>\$207,053</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>2,475</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1959 / 1961</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>10</b>	Distance From Subject:	<b>24.81 (miles)</b>
Address:	<b>12243 GARVEY AVE, EL MONTE, CA 91732-3138</b>		
Owner Name:	<b>HAKOPYAN HOVSEP</b>		
Seller Name:	<b>HERNANDEZ RITA</b>		
APN:	<b>8565-004-004</b>	Map Reference:	<b>48-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4333.02</b>
Subdivision:	<b>10760</b>	Zoning:	<b>EMM1*</b>
Rec Date:	<b>12/02/2014</b>	Prior Rec Date:	<b>07/31/2000</b>
Sale Date:	<b>08/26/2014</b>	Prior Sale Date:	<b>07/14/2000</b>
Sale Price:	<b>\$820,000</b>	Prior Sale Price:	<b>\$1,100,010</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1294433</b>	Acres:	<b>0.39</b>
1st Mtg Amt:	<b>\$574,000</b>	Lot Area:	<b>17,075</b>
Total Value:	<b>\$315,899</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,216</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1980 /</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES VORHIS**

Date: **April 16, 2015**

JOB ADDRESS: **1211 WEST ANAHEIM STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7416-007-045**

CASE#: **81651**

ORDER NO: **A-3383507**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 22, 2013**

COMPLIANCE EXPECTED DATE: **November 27, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3383507

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



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY

MGM LAND DEVELOPMENT INC.  
3324 W 188TH ST  
TORRANCE, CA 90504

CASE #: 81651  
ORDER #: A-3383507  
EFFECTIVE DATE: November 22, 2013  
COMPLIANCE DATE: November 27, 2013

PROPERTY OWNER OF  
SITE ADDRESS: 1211 W ANAHEIM ST  
ASSESSORS PARCEL NO.: 7416-007-045  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: REFLECTIONS AUTO BODY

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 September 11, 2013 and billed on invoice # 591570.

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.

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.

**REVOCACTION 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 Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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 (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 

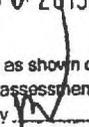
Date: November 19, 2013

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

  
REVIEWED BY

The undersigned mailed this notice  
by regular mail, postage prepaid,  
to the addressee on this day.

NOV 20 2013

To the address as shown on the  
last equalized assessment roll  
Initialed by 

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: April 16, 2015

JOB ADDRESS: 1211 WEST ANAHEIM STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7416-007-045

CASE#: 81651

ORDER NO: A-3243167

EFFECTIVE DATE OF ORDER TO COMPLY: April 29, 2013

COMPLIANCE EXPECTED DATE: May 29, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3243167

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

## ORDER TO COMPLY

MGM LAND DEVELOPMENT INC.  
3324 W 188TH ST  
TORRANCE, CA 90504

CASE #: 81651  
ORDER #: A-3243167  
EFFECTIVE DATE: April 29, 2013  
COMPLIANCE DATE: May 29, 2013

PROPERTY OWNER OF  
SITE ADDRESS: 1211 W ANAHEIM ST  
ASSESSORS PARCEL NO.: 7416-007-045  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: REFLECTIONS AUTO BODY

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 August 26, 2014 and billed on invoice # 626828.

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 :

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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.

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**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.

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- 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: April 24, 2013

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

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