

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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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 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
Grand Total	\$ 7,784.77

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

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

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 or 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 GRANTORS AND THE GRANTEEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES
WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY R & T 11923(d)

Dated 3-21-90

STATE OF CALIFORNIA, LOS ANGELES

COUNTY OF MARCH 21, 1990

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

WITNESS my hand and official seal
Margaret H. Wilson

Melvin F. Lanning
MELVIN F. LANNING

Gary A. Osborne
GARY A. OSBORNE

Melvin L. Lanning
MELVIN L. LANNING



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

3/05/77



100051589493218435

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

APN 7416-007-045
7416-007-046

**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**

Date: **April 16, 2015**

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

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

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MGM LAND DEVELOPMENT INC.
 3324 WEST 188TH 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

CoreLogic

RealQuest Professional

Owner Information

Bldg Card: 000 of 003

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:	1963 /	Total Rooms/Offices		Garage Area:	
Gross Area:	2,867	Total Restrooms:		Garage Capacity:	
Building Area:	2,867	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.10	County Use:	2600
Lot Area:	4,520	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$100,504	Assessed Year:	2014	Property Tax:	\$1,579.74
Land Value:	\$18,361	Improved %:	82%	Tax Area:	400
Improvement Value:	\$82,143	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$100,504				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

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**
Land Use: **AUTO REPAIR**

of Stories:
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 Yr Built/Eff: **1952 / 1952**
Rec Date: **11/26/2014** Prior Rec Date: **08/24/1999** Air Cond:
Sale Date: **10/28/2014** Prior Sale Date: **08/12/1999** Pool:
Sale Price: **\$395,000** Prior Sale Price: **\$278,000** Roof Mat:
Sale Type: **FULL** Prior Sale Type: **FULL**
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: 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:	10/07/2014	Prior Rec Date:		Yr Built/Eff:	1965 / 1965
Sale Date:	09/26/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,600,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1057556	Acres:	0.99		
1st Mtg Amt:	\$1,280,000	Lot Area:	43,062		
Total Value:	\$247,447	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

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

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

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

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.

REVOCATION 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:


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

Date: November 19, 2013


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

.....

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

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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.

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.**

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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.

REVOCATION 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 (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