

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

June 18, 2015

Council District: # 10

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

JOB ADDRESS: **4660 WEST ADAMS BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5050-004-029**

On August 17, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **4660 West Adams Blvd., Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order on July 18, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	753.73
Title Report fee	42.00
Grand Total	\$ 3,967.29

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,967.29** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,967.29** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T11451
Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5050-004-029

Property Address: 4660 W ADAMS BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Administrator's Deed

Grantee : An undivided 33 1/3 percent to Mildred Stibelman, an unmarried woman; an undivided 16 2/3 percent to Arleen S. Jacobias, a married woman as her sole and separate property; an undivided 16 2/3 percent to Matthew Stibelman, a married man as his sole and separate property; an undivided 16 2/3 percent to Jeffrey Stibelman, a married man as his sole and separate property; and an undivided 16 2/3 percent to Marc Stibelman, a married man as his sole and separate property

Grantor : Mildred Stibelman, administratrix of the Estate of Albert Stibelman

Deed Date : 6/17/2005

Recorded : 8/1/2005

Instr No. : 05 1823478

The effect of a "Trust Transfer Deed", grantor: Jeffrey Stibelman, attorney-in-fact for Mildred Stibelman, an unmarried woman, as to her undivided one-third (33-1/3%) interest to grantee: Jeffrey Stibelman Trustee of the Mildred Stibelman Trust Dated March 6, 2003, recorded 11/07/2008, inst. #20081978457 Los Angeles County Recorder.

Mailing Address: Mildred Stibelman, Arleen S. Jacobias, Matthew Stibelman, Jeffrey Stibelman, and Marc Stibelman
4914 LANKERSHIM BLVD #2 NORTH HOLLYWOOD CA 91601

Mailing Address: Mildred Stibelman, Arleen S. Jacobias, Matthew Stibelman, Jeffrey Stibelman, and Marc Stibelman
11208 Dona Lola Drive, Studio City, CA 91604

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City and County of Los Angeles, State of California: Lot 36 of Tract 4831, in the City of Los Angeles,

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. T11451

SCHEDULE B (Continued)

as per map recorded in Book 54, Page 90 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5050-004-029

MORTGAGES/LIENS

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

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

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

Recorded : *3/16/2012*

Instr No. : *20120418888*

MAILING ADDRESS: *Stibelman Jeffrey & Mildred,
4914 Lankershim Blvd Ste 2, North Hollywood CA 91601*

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

05 1714249

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Mildred Stibelman
11208 Dona Lola Drive
Studio City, CA 91604

APN: 5050-004-029

ADMINISTRATOR'S DEED

ADMINISTRATOR'S DEED The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER. Documentary transfer tax is \$0

X There is no Documentary transfer tax due. This is a bonafide gift and the Grantor received nothing in return, R&T 11911;

GRANTOR(S): MILDRED STIBELMAN, Administratrix of the Estate
of ROSE STIBELMAN,

GRANT(S) to MILDRED STIBELMAN, Administratrix of the Estate of Albert
Stibelman

the following described real property in the City of Los Angeles, County of Los Angeles, State of California, pursuant to court order dated January 25, 2005, in the Los Angeles County Superior Court, Case No. BP 076261 recorded on February 25, 2005, as Instrument No. 05 0436250, legally described as:

Lot 36 of Tract 4831, in the City of Los Angeles, as per map recorded in Book 54, Page 90 of Maps, in the Office of the County Recorder of said County.

Common address: 4660 W. Adams Blvd., Los Angeles, CA 90016-3039

Dated: February 28 2005

Mildred Stibelman
MILDRED STIBELMAN, ADMINISTRATRIX

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On February 28, 2005, before me, JAY FULLER, a Notary Public in and for said State, personally appeared MILDRED STIBELMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Jay Fuller*



MAIL TAX STATEMENTS TO: 11208 Dona Lola Drive, Studio City, CA 91604

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

05 1823478

Mildred Stibelman
11208 Dona Lola Drive
Studio City, CA 91604

APN: 5050-004-029

ADMINISTRATOR'S DEED

ADMINISTRATOR'S DEED The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER. Documentary transfer tax is \$0

X There is no Documentary transfer tax due. This is a bonafide gift and the Grantor received nothing in return, R&T 11911;

GRANTOR(S): MILDRED STIBELMAN, Administratrix of the Estate of
ALBERT STIBELMAN,

GRANT(S) an undivided 33 1/3% to MILDRED STIBELMAN, an unmarried woman; an undivided 16 2/3% to ARLEEN S. JACOBAS, a married woman as her sole and separate property; an undivided 16 2/3% to MATTHEW STIBELMAN, a married man as his sole and separate property; an undivided 16 2/3% to JEFFREY STIBELMAN, a married man as his sole and separate property; and an undivided 16 2/3% to MARC STIBELMAN, a married man as his sole and separate property,

in the following described real property in the City of Los Angeles, County of Los Angeles, State of California, pursuant to court order dated June 8, 2005, in the Los Angeles County Superior Court, Case No. BP 076262 recorded on June 30, 2005, as Instrument No. 05-1714249, legally described as:

Lot 36 of Tract 4831, in the City of Los Angeles, as per map recorded in Book 54, Page 90 of Maps, in the Office of the County Recorder of said County.

Common address: 4660 W. Adams Blvd., Los Angeles, CA 90016-3039

Dated: June 17, 2005

Mildred Stibelman
MILDRED STIBELMAN, ADMINISTRATRIX

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On June 17, 2005, before me, JAY FULLER, a Notary Public in and for said State, personally appeared MILDRED STIBELMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Jay Fuller*



MAIL TAX STATEMENTS TO: 4901 Lankershim Blvd., No., 2 North Hollywood, CA 91601

11/07/08



20081978457

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:Jeffrey Stibelman
11208 Dona Loa Drive
Studio City, CA 91604

APN: 5050-004-029

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.) The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct: **THERE IS NO CONSIDERATION FOR THIS TRANSFER. Documentary transfer tax is \$0**

X There is no Documentary transfer tax due. This conveyance transfers the grantors' interest into a revocable living trust, R&T 11911;
X Transfer to a revocable trust

GRANTOR(S): JEFFREY STIBELMAN, ATTORNEY-IN-FACT FOR MILDRED STIBELMAN,
AN UNMARRIED WOMAN, AS TO HER UNDIVIDED ONE-THIRD (33-1/3%) INTERESTGRANT(S) to JEFFREY STIBELMAN, TRUSTEE OF THE MILDRED STIBELMAN TRUST DATED
MARCH 6, 2003the following described real property in the County of Los Angeles, State of California, legally described
as:Lot 36 of Tract 4831, in the City of Los Angeles, as per map recorded in Book 54, Page 90 of
maps, in the Office of the County Recorder of said County.

Commonly known as: 4660 W. Adams Blvd., Los Angeles, CA 90016-3039

Dated: November 5, 2008
JEFFREY STIBELMANSTATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

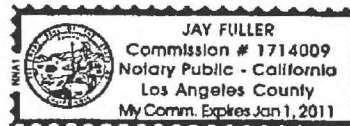
On November 5, 2008, before me, JAY FULLER, Notary Public, personally appeared JEFFREY STIBELMAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



(Place Notary Seal Above)

MAIL TAX STATEMENTS TO: 11208 Dona Lola Drive, Studio City, CA 91604

RECORDING REQUESTED BY
MARC STIBELMAN
AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME **MARC STIBELMAN**
STREET ADDRESS **c/o LEONARDO DRUBACH, ESQ**
P O BOX 6314
CITY, STATE &
ZIP CODE **NORTH HOLLYWOOD, CA 91603**

TITLE ORDER NO
APN: 5050-004-029

ESCROW NO

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

AFFIDAVIT OF CHANGE OF TRUSTEE**(California Probate Code Section 18105)**


STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

MARC STIBELMAN, of legal age, being first duly sworn, deposes and says that
MARC STIBELMAN is the surviving or successor trustee of the following trust known as
The Mildred Stibelman Trust, dated March 6 2003, executed on March 6, 2003, is a valid and existing
trust that has not been revoked. Property is located in the City of LOS ANGELES, State of
California, legal description: 4660 W. Adams Blvd Los Angeles, CA 90016;
Lot 36 of Tract No. 4831, in the City of Los Angeles, as per map recorded in Book 54
Page 90 of maps, in the County of Recorder of said county.

The name(s) of the previous trustee(s) are: MILDRED STIBELMAN, JEFFREY STIBELMAN

Dated this _____ day of _____,

State of California
County of _____


(Signature of affiant)
MARC STIBELMAN TRUSTEE
(Type or print full name of affiant)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____
by, _____, proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

(Signature)

* There are various types of forms depending on each person's legal status. Before you use this form you may want to consult an attorney if you have questions concerning which document form is appropriate for your transaction.

Recording Requested By:

County Of Los Angeles

STEVE WESTLY
California State Controller
Bureau of Tax Administration
P.O. Box 942850
Sacramento, CA 94250-5880
(916) 327-4595

04 0276793

2

When Recorded Mail To:
State Controller's Office
Bureau of Tax Administration
Attn: Stacey L. Barnett
P.O. Box 942850
Sacramento, CA 94250-5880

NOTICE OF EXISTENCE OF INHERITANCE TAX LIEN

INHERITANCE TAX LIEN

STATE OF CALIFORNIA

NOTICE is hereby given that, subject to Revenue and Taxation Code Section 14303, the State of California has a Lien for Inheritance Tax and interest thereon, as of January 24, 1975, because of the death of Rose Stibelman on that date, pursuant to Revenue and Taxation Code Section 14301, on the following described property:

LEGAL DESCRIPTION: TRACT NO 4831

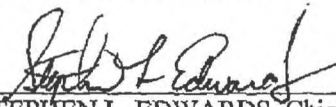
A.P.N.: 5050-004-029

REAL PROPERTY IS COMMONLY KNOWN AS: 4660 W Adams Blvd, Los Angeles CA 90016-3039
C026

Controller's File: C59399
Certificate Number: 869

Dated: January 9, 2004

STEVE WESTLY
California State Controller


STEPHEN L. EDWARDS, Chief
Bureau of Tax Administration

RECORDING REQUESTED BY:

Fuller! Fuller
 Jay Fuller, Esquire
 5850 Canoga Ave., Ste. 400
 Woodland Hills CA 91367

2
04 2690343

AND WHEN RECORDED MAIL TO:

Jay Fuller, Esquire
 5850 Canoga Ave. Ste. 400
 Woodland Hills, CA 91367

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATE OF CALIFORNIA
OFFICE OF THE STATE CONTROLLER
 DIVISION OF COLLECTIONS
 BUREAU OF TAX ADMINISTRATION

CERTIFICATE OF RELEASE OF INHERITANCE TAX LIEN

Rose Stibelman	, Deceased
January 24, 1975	, Date of Death
Unknown	SSA Number

The undersigned certifies pursuant to Section(s) 14307 and/or 14308 of the Revenue and Taxation Code, that the lien imposed by the Inheritance Tax Law of the State of California by virtue of the death of the above name decedent on the real property hereinafter described has been released.

Said real property is described in those certain deeds dated and recorded in the official records of Los Angeles County, State of California, as follows:

	<u>RECORDING DATE</u>	<u>BOOK AND PAGE OR INSTRUMENT NO.</u>
CERTIFICATE NO: 869	February 6, 2004	04 0276793

LEGAL DESCRIPTION: TRACT NO 4831

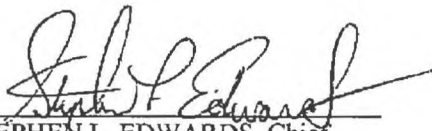
APN: 5050-004-029

SAID REAL PROPERTY IS COMMONLY KNOWN AS: 4660 W Adams Blvd, Los Angeles CA 91607-2215 C012

Said real property is situate in the County of Los Angeles, State of California, and is described as set forth in the deed(s) hereinabove mentioned.

File Number: C59399

Dated: October 4, 2004


 STEPHEN L. EDWARDS, Chief
 Bureau of Tax Administration

11/30/07



20072636437

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Community Redevelopment Agency of
the City of Los Angeles
354 South Spring Street, Suite 800
Los Angeles, CA 90013
Attn: Kim Pfoser, Principal Planner

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov Code § 27383]

REVISED STATEMENT

REGARDING PROPERTY LOCATED WITHIN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA, ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA ON MAY 10, 1996 BY ORDINANCE 171,064 AND THE APPLICABILITY OF EMINENT DOMAIN ON THAT PROPERTY

California Health & Safety Code, Section 33373, subparagraphs (a) and (b), requires redevelopment agencies to record a statement with their county's recorder within 60 days of the adoption of a redevelopment plan describing the land within the project area and a statement that proceedings for the redevelopment of the project area have been initiated under this part. If the redevelopment plan authorizes the agency to acquire property by eminent domain, the statement shall contain a prominent heading in boldface type noting that the property that is the subject of the statement is located within a redevelopment project; a general description of the provisions of the plan that authorize the use of eminent domain by the agency, and a general description of any limitations on the use of the power of eminent domain contained in the redevelopment plan, including, without limitation, the time limit for the use of eminent domain as required by California Health & Safety Code, Section 33333.2

Section 33373(c) requires that for redevelopment plans adopted on or before December 31, 2006, that authorize the acquisition of property by eminent domain, the agency shall, on or before December 31, 2007, cause a revised statement to be recorded with the county recorder containing all of the information revised statement containing the requirements of subparagraphs (a) and (b), noted above.

THIS NOTICE PERTAINS TO ALL PROPERTY LOCATED WITHIN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA, AS DEFINED BY THE BOUNDARY DESCRIPTION AND MAP ATTACHED HERETO. Proceedings for the redevelopment of the project area have been initiated under the California Health & Safety Code.

3

General Description of Eminent Domain provisions for the Mid-City Recovery Redevelopment Project Area

Except as specifically exempted in the Redevelopment Plan, the Agency may acquire, but is not required to acquire, any real property located in the Project area by eminent domain or any other means authorized by law.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment, and in order to execute the Redevelopment Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area, subject to the limitations set forth in the Redevelopment Plan. The Agency shall make every reasonable effort to acquire real property by negotiation.

The Agency is authorized to acquire structures without acquiring the land upon which these structures are located. The Agency is also authorized to acquire any other interest in property less than a fee.

Exemptions and Limitations.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.

The Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area for which proceedings in eminent domain have not commenced within twelve (12) years after the adoption of the Redevelopment Plan on May 10, 1996, by Ordinance No. 171,064, ending the period within which eminent domain may be used on May 10, 2008. This time limitation may be extended only by amendment of the Redevelopment Plan.

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan and the owner fails or refuses to agree to participate in the Redevelopment Plan by executing a participation agreement.

4
Filed for Recordation with the Los Angeles County Recorder for the Community
Redevelopment Agency of the City of Los Angeles, California.

Dated: November 30, 2007

Kim Pfoer
Kim Pfoer, Principal Planner

Attachments:
Boundary Description
Map of Project Area

EXHIBIT B

ASSIGNED INSPECTOR: LEO MILBAUER
JOB ADDRESS: 4660 WEST ADAMS BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5050-004-029

Date: June 18, 2015

Last Full Title: 05/08/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------|
| 1). | JEFFREY STIBELMAN AND MILDRED STIBELMAN
4914 LANKERSHIM BLVD. #2
NORTH HOLLYWOOD, CA 91601 | CAPACITY: OWNERS |
| | | |
| 2). | MILDRED STIBELMAN, ARLEEN S. JACOBAS,
MATTHEW STIBELMAN, JEFFREY STIBELMAN, AND
MARC STIBELMAN
4914 LANKERSHIM BLVD., #2
NORTH HOLLYWOOD, CA 91601 | CAPACITY: OWNERS |
| | | |
| 3). | MILDRED STIBELMAN, ARLEEN S. JACOBAS,
MATTHEW STIBELMAN, JEFFREY STIBELMAN, AND
MARC STIBELMAN
11208 DONA LOLA DRIVE
STUDIO CITY, CA 91604 | CAPACITY: OWNERS |

Property Detail Report

For Property Located At :

4660 W ADAMS BLVD, LOS ANGELES, CA 90016

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **STIBELMAN JEFFREY/MILDRED STIBELMAN**
 Mailing Address: **4914 LANKERSHIM BLVD #2, NORTH HOLLYWOOD CA 91601-5376 C002**
 Vesting Codes: **/ A / TR**

Location Information

Legal Description:	TRACT NO 4831 LOT 36	APN:	5050-004-029
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2200.00 / 5	Subdivision:	4831
Township-Range-Sect:		Map Reference:	43-B5 /
Legal Book/Page:	54-90	Tract #:	4831
Legal Lot:	36	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C16	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/07/2008 / 11/05/2008	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	1978457		

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:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		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:	0.15	County Use:	VACANT COMMERCIAL (100V)
Lot Area:	6,501	Lot Width/Depth:	50 x 130	State Use:	
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$33,378	Assessed Year:	2014	Property Tax:	\$483.65
Land Value:	\$33,378	Improved %:		Tax Area:	401
Improvement Value:		Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$33,378				

Comparable Sales Report

For Property Located At

4660 W ADAMS BLVD, LOS ANGELES, CA 90016

CoreLogic

RealQuest Professional

20 Comparable(s) Selected.

Report Date: 06/11/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$68,000	\$9,500,000	\$2,284,474
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	6,501	2,661	34,321	7,788
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$33,378	\$64,058	\$2,958,597	\$449,103
Distance From Subject	0.00	1.38	6.35	4.44

* = user supplied for search only

Comp #: **1** Distance From Subject: **1.38 (miles)**
 Address: **3732 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90008**
 Owner Name: **MLKFD LLC**
 Seller Name: **EDWARDS JOHNNY B & ROMAINE V**
 APN: **5032-003-005** Map Reference: **51-B1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2361.00** Total Rooms/Offices:
 Subdivision: **16050** Zoning: **LAC2** Total Restrooms:
 Rec Date: **01/30/2015** Prior Rec Date: **10/19/1977** Yr Built/Eff: **/**
 Sale Date: **02/25/2014** Prior Sale Date:
 Sale Price: **\$1,500,000** Prior Sale Price: **\$34,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **112538** Acres: **0.19** Roof Mat:
 1st Mtg Amt: **\$975,000** Lot Area: **8,400**
 Total Value: **\$64,058** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **1.95 (miles)**
 Address: **3100 S WESTERN AVE, LOS ANGELES, CA 90018**
 Owner Name: **LUXOR PROPERTIES INC**
 Seller Name: **KOOK SUNG S & M S TRUST**
 APN: **5053-008-005** Map Reference: **43-E5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2221.00** Total Rooms/Offices:
 Subdivision: **CHAS VICTOR HALL** Zoning: **LAC2** Total Restrooms:
 Rec Date: **02/03/2015** Prior Rec Date: **06/11/2008** Yr Built/Eff: **/**
 Sale Date: **01/27/2015** Prior Sale Date: **04/30/2008** Air Cond:
 Sale Price: **\$1,615,000** Prior Sale Price: **\$240,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **120670** Acres: **0.10**
 1st Mtg Amt: Lot Area: **4,513**
 Total Value: **\$257,159** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **3.6 (miles)**
 Address: **3517 HYDE PARK BLVD, LOS ANGELES, CA 90043-4110**
 Owner Name: **HARONI INVESTMENTS LLC**
 Seller Name: **ENTERPRISE HOME OWNERSHIP PART**
 APN: **4006-007-032** Map Reference: **51-C5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2349.02** Total Rooms/Offices:
 Subdivision: **HYDE PARK** Zoning: **LAC2** Total Restrooms:
 Rec Date: **11/21/2014** Prior Rec Date: **08/31/2005** Yr Built/Eff: **/**
 Sale Date: **06/17/2014** Prior Sale Date: **08/02/2005** Air Cond:
 Sale Price: Prior Sale Price: **\$860,000** Pool:
 Sale Type: **N** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1254047** Acres: **0.27**
 1st Mtg Amt: **\$550,000** Lot Area: **11,625**
 Total Value: **\$473,786** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **3.6 (miles)**
 Address: **3517 HYDE PARK BLVD, LOS ANGELES, CA 90043-4110**
 Owner Name: **HARONI INVESTMENTS LLC**
 Seller Name: **ENTERPRISE HOME OWNERSHIP PART**
 APN: **4006-007-025** Map Reference: **51-C5 /** Building Area:

County:	LOS ANGELES, CA	Census Tract:	2349.02	Total Rooms/Offices:	
Subdivision:	HYDE PARK	Zoning:	LAR3	Total Restrooms:	
Rec Date:	11/21/2014	Prior Rec Date:	08/31/2005	Yr Built/Eff:	/
Sale Date:	06/17/2014	Prior Sale Date:	08/02/2005	Air Cond:	
Sale Price:	\$1,100,000	Prior Sale Price:	\$860,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1254047	Acres:	0.08		
1st Mtg Amt:	\$550,000	Lot Area:	3,697		
Total Value:	\$139,346	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 3.6 (miles)

Address: 3509 HYDE PARK BLVD, LOS ANGELES, CA 90043

Owner Name: HARONI INVESTMENTS LLC

Seller Name: ENTERPRISE HOME OWNERSHIP PART

APN:	4006-007-028	Map Reference:	51-C5 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2349.02	Total Rooms/Offices:	
Subdivision:	HYDE PARK	Zoning:	LAR3	Total Restrooms:	
Rec Date:	11/21/2014	Prior Rec Date:	08/31/2005	Yr Built/Eff:	/
Sale Date:	06/17/2014	Prior Sale Date:	08/02/2005	Air Cond:	
Sale Price:	\$1,100,000	Prior Sale Price:	\$860,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1254047	Acres:	0.06		
1st Mtg Amt:	\$550,000	Lot Area:	2,768		
Total Value:	\$111,476	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #: 6 Distance From Subject: 3.6 (miles)

Address: 3501 HYDE PARK BLVD, LOS ANGELES, CA 90043

Owner Name: HARONI INVESTMENTS LLC

Seller Name: ENTERPRISE HOME OWNERSHIP PART

APN:	4006-007-029	Map Reference:	51-C5 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2349.02	Total Rooms/Offices:	
Subdivision:	HYDE PARK	Zoning:	LAR3	Total Restrooms:	
Rec Date:	11/21/2014	Prior Rec Date:	08/31/2005	Yr Built/Eff:	/
Sale Date:	06/17/2014	Prior Sale Date:	08/02/2005	Air Cond:	
Sale Price:	\$1,100,000	Prior Sale Price:	\$860,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1254047	Acres:	0.11		
1st Mtg Amt:	\$550,000	Lot Area:	4,915		
Total Value:	\$234,104	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #: 7 Distance From Subject: 3.72 (miles)

Address: 820 S HOOVER ST, LOS ANGELES, CA 90005

Owner Name: 825 CORONADO LLC

Seller Name: RADIOLA PROPERTY MANAGEMENT LL

APN:	5141-026-005	Map Reference:	44-A2 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2094.01	Total Rooms/Offices:	
Subdivision:	WEST END TERRACE	Zoning:	LARAS4	Total Restrooms:	
Rec Date:	02/06/2015	Prior Rec Date:	04/13/2006	Yr Built/Eff:	/
Sale Date:	02/02/2015	Prior Sale Date:	04/10/2006	Air Cond:	
Sale Price:	\$1,850,000	Prior Sale Price:	\$970,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	137146	Acres:	0.20		
1st Mtg Amt:		Lot Area:	8,912		
Total Value:	\$574,117	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #: 8 Distance From Subject: 3.9 (miles)

Address: 312 W 38TH ST, LOS ANGELES, CA 90037

Owner Name: 3829 SOUTH BROADWAY LLC

Seller Name: 3829 BROADWAY LLC

APN:	5122-038-003	Map Reference:	52-A1 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2311.00	Total Rooms/Offices:	
Subdivision:	ZOBELINS MAIN STREET	Zoning:	LAM1	Total Restrooms:	
Rec Date:	01/23/2015	Prior Rec Date:	02/02/1999	Yr Built/Eff:	/
Sale Date:	01/20/2015	Prior Sale Date:	01/26/1999	Air Cond:	
Sale Price:	\$9,500,000	Prior Sale Price:	\$2,400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	79465	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,508		
Total Value:	\$143,227	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/		

Comp #: 9 Distance From Subject: 4.2 (miles)

Address: 4611 S BROADWAY, LOS ANGELES, CA 90037

Owner Name: KRESSLOFT LLC

Seller Name:	BANAYAN ROBERT A	Map Reference:	52-A3 /	Building Area:	
APN:	5110-009-002	Census Tract:	2319.00	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAC2	Total Restrooms:	
Subdivision:	WALNUT PARK	Prior Rec Date:	09/12/2007	Yr Built/Eff:	/
Rec Date:	12/18/2014	Prior Sale Date:	08/23/2007	Air Cond:	
Sale Date:	11/11/2014	Prior Sale Price:	\$290,000	Pool:	
Sale Price:	\$275,000	Prior Sale Type:	FULL	Roof Mat:	
Sale Type:	FULL	Acres:	0.13		
Document #:	1377252	Lot Area:	5,630		
1st Mtg Amt:		# of Stories:			
Total Value:	\$310,735	Park Area/Cap#:	/		
Land Use:	COMMERCIAL LOT				

Comp #:	10	Distance From Subject:	4.49 (miles)
Address:	8505 HOLLOWAY DR, WEST HOLLYWOOD, CA 90069		
Owner Name:	HOLLCIEN INC		
Seller Name:	CHEVRON USA INC		
APN:	5555-005-008	Map Reference:	33-E4 /
County:	LOS ANGELES, CA	Census Tract:	7005.02
Subdivision:	11244	Zoning:	WDC2A*
Rec Date:	12/30/2014	Prior Rec Date:	09/10/1986
Sale Date:	12/04/2014	Prior Sale Date:	08/1986
Sale Price:	\$4,582,000	Prior Sale Price:	\$220,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1418021	Acres:	0.14
1st Mtg Amt:	\$3,450,000	Lot Area:	6,235
Total Value:	\$465,053	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	4.51 (miles)
Address:	1111 N LA CIENEGA BLVD, LOS ANGELES, CA 90069-2409		
Owner Name:	HOLLCIEN INC		
Seller Name:	CHEVRON USA INC		
APN:	5555-005-006	Map Reference:	33-E4 /
County:	LOS ANGELES, CA	Census Tract:	7005.02
Subdivision:	RANCHO LA BREA	Zoning:	WDC2A*
Rec Date:	12/30/2014	Prior Rec Date:	
Sale Date:	12/04/2014	Prior Sale Date:	
Sale Price:	\$4,582,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1418021	Acres:	0.25
1st Mtg Amt:	\$3,450,000	Lot Area:	10,835
Total Value:	\$791,562	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	4.56 (miles)
Address:	11224 VENICE BLVD, CULVER CITY, CA 90230-4614		
Owner Name:	TULLER TWO LLC		
Seller Name:	EQUILON ENTS LLC		
APN:	4213-019-010	Map Reference:	50-A1 /
County:	LOS ANGELES, CA	Census Tract:	7028.01
Subdivision:	6936	Zoning:	CCC1*
Rec Date:	05/15/2015	Prior Rec Date:	03/12/1999
Sale Date:	04/29/2015	Prior Sale Date:	02/25/1999
Sale Price:	\$600,000	Prior Sale Price:	\$595,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	565749	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,771
Total Value:	\$615,133	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	4.96 (miles)
Address:	1750 ARGYLE AVE, LOS ANGELES, CA 90028		
Owner Name:	AWSB LLC		
Seller Name:	KONCE GABIA A		
APN:	5546-031-005	Map Reference:	34-C3 /
County:	LOS ANGELES, CA	Census Tract:	1910.00
Subdivision:	10149	Zoning:	LAC4
Rec Date:	12/26/2014	Prior Rec Date:	01/30/2004
Sale Date:	12/20/2014	Prior Sale Date:	12/16/2003
Sale Price:	\$100,000	Prior Sale Price:	\$2,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1410845	Acres:	0.79
1st Mtg Amt:		Lot Area:	34,321
Total Value:	\$2,958,597	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	5.11 (miles)
Address:	109 LUCAS AVE, LOS ANGELES, CA 90026		

Owner Name:	LINC-WESTLAKE APARTMENTS LP		
Seller Name:	BEVERLY & LUCAS LLC		
APN:	5153-030-001	Map Reference:	44-C2 /
County:	LOS ANGELES, CA	Census Tract:	2083.02
Subdivision:	LOS ANGELES IMPROV COS SUB	Zoning:	LACW
Rec Date:	02/02/2015	Prior Rec Date:	05/16/2006
Sale Date:	01/15/2015	Prior Sale Date:	04/28/2006
Sale Price:	\$5,040,000	Prior Sale Price:	\$750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	113550	Acres:	0.21
1st Mtg Amt:	\$7,407,000	Lot Area:	9,174
Total Value:	\$390,175	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	5.33 (miles)
Address:	6100 S SAN PEDRO ST, LOS ANGELES, CA 90003		
Owner Name:	PALACE INVESTMENT PROPERTIES L		
Seller Name:	US-CA INVESTMENTS LLC		
APN:	6006-024-015	Map Reference:	52-B4 /
County:	LOS ANGELES, CA	Census Tract:	2392.02
Subdivision:	STRONG & DICKINSONS ASCOT SOUTH PARK	Zoning:	LAC2
Rec Date:	02/05/2015	Prior Rec Date:	04/29/2011
Sale Date:	01/21/2015	Prior Sale Date:	04/25/2011
Sale Price:	\$220,000	Prior Sale Price:	\$110,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	129309	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,346
Total Value:	\$114,963	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	5.57 (miles)
Address:	1223 W TEMPLE ST, LOS ANGELES, CA 90026		
Owner Name:	1217 TEMPLE LLC		
Seller Name:	CORTE LUIS		
APN:	5160-023-005	Map Reference:	44-C1 /
County:	LOS ANGELES, CA	Census Tract:	2080.00
Subdivision:	ANGELENO HEIGHTS	Zoning:	LACW
Rec Date:	11/04/2014	Prior Rec Date:	04/22/2005
Sale Date:	10/17/2014	Prior Sale Date:	04/15/2005
Sale Price:	\$1,560,000	Prior Sale Price:	\$675,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1165265	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,928
Total Value:	\$227,413	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	5.79 (miles)
Address:	8636 S VERMONT AVE, LOS ANGELES, CA 90044		
Owner Name:	OPPORTUNITY BAPTIST CHURCH INC		
Seller Name:	SYNN NAM K & SUN O		
APN:	6038-010-017	Map Reference:	57-F2 /
County:	LOS ANGELES, CA	Census Tract:	2403.00
Subdivision:	3354	Zoning:	LAC2
Rec Date:	02/13/2015	Prior Rec Date:	06/28/1991
Sale Date:	06/30/2014	Prior Sale Date:	
Sale Price:	\$68,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	165042	Acres:	0.07
1st Mtg Amt:	\$70,000	Lot Area:	3,002
Total Value:	\$81,038	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	6.19 (miles)
Address:	616 NEW DEPOT ST, LOS ANGELES, CA 90012		
Owner Name:	PAMC LTD		
Seller Name:	WT INVESTMENT GROUP LLC		
APN:	5407-009-015	Map Reference:	44-D1 /
County:	LOS ANGELES, CA	Census Tract:	2071.03
Subdivision:	2	Zoning:	LAR4
Rec Date:	05/15/2015	Prior Rec Date:	05/30/2007
Sale Date:	05/07/2015	Prior Sale Date:	03/21/2007
Sale Price:	\$638,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	567258	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,661
Total Value:	\$109,291	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	6.32 (miles)
Address:	1750 W CENTURY BLVD, LOS ANGELES, CA 90047		
Owner Name:	CHARTER SCHOOL SOLUTIONS TA LL		
Seller Name:	PUEENTE LEARNING CENTER		
APN:	6059-001-030	Map Reference:	57-E3 /
County:	LOS ANGELES, CA	Census Tract:	2380.00
Subdivision:	7464	Zoning:	LAC2
Rec Date:	02/11/2015	Prior Rec Date:	05/08/2008
Sale Date:	02/03/2015	Prior Sale Date:	02/04/2008
Sale Price:	\$7,125,000	Prior Sale Price:	\$610,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	152210	Acres:	0.12
1st Mtg Amt:	\$5,800,000	Lot Area:	5,120
Total Value:	\$589,327	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	6.35 (miles)
Address:	2029 SACRAMENTO ST, LOS ANGELES, CA 90021		
Owner Name:	ARTS & DEV INC		
Seller Name:	MIRA JORGE O		
APN:	5166-011-011	Map Reference:	44-E5 /
County:	LOS ANGELES, CA	Census Tract:	2060.31
Subdivision:	HISCOCK & SMITHS ADD 01	Zoning:	LAM3
Rec Date:	03/20/2015	Prior Rec Date:	08/28/2012
Sale Date:	10/28/2014	Prior Sale Date:	07/12/2012
Sale Price:	\$850,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	305735	Acres:	0.12
1st Mtg Amt:	\$850,000	Lot Area:	5,393
Total Value:	\$331,498	# of Stories:	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **LEO MILBAUER**

Date: **June 18, 2015**

JOB ADDRESS: **4660 WEST ADAMS BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5050-004-029**

CASE#: **423641**

ORDER NO: **A-2807148**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 18, 2011**

COMPLIANCE EXPECTED DATE: **August 17, 2011**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2807148

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JEFFREY & MILDRED STIBELMAN
4914 LANKERSHIM BLVD STE 2
NORTH HOLLYWOOD, CA 91601

CASE #: 423641
ORDER #: A-2807148
EFFECTIVE DATE: July 18, 2011
COMPLIANCE DATE: August 17, 2011

OWNER OF
SITE ADDRESS: 4660 W ADAMS BLVD
ASSESSORS PARCEL NO.: 5050-004-029
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Vacant land used for storage with trash and debris.

Comments: Ajoining property using vacant lot for open storage with no solid fencing or lot use change approvals.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, 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.



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

JUL 20 2011

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3952.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: July 11, 2011

EDMOND DECKERT
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3952



REVIEWED BY