

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

July 28, 2015

Council District: # 10

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

JOB ADDRESS: **4708 WEST ADAMS BLVD., LOS ANGELES, CA**
(AKA: 4714 WEST ADAMS BLVD., LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5057-006-010**

On February 17, 2014, 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: **4708 West Adams Blvd., (aka: 4714 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 17, 2014 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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 L. 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. T11716
Dated as of: 06/17/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5057-006-010

Property Address: 4708 W ADAMS BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed
Grantee : Southern Missionary Baptist Church, a California Religious Corporation
Grantor : Southern Missionary Baptist Church
Deed Date : 6/1/2007 **Recorded :** 6/14/2007
Instr No. : 20071436697

Mailing Address: Southern Missionary Baptist Church, a California Religious Corporation
4678 W ADAMS BLVD LOS ANGELES CA 90016

Mailing Address: Southern Missionary Baptist Church, a California Religious Corporation
3660 Wilshire Blvd. 108, Los Angeles, CA 90010

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot(s) 19 of Tract No. 4831, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 54 Page(s) 90 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5057-006-010

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby
Amount : \$200,000.00 **Dated :** 5/31/2007

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. T11716

SCHEDULE B (Continued)

Trustor : Southern Missionary Baptist Church, a California Religious Corporation

Trustee : Broadway Service Corporation

Beneficiary : Broadway Federal Bank, F.S.B.

Recorded : 6/14/2007

Instr No. : 20071436698

Mailing Address: Broadway Service Corporation, None Shown.

Mailing Address: Broadway Federal Bank, F.S.B., 170 North Market Street Inglewood, CA 90301.

Assignment of the above referenced security instrument is as follows:

Assignee : Melvin Morris

Recorded : 12/3/2012

Instr No. : 20121845307

Mailing Address: Melvin Morris, 11618 Haas Avenue, Hawthorne, CA 90250.

Type of Document: Notice of Power To Sell Tax-Defaulted Property

Nonpayment of delinquent taxes in the amount of \$6,205.45 for the fiscal year 2008-2009,

Default Number 5057 006 010

Recorded on 8/15/2014,

Instrument No. 20140856164

MAILING ADDRESS: Southern Missionary Baptist Church,
4678 W Adams Blvd, Los Angeles CA 90016-3039

MAILING ADDRESS: Secured Property Tax Division Tax Defaulted Land Unit,
225 No. Hill Street, RM 130, Los Angeles, CA 90012.

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RECORDING REQUESTED BY
SOUTHERN MISSIONARY BAPTIST CHURCH
AND WHEN RECORDED MAIL TO:

Central Escrow
3660 Wilshire Blvd. 108
LA, Ca - 90010



A.P.N.: 5057-006-010

Order No.: 19517061 - 39
Space Above This Line for Recorder's Use Only
Escrow No.: 5033257-AK

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area, [X] City of LOS ANGELES, and

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

✓ SOUTHERN MISSIONARY BAPTIST CHURCH

hereby remise, release and forever quitclaim to

SOUTHERN MISSIONARY BAPTIST CHURCH, A CALIFORNIA RELIGIOUS CORPORATION

the following described property in the City of LOS ANGELES, County of Los Angeles State of California;

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A". ✓

Commonly known as: 4708-4714 W. ADAMS BLVD. & 2610, LOS ANGELES, CA 90016

"This conveyance changes the manner in which title is held from , R & T 11911."

SOUTHERN MISSIONARY BAPTIST CHURCH

Rev. Dr. Joe L. Gates, Sr.
REV. DR. JOE L. GATES, SR., PASTOR/PRESIDENT

Josephine Wiggins
JOSEPHINE WIGGINS, TREASURER

Document Date: June 1, 2007

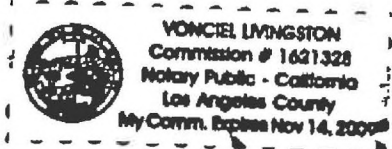
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 6/6/2007

personally appeared Rev. Dr. Joe L. Gates Sr. & Josephine Wiggins
before me, Vonciel Livingston Notary Public
personally known to me (or 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

WITNESS my hand and official seal

Signature Vonciel Livingston



Henry National Title Company

✓

**RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:**

BROADWAY FEDERAL BANK, F.S.B.
170 North Market Street
Inglewood, California 90301



Loan No. 01 017792-09 JLG
JOW
19517061-39

**DEED OF TRUST, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

This Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust") is made to be effective as of **May 31, 2007**, by **Southern Missionary Baptist Church, A California Religious Corporation**, (individually and collectively, "Trustor"), whose address is **4678 W. Adams Blvd., Los Angeles, Ca 90016**, respectively, to **BROADWAY SERVICE CORPORATION**, as Trustee ("Trustee"), for the benefit of **BROADWAY FEDERAL BANK, F.S.B.** ("Lender").

5057-6-10

THIS DEED OF TRUST ALSO CONSTITUTES A FIXTURE FILING UNDER DIVISION 9 OF THE CALIFORNIA UNIFORM COMMERCIAL CODE AND COVERS GOODS WHICH ARE OR ARE TO BECOME FIXTURES ON THE REAL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TRUSTOR IS A RECORD OWNER OF AN INTEREST IN SAID REAL PROPERTY.

GRANT IN TRUST:

Trustor irrevocably grants, transfers and assigns to Trustee, in trust, for the benefit of Lender, with power of sale, all of Trustor's interest in that certain real property commonly known as **:4708-4714 West Adams Blvd & 2610 Vineyard Avenue, Los Angeles, Ca 90016**, located in the County of **Los Angeles**, described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.**

TOGETHER WITH: All right, title and interest which Trustor now has or may later acquire in such real property and all appurtenances, easements, rights of way, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining thereto now or hereafter, and all of the estate, right, title, interest, claim, demand, reversion or remainder whatsoever of Trustor therein or thereto, at law or in equity, now or hereafter in possession or expectancy, including, without limitation, all mineral, oil, and gas rights and royalties and profits therefrom, all water

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appraisal nor assessment shall constitute conclusive evidence of the value or condition of the Property or as a representation or warranty by Lender as to the value or condition of the Property, and may not be used or relied upon by Trustor for any purpose.

39. **Definitions.** All terms not defined herein shall be defined as set forth on the Agreement.

THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE HEREUNDER BE MAILED TO TRUSTOR AT TRUSTOR'S ADDRESS SET FORTH ABOVE

"TRUSTOR"

Southern Missionary Baptist Church, A California Religious Corporation

By: *Rev. Dr. Joe L. Gates, Sr.*
Rev. Dr. Joe L. Gates, Sr., Pastor/President

By: *Josephine Wiggins*
Josephine Wiggins, Treasurer

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

07 1436698

STATE OF CALIFORNIA)
COUNTY OF *Los Angeles*) SS

On *June 6, 2007* before me, *Vonciel Livingston* a Notary Public in and for said County and State, personally appeared *Jacqueline Bligine*, personally known to me (or 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.

WITNESS my hand and official seal.

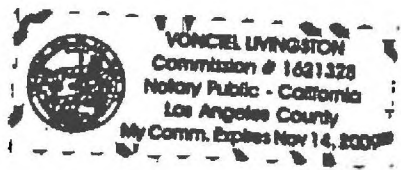
Vonciel Livingston
Notary Public

STATE OF CALIFORNIA)
COUNTY OF *Los Angeles*) SS

On *June 6, 2007* before me, *Vonciel Livingston* a Notary Public in and for said County and State, personally appeared *Rev. Dr. Joel Peters*, personally known to me (or 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.

WITNESS my hand and official seal.

Vonciel Livingston
Notary Public



07 1436698

RECORDING REQUESTED BY

Melvin Morris

AND WHEN RECORDED MAIL TO

MELVIN MORRIS
11618 HAAS AVENUE
HAWTHORNE, CA 90250

Loan #04-017791-01
APN NO. 5057-006-010

ASSIGNMENT OF DEED OF TRUST

FOR A VALUABLE CONSIDERATION, the undersigned hereby grants, assigns and transfers to

MELVIN MORRIS

all beneficial interest under that certain Deed of Trust dated May 31, 2007, executed by SOUTHERN MISSIONARY BAPTIST CHURCH, A CALIFORNIA RELIGIOUS CORPORATION, Trustor, to BROADWAY SERVICE CORPORATION, Trustee, for the benefit of BROADWAY FEDERAL BANK, F.S.B., ("Lender"), and recorded on June 14, 2007, as Instrument No. 20071436698 (in Book _____, Page _____), of Official Records, in the Office of the County Recorder of LOS ANGELES County, California, describing land in said county as:

SEE EXHIBIT "A"

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued, or to accrue under said Deed of Trust.

Dated: Nov. 30, 2012

BROADWAY FEDERAL BANK, F.S.B.

Teresa Taylor
Teresa Taylor, First Vice President

Deloris Clarke
Deloris Clarke, Vice President

STATE OF CALIFORNIA,
COUNTY OF Los Angeles) S.S.

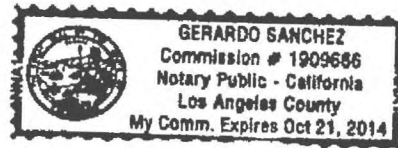
On November 30, 2012 before me, Gerardo Sanchez / Notary Public
(Here insert name and title of the officer), personally appeared Teresa Taylor and Deloris Clarke

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.

Gerardo Sanchez
Signature of Notary Public



(Notary Seal)

Recording Requested By

TREASURER AND TAX COLLECTOR
SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NO. HILL STREET, RM 130
LOS ANGELES, CA 90012

And When Recorded Mail to

SOUTHERN MISSIONARY BAPTIST
CHURCH
4678 W ADAMS BLVD
LOS ANGELES CA 90016-3039

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NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009
for the nonpayment of delinquent taxes in the amount of \$ 6,205.45
for the fiscal year 2008-2009. Default Number 5057 006 010

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that five or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to SOUTHERN MISSIONARY BAPTIST CHURCH

and is situated in said county, State of California, described as follows: 5057 006 010
(Assessor's Parcel Number)
TRACT NO 4831 LOT 19

MARK J. SALADINO
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

STATE OF CALIFORNIA }
County of Los Angeles } ss.

By Kathleen Glosk
Deputy Tax Collector

On AUGUST 15, 2014, before me personally appeared KATHLEEN GLOSTER 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 on 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 statement is true and correct. WITNESS my hand and official seal.

Sale No. 2015A

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California

By Rebecca Dixon
Deputy County Clerk



EXHIBIT B

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **4708 WEST ADAMS BLVD., LOS ANGELES, CA**
(AKA: 4714 WEST ADAMS BLVD., LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5057-006-010**

Date: July 28, 2015

Last Full Title: **06/17/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SOUTHERN MISSIONARY BAPTIST CHURCH
4678 W. ADAMS BLVD.
LOS ANGELES, CA. 90016
CAPACITY: OWNERS

- 2). SOUTHERN MISSIONARY BAPTIST CHURCH
3660 WILSHIRE BLVD. #108
LOS ANGELES, CA. 90010
CAPACITY: OWNERS

- 3). BROADWAY FEDERAL BANK, F.S.B.
170 N. MARKET ST.
INGLEWOOD, CA 90301
CAPACITY: INTERESTED PARTIES

- 4). MELVIN MORRIS
11618 HAAS AVE.
HAWTHORNE, CA 90250
CAPACITY: INTERESTED PARTIES

- 5). SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 N. HILL ST., RM. 130
LOS ANGELES, CA 90012
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
4708 W ADAMS BLVD, LOS ANGELES, CA 90016-2902



Bldg Card: 000 of 002

Owner Information

Owner Name: **SOUTHERN MISSIONARY BAPTIST/CHURCH**
 Mailing Address: **4678 W ADAMS BLVD, LOS ANGELES CA 90016-3039 C001**
 Vesting Codes: **//CO**

Location Information

Legal Description:	TRACT NO 4831 LOT 19	APN:	5057-006-010
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:	19	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C16	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/14/2007 / 06/01/2007	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	1436698
Document #:	1436697		

Last Market Sale Information

Recording/Sale Date:	07/16/1997 /	1st Mtg Amount/Type:	\$75,000 / CONV
Sale Price:	\$375,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1067602	2nd Mtg Amount/Type:	\$290,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$60.88
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE INSURANCE COMPAN**
 Lender: **LENDER SELLER**
 Seller Name: **NAKAMURA KATSUMI**

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

Gross Area:	6,160	Parking Type:		Construction:	
Living Area:	6,160	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	NONE
Year Built / Eff:	1957 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.32	County Use:	STORE & RESID (1210)
Lot Area:	14,043	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$488,449	Assessed Year:	2014	Property Tax:	\$6,718.68
Land Value:	\$182,352	Improved %:	63%	Tax Area:	401
Improvement Value:	\$306,097	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$488,449				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

4708 W ADAMS BLVD, LOS ANGELES, CA 90016-2902**0 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: 0

Subject Property	Low	High	Average
No comparable selected			

* = user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property							
4708 W ADAMS BLVD	\$375,000	1957		07/16/1997	6,160	14,043	0.0

No Comps were found. Please modify search criteria.

EXHIBIT D

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **4708 WEST ADAMS BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5057-006-010**

Date: **July 28, 2015**

CASE#: **517811**
ORDER NO: **A-3434945**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 17, 2014**
COMPLIANCE EXPECTED DATE: **March 19, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3434945

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 AND NOTICE OF FEE

SOUTHERN MISSIONARY BAPTIST CHURCH CORP C/O XAVIER
THOMPSON
4678 W ADAMS BLVD
LOS ANGELES, CA 90016

CASE #: 517811

ORDER #: A-3434945
EFFECTIVE DATE: February 17, 2014
COMPLIANCE DATE: March 19, 2014

OWNER OF
SITE ADDRESS: 4708 W ADAMS BLVD
ASSESSORS PARCEL NO.: 5057-006-010
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. 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. Activities are not conducted wholly within a completely enclosed building.

You are therefore ordered to: Discontinue any activities not conducted wholly within a completely enclosed building.

Code Section(s) in Violation: 12.14A.1.(b)(3), 12.21A.1.(a) of the L.A.M.C.

Comments: Business activity is being conducted outside the building in the front yard.

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.

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 98.041 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.

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: John Stephens

Date: February 03, 2014

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

John.Stephens@lacity.org


REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **GARY LYNCH**
JOB ADDRESS: **4714 WEST ADAMS BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5057-006-010**

Date: **July 28, 2015**

CASE#: **578138**
ORDER NO: **A-3503691**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 06, 2014**
COMPLIANCE EXPECTED DATE: **May 11, 2014**
DATE COMPLIANCE OBTAINED: **May 07, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3503691

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
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CITY OF LOS ANGELES
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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 AND NOTICE OF FEE

SOUTHERN MISSIONARY BAPTIST CHURCH CORP C/O XAVIER
THOMPSON
4678 W ADAMS BLVD
LOS ANGELES, CA 90016

CASE #: 578138

ORDER #: A-3503691
EFFECTIVE DATE: May 06, 2014
COMPLIANCE DATE: May 11, 2014

OWNER OF
SITE ADDRESS: 4714 W ADAMS BLVD
ASSESSOR'S PARCEL NO.: 5057-006-010
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 D.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. The window signs exceed the maximum area allowed by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Reduce the total area of all window signs to not exceed ten percent of the area of the window.

Code Section(s) in Violation: 14.4.14.A, 12.21A.1(a) of the L.A.M.C.

2. The blade banner sign is prohibited by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove blade banner sign.

Code Section(s) in Violation: 14.4.4.B, 12.21A.1(a) of the L.A.M.C.

Location: Front of building.

3. Advertising on street or sidewalk.

You are therefore ordered to: 1) Discontinue advertising upon any street or sidewalk.

Code Section(s) in Violation: 42.00.(d) of the L.A.M.C.



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

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.

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 98.04 I 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.

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)252-3089. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Gary Lynch

Date: April 29, 2014

GARY LYNCH
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3089

Gary.Lynch@lacity.org

REVIEWED BY

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

APR 29 2014

To the address shown as shown on the last equalized assessment roll.
Initialed by *[Signature]*