

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

May 13, 2015

Council District: # 1

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

JOB ADDRESS: **4500 NORTH FIGUEROA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5467-007-012**

On January 08, 2015, 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: **4500 North 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	20.52
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,372.52</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 **\$2,372.52** 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 **\$2,372.52** 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. T11069**  
**Dated as of: 03/07/2015**

**Prepared for: City of Los Angeles**

---

**SCHEDULE A**  
(Reported Property Information)

**APN #: 5467-007-012**

**Property Address: 4500 N FIGUEROA ST** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Instrument: GRANT DEED**

**Grantee : Fernando V. Sanchez, a married man as his sole separate property**

**Grantor : Frank Perez and Eduwiges Perez**

**Deed Date : 7/16/1980**

**Recorded : 8/18/1980**

**Instr No. : 80-791933**

**MAILING ADDRESS: Fernando V. Sanchez,**  
**1630 HIGHLAND AVE GLENDALE CA 91202**

**MAILING ADDRESS: Fernando V. Sanchez,**  
**4500 N Figueroa, Los Angeles, CA**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**The following described property:**

**Situated in the City of Los Angeles, County of Los Angeles and State of California:**  
**Lot 3 in Block 1 of G.W. Morgans Sycamore Grove Tract as per map recorded in Book 11 Page 57 of**  
**miscellaneous records in the office of the County Recorder of said County.**

**Except the Easterly 60 feet of said a lot.**

**Also except the Westerly 10 feet conveyed to Widen Pasadena Avenue by deed recorded in book 998**  
**page 298, of deeds.**

**Assessor's Parcel No: 5467-007-012**

**MORTGAGES/LIENS**

**We find no Open Mortgages/Deeds of Trust of Record**

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. T11069

**SCHEDULE B (Continued)**

**Type of Instrument:** A claim of lien for the amount shown and any other amounts due.

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

**Recorded :** 10/23/2009

**Instr No. :** 20091605129

**Type of Instrument:** A claim of lien for the amount shown and any other amounts due.

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

**Recorded :** 1/28/2011

**Instr No. :** 20110160854

**MAILING ADDRESS:** Fernando V Sanchez, 1630 Highland Ave, Glendale, CA 91202

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

RECORDING INSURANCE CO.  
CHICAGO TITLE INSURANCE CO.  
AND WHEN RECORDED MAIL THIS DEED AND UNLESS  
OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME Idefonsa Aguirre  
ADDRESS 4500 No. Figueroa St.,  
Los Angeles, Ca 90062-65  
CITY STATE ZIP  
TITLE ORDER NO. 215207-16 REGION NO. 9565-M

77- 370908

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

APR 13 1977 AT 8 A.M.

Recorder's Office

FEE  
\$3  
J

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 32.45

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

L. J. KNOLL and KATHLEEN M. KNOLL, husband and wife

heroby GRANT(S) to

ILDEFONSA AGUIRRE, an unmarried woman

The following described real property in the City of Los Angeles

County of Los Angeles

State of California:

Lot 3, Block 1 of G. W. Morgan's Sycamore Grove  
Tract, as per map recorded in Book 11 Page 57 of  
Miscellaneous Records, in the office of the  
County Recorder of said County.

EXCEPT the Easterly 60 feet of said Lot.

ALSO EXCEPT the Westerly 10 feet conveyed to  
widen Pasadena Avenue in Book 998, Page 298 of Deeds.

Dated March 22, 1977

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.

On March 23, 1977 before me, the  
undersigned, a Notary Public in and for said State, personally appeared  
L. J. Knoll and Kathleen M. Knoll

known to me  
to be the person, whose name is subscribed to the within  
instrument and acknowledged that they executed the same.  
Witness my hand and official seal.

Signature Anthony Perez

L. J. Knoll  
L. J. Knoll  
Kathleen M. Knoll  
Kathleen M. Knoll

OFFICIAL SEAL  
ANTHONY PEREZ  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires October 15, 1977

(This area for official notarial seal)

PR-11/70

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

END OF RECORDED DOCUMENT

RECORDED AT THE OFFICE OF THE COUNTY CLERK AND NOTARY CO.

78-1433458

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME | Frank and Edwiges Perez  
STREET ADDRESS | 465 E. Glenhurst Street  
CITY | Pasadena, Ca. 91106

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA.

DEC 27 1978 AT 8 A.M.

Recorder's Office

TITLE ORDER No. 87-54715-65 FILING No. 227-10281

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### JOINT TENANCY GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 34.10

☐ computed on full value of property conveyed, or

☒ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

ILDEFONSA AGUIRRE, An Unmarried Woman

hereby GRANT(S) to

FRANK PEREZ AND EDWIGES PEREZ, Husband and Wife,

AS JOINT TENANTS,

the following described real property in the City of Los Angeles

County of Los Angeles State of California:

Lot 3 of Block I of G. W. Morgans Sycamore Grove Tract

as per map, recorded in Book 11 Page 57 of Miscellaneous

Records, in the Office of the County Recorder of said County.

EXCEPT: The Easterly 60 feet of said Lot.

ALSO EXCEPT: The Westerly 10 feet conveyed to widen Pasadena Avenue  
as recorded in Book 998, Page 298 of Deeds.

Dated November 13, 1978

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

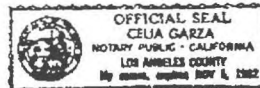
On December 17, 1978

Before me, the undersigned, a Notary Public in and for said State, personally appeared  
Ildefonso Aguirre

Known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.  
WITNESS my hand and official seal.

Signature Celina Garza

*Ildefonso Aguirre*  
Ildefonso Aguirre



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.



80- 791932

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

RECORDED AT THE REQUEST OF CALIF. LAND TITLE ASSN.

Mr. Fernando V. Sanchez  
4426 N. Figueroa  
Los Angeles, Ca

CITY  
STATE  
ZIP

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

AUG 18 1980 AT 8 A.M.

Recorder's Office

FEE  
\$3  
L

TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. 11902-S

SPACE ABOVE THIS LINE FOR RECORDERS USE

## QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 2000

— computed on full value of property conveyed, or

— computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

ROSALBA MARIA SANCHEZ, a married woman, wife of the Grantee

hereby remise, release and forever quitclaim to

FERNANDO V. SANCHEZ, a married man as his separate property, husband of the  
Grantor

the following described real property in the city of Los Angeles

County of Los Angeles, State of California:

1  
Lot 3 in Block 4 of G. V. Morgan's Sycamore Grove Tract, in the  
City of Los Angeles, as per map recorded in Book 11 Page 57  
of Miscellaneous Records, in the office of the County  
Recorder of said county.

EXCEPT the Easterly 60 feet of said lot.

ALSO EXCEPT the Westerly 10 feet conveyed to widen Pasadena Avenue  
by Deed recorded in Book 998 Page 298, of Deeds.

This deed is being executed for the purpose of establishing the herein  
described property as the sole and separate property of the Grantee herein.

Dated August 10, 1980

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On August 15, 1980

before me, the undersigned a Notary Public in and for said State, personally appeared

Rosalba Maria Sanchez

known to me  
to be the person whose name subscribed to the within  
instrument and acknowledged that executed the same  
WITNESS my hand and official seal.

Signature

Rosalba Maria Sanchez  
Rosalba Maria Sanchez



(This area for official notarial use)

Title Order No. C817941-33

Escrow or Loan No.

80- 791933

RECORDING REQUESTED BY  
 IN THE REQUEST OF-CLARK LAND TITLE  
 OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME  
 STREET ADDRESS  
 CITY STATE ZIP  
 Mr. Fernando V. Sanchez  
 4500 N. Figueroa  
 Los Angeles, Ca

TITLE ORDER NO. ESCROW NO. 11902-S

RECORDED IN OFFICIAL RECORDS  
 OF LOS ANGELES COUNTY, CA  
 AUG 18 1980 AT 8 A.M.  
 Recorder's Office

SURVEY MONUMENT FEE \$10. CODE 99  
 SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is \$ 33.55  
 - computed on full value of property conveyed, or  
 - computed on full value less value of liens or encumbrances remaining at time of sale, and

FEE  
 \$3  
 L

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

FRANK PEREZ and EDWIGES PEREZ

hereby GRANT(S) to

FERNANDO V. SANCHEZ, a married man as his separate property

the following described real property in the city of Los Angeles

County of Los Angeles State of California

Lot 3 in Block 1 of G. W. Morgans Sycamore Grove Tract  
 as per map recorded in Book 11 Page 57 of miscellaneous records  
 in the office of the County Recorder of said County.  
 EXCEPT the Easterly 60 feet of said lot.  
 ALSO EXCEPT the Westerly 10 feet conveyed to widen  
 Pasadena Avenue by deed recorded in book 998 Page 298,  
 of deeds.

Dated July 16, 1980

STATE OF CALIFORNIA }  
 COUNTY OF CLARK }  
 On July 22, 1980 before me, the  
 undersigned Notary Public in and for said State, personally appeared

Frank Perez and  
 Edwiges Perez

known to me  
 to be the persons whose names are subscribed to the within  
 instrument and acknowledged that they executed the same  
 for the purposes and consideration therein expressed

Signature of Notary Public

Frank Perez  
 Edwiges Perez

J. ANNELL SCHUETZE  
 NOTARY PUBLIC  
 State of Nevada, Clark County  
 My commission expires April 21, 1981

(This area for official notarial seal)

5467-7-12

9796

RECORDING REQUESTED BY.  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4700672)

Telephone Number: (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

G. W. MORGANS SYCAMORE GROVE TRACT 1 3 1 M R 11-57/58

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5467-007-012

AKA 4500 N FIGUEROA ST  
LOS ANGELES

Owner:

SANCHEZ FERNANDO V  
1630 HIGHLAND AVE  
GLENDALE CA, 91202

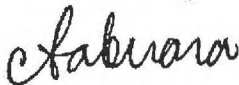
DATED. This 14th Day of October, 2009

CITY OF LOS ANGELES

RAYMOND S. CHAN, C.E., S.E.

Interim General Manager, Department of Building and Safety

By



Karen Penner, Bureau Chief  
Resource Management Bureau



RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

01/28/2011



\*20110160854\*

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9.00 a.m. and 11.00 a.m., Monday through Friday. (Invoice No. 4950820)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

G. W. MORGANS SYCAMORE GROVE TRACT 1 3 1 M R 11-57/58

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5467-007-012

AKA 4500 N FIGUEROA ST  
LOS ANGELES

Owner:  
SANCHEZ FERNANDO V  
1630 HIGHLAND AVE  
GLENDALE CA, 91202

DATED: This 23rd Day of December, 2010

CITY OF LOS ANGELES

By

for

Karen Penera, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS  
Date: May 13, 2015  
JOB ADDRESS: 4500 NORTH FIGUEROA STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5467-007-012

Last Full Title: 03/07/2015  
Last Update to Title:  
.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |  |                 |
|-----|--|-----------------|
| 1). | FERNANDO V. SANCHEZ<br>1630 HIGHLAND AVE<br>GLENDALE, CA 91202 | CAPACITY: OWNER |
| 2). | FERNANDO V. SANCHEZ<br>4500 N. FIGUEROA<br>LOS ANGELES, CA     | CAPACITY: OWNER |

## Property Detail Report

For Property Located At :  
**4500 N FIGUEROA ST, LOS ANGELES, CA 90065-3040**



### Owner Information

Owner Name: **SANCHEZ FERNANDO V**  
 Mailing Address: **1630 HIGHLAND AVE, GLENDALE CA 91202-1260 C013**  
 Vesting Codes: **//**

### Location Information

Legal Description: **G W MORGAN'S SYCAMORE GROVE TRACT NW 80 FT OF SE 140 FT OF LOT 3**  
 County: **LOS ANGELES, CA** APN: **5467-007-012**  
 Census Tract / Block: **1851.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: **36-B3 /**  
 Legal Lot: **3** Tract #: **LOS ANGELES**  
 Legal Block: **1** School District:  
 Market Area: **677** School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **08/18/1980 /** Deed Type: **DEED (REG)**  
 Sale Price: **\$30,500** 1st Mtg Document #:  
 Document #: **791933**

### 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>1939 / 1941</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>336</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>336</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>0.09</b>	County Use: <b>AUTO SVC-NO GAS (2670)</b>
Lot Area: <b>4,005</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>\$113,621</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$1,604.99</b>
Land Value: <b>\$85,225</b>	Improved %: <b>25%</b>	Tax Area: <b>4</b>
Improvement Value: <b>\$28,396</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$113,621</b>		

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**4500 N FIGUEROA ST, LOS ANGELES, CA 90065-3040****1 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 1**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$1,890,000	\$1,890,000	\$1,890,000
Bldg/Living Area	336	334	334	334
Price/Sqft	\$0.00	\$5,658.68	\$5,658.68	\$5,658.68
Year Built	1939	1970	1970	1970
Lot Area	4,005	5,510	5,510	5,510
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$113,621	\$273,000	\$273,000	\$273,000
Distance From Subject	0.00	13.89	13.89	13.89

\*= user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	4500 N FIGUEROA ST		1939				336	4,005	0.0
<b>Comparables</b>									
✓ 1	11003 HAWTHORNE BLVD	\$1,890,000	1970			09/05/2014	334	5,510	13.89

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**4500 N FIGUEROA ST, LOS ANGELES, CA 90065-3040****1 Comparable(s) Selected.**

Report Date: 05/12/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$1,890,000	\$1,890,000	\$1,890,000
Bldg/Living Area	336	334	334	334
Price/Sqft	\$0.00	\$5,658.68	\$5,658.68	\$5,658.68
Year Built	1939	1970	1970	1970
Lot Area	4,005	5,510	5,510	5,510
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$113,621	\$273,000	\$273,000	\$273,000
Distance From Subject	0.00	13.89	13.89	13.89

\*= user supplied for search only



Comp #:	1	Distance From Subject: 13.89 (miles)	
Address:	11003 HAWTHORNE BLVD, INGLEWOOD, CA 90304-2315		
Owner Name:	ARTCO ENTS LLC		
Seller Name:	SADAF PROPERTIES LLC		
APN:	4037-016-010	Map Reference:	57-A4 /
County:	LOS ANGELES, CA	Census Tract:	6017.00
Subdivision:	7262	Zoning:	LCM1*
Rec Date:	09/05/2014	Prior Rec Date:	02/28/2006
Sale Date:	08/22/2014	Prior Sale Date:	02/16/2006
Sale Price:	\$1,890,000	Prior Sale Price:	\$2,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	936309	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,510
Total Value:	\$273,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: May 13, 2015

JOB ADDRESS: 4500 NORTH FIGUEROA STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5467-007-012

CASE#:78278

ORDER NO: A-3679538

EFFECTIVE DATE OF ORDER TO COMPLY: January 03, 2015

COMPLIANCE EXPECTED DATE: January 08, 2015

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3679538

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

FERNANDO V SANCHEZ  
1630 HIGHLAND AVE  
GLENDALE, CA 91202

CASE #: 78278

ORDER #: A-3679538

EFFECTIVE DATE: January 03, 2015  
COMPLIANCE DATE: January 08, 2015

PROPERTY OWNER OF  
SITE ADDRESS: 4500 N FIGUEROA ST  
ASSESSORS PARCEL NO.: 5467-007-012  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: ALEXANDERS TIRE SERVICE

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 24, 2014 and billed on invoice # 631184.

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 \$660.00 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 \$2,310.00.

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

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: December 31, 2014

  
REVIEWED BY

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

DEC 31 2014

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



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

SANCHEZ, FERNANDO V  
1630 HIGHLAND AVE  
GLENDALE, CA 91202

CASE #: 78278  
ORDER #: A-3679538  
EFFECTIVE DATE: January 03, 2015  
COMPLIANCE DATE: January 08, 2015

PROPERTY OWNER OF  
SITE ADDRESS: 4500 N FIGUEROA ST  
ASSESSORS PARCEL NO.: 5467-007-012  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: ALEXANDERS TIRE SERVICE

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 24, 2014 and billed on invoice # 631184.

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 \$660.00 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 **\$2,310.00**.

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

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: December 31, 2014

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

  
REVIEWED BY

The undersigned, in accordance with Section 11100, Chapter 4.5, of the Government Code, hereby certifies that the foregoing is a true and correct copy of the original as filed with the undersigned, and that the same is being furnished by regular mail, postage prepaid, to the addressee on this day.

DEC 31 2014

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