

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

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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 14, 2015

Council District: # 10

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

JOB ADDRESS: **5801 WEST PICO BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5086-015-030**

On October 14, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **5801 West Pico 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, on August 13, 2013 and July 15, 2014, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 914.00
System Development Surcharge	54.84
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	34.81
Title Report fee	42.00
Grand Total	\$ 2,970.65

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 **\$2,970.65** 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 **\$2,970.65** 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. T11665
Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN#: 5086-015-030

Property Address: 5801 W PICO BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Great American Gas Company, Inc., a California Corporation

Grantor : Ralph Greene, a married man as his separate property as to an undivided 1/2 interest and
Bernie Lempert, a married man as his separate property as to an undivided 1/2 interest

Deed Date : 2/11/1980

Recorded : 3/3/1980

Instr No. : 80-215675

MAILING ADDRESS: Great American Gas Company, Inc.,
5801 W PICO BLVD LOS ANGELES CA 90019

MAILING ADDRESS: Great American Gas Company, Inc.,
171A-Almont Drive, Beverly Hills, California 90211

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the State of California, County of Los Angeles City of Los Angeles: Lot 1, 2 and 3 of Block 'G' of Tract 4362, as per map recorded in Book 48, Page 53 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5086-015-030

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 : \$300,000.00

Dated : 3/24/2000

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. T11665

SCHEDULE B (Continued)

Trustor : Great American Gas Company, Inc., A California Corporation
Trustee : First Credit Bank
Beneficiary : First Credit Bank, A California Banking Corporation
Recorded : 4/14/2000 **Instr No. :** 00 0561726

MAILING ADDRESS: First Credit Bank, A California Corporation, Sunset-Doheny office,
9255, Sunset Boulevard, West Hollywood, CA 60069

MAILING ADDRESS: First Credit Bank, 9255 Sunset Boulevard, West Hollywood, CA 90069

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$1,000,000.00 **Dated :** 12/16/2006
Trustor : Great American Gas Company, Inc., a California Corporation
Trustee : Clerk of the Superior Court, Los Angeles County
Beneficiary : Los Angeles County
Recorded : 12/18/2006 **Instr No. :** 06 2814641

MAILING ADDRESS: Los Angeles County, None Shown.

MAILING ADDRESS: Clerk of the Superior Court, Los Angeles County
210 West Temple Street, Los Angeles, CA 90012.

RECORDING REQUESTED BY

Transamerica Title
Escrow #433428

AND WHEN RECORDED MAIL TO

Name: Great American Gas Company
Street Address: Attn: A. Hakim
171A-Almont Drive
City: Beverly Hills, California
State: CA
Zip: 90211

80- 215675
RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAR 3 1980 AT 8 A.M.
Recorder's Office

FEE
\$3
C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name: same as above
Street Address:
City:
State:
Zip:

DOCUMENTARY TRANSFER TAX: 572.00
XX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Transamerica Title
Signature of Declarant or Agent determining tax. Form Name

44

GRANT DEED

(Escrow No.)

By this instrument dated February 11, 1980, for a valuable consideration,

Ralph Greene, a married man as his separate property as to an undivided 1/2 interest and Bernie Lempert, a married man as his separate property as to an undivided 1/2 interest

hereby GRANTS to

Great American Gas Company, Inc., a California corporation

V1

the following described Real Property in the State of California, County of Los Angeles

City of Los Angeles

Lot 1, 2 and 3 of Block 'G' of Tract 4362, as per map recorded in Book 48, Page 53 of Maps, in the office of the County Recorder of said County.

L1

Ralph Greene
Bernie Lempert

AP# 5086-15-32

STATE OF CALIFORNIA On 2-29-80 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ralph Greene and Bernie Lempert known to me to be the persons whose names are subscribed in the within instrument, and acknowledged to me that they executed the same.

OFFICIAL SEAL
BEVERLY M. WASHINGTON
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires October 26, 1980

Notary's Signature: Beverly M. Washington

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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END OF RECORDED DOCUMENT

00-0561726

2

RECORDATION REQUESTED BY:

CHICAGO TITLE INSURANCE CO.

WHEN RECORDED MAIL TO:

FIRST CREDIT BANK, A California Banking Corporation
Sunset-Doheny Office
9255 Sunset Boulevard
West Hollywood, CA 60069

SEND TAX NOTICES TO:

GREAT AMERICAN GAS COMPANY, INC., A California Corporation
5801 W. Pico Boulevard
Los Angeles, CA 90019

FOR RECORDER'S USE ONLY



CONSTRUCTION DEED OF TRUST

THIS DEED OF TRUST is dated March 24, 2000, among GREAT AMERICAN GAS COMPANY, INC., A California Corporation, whose address is 5801 W. Pico Boulevard, Los Angeles, CA 90019 ("Trustor"); FIRST CREDIT BANK, A California Banking Corporation, whose address is Sunset-Doheny Office, 9255 Sunset Boulevard, West Hollywood, CA 60069 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and First Credit Bank, whose address is 9255 Sunset Boulevard, West Hollywood, CA 90069 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

LOTS 1, 2 AND 3 IN BLOCK "G" OF TRACT NO. 4362, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48, PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS ALSO GIVEN TO SECURE ANY AND ALL OF TRUSTOR'S OBLIGATIONS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT BETWEEN TRUSTOR AND LENDER OF EVEN DATE HERewith. ANY EVENT OF DEFAULT UNDER THE CONSTRUCTION LOAN AGREEMENT, OR ANY OF THE RELATED DOCUMENTS REFERRED TO THEREIN, SHALL ALSO BE AN EVENT OF DEFAULT UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2)

201045121 x49 C.P. J.H. A.H.

DEED OF TRUST
(Continued)

owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. The words "Personal Property" also include all tangible and intangible items obtained or owned by, or in the possession of Trustor that are directly or indirectly related to the acquisition, development, design, construction, permitting, marketing, or habitation of the Real Property or the Improvements to be constructed on the Real Property, whether heretofore or hereafter issued, prepared, or executed, including without limitation all permits, licenses, authorizations and approvals, trademarks and tradenames, and any and all land use entitlements, development rights, sewer capacity, approvals, density allocations and other rights or approvals relating to or authorizing the development or occupancy of the Property, plus all utility or other deposits, reimbursement rights, studies, tests, contracts, plans and specifications, relating to the Property and Improvements.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

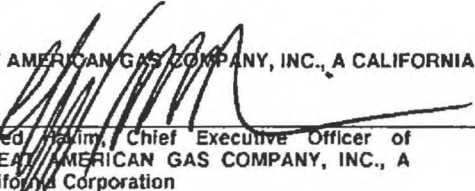
Trustee. The word "Trustee" means First Credit Bank, whose address is 9255 Sunsel Boulevard, West Hollywood, CA 90069 and any substitute or successor trustees.

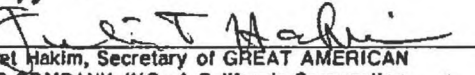
Trustor. The word "Trustor" means GREAT AMERICAN GAS COMPANY, INC., A California Corporation.

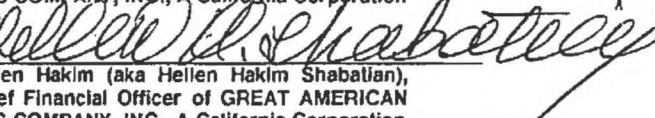
TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

GRANTOR:

GREAT AMERICAN GAS COMPANY, INC., A CALIFORNIA CORPORATION

By: 
Alfred Hakim, Chief Executive Officer of
GREAT AMERICAN GAS COMPANY, INC., A
California Corporation

By: 
Juliet Hakim, Secretary of GREAT AMERICAN
GAS COMPANY, INC., A California Corporation

By: 
Hellen Hakim (aka Hellen Hakim Shabatian),
Chief Financial Officer of GREAT AMERICAN
GAS COMPANY, INC., A California Corporation

00-0561726

AA

DEED OF TRUST
(Continued)

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On March 29th, 20 00 before me, Lisa J Roberts, Notary Public,
personally appeared Alfred Hakim, ~~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

[Handwritten Signature]

(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On March 29th, 20 00 before me, Lisa J Roberts Notary Public,
personally appeared Juliet Hakim, ~~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

[Handwritten Signature]

(Seal)

00-0561726

DEED OF TRUST
(Continued)

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
) SS
COUNTY OF LOS ANGELES)

On March 29th, 2000 before me, Lisa J Roberts, Notary Public, personally appeared Hellen Hakim (aka Hellen Hakim Shabatlan), 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



(Seal)

(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____

(11)-0561726

Defendant Name: PAYAM NAHOURAY

Case: BA311412 01

RECORDING REQUESTED BY

06 2814641

The County of Los Angeles

WHEN RECORDED, MAIL TO:
Superior Court of Los Angeles County
210 West Temple Street
Los Angeles, CA 90012

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SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS
INCORPORATING BY REFERENCE CERTAIN PROVISIONS OF A FICTITIOUS DEED OF TRUST OF RECORD

THIS DEED OF TRUST, Made this 16th day of December 20 06,
between Great American Gas Company, Inc., a California Corporation herein called TRUSTOR,
whose address is: 8950 W. Olympic Blvd PMB#352 Beverly Hills, CA 90211, and
Clerk of the Superior Court, Los Angeles County herein called TRUSTEE; and
Los Angeles County, herein called BENEFICIARY; WITNESSETH: THAT TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND

ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE THAT PROPERTY DESCRIBED AS FOLLOWS:
Lots 1, 2 and 3 of Block "G" of Tract No.4362, in the City of Los Angeles, County of Los Angeles, State of California as per Map Recorded in Book 48, Pages 53 and 54 of Maps, in the office of the County Recorder of said County.

Common Address: 5801 W. Pico Boulevard Los Angeles, CA 90019

Parcel Number: 5086-015-030

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, for the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein under bond(s) posted on behalf of defendant(s) Payam Nahouray in Case No BA311412 01 which includes an obligation by said Trustor(s) surety(ies) in the amount of 1,000,000.00

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego Series	5 Book	1964,	Page 149774		

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties) are preprinted on the reverse page hereof and are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

[Signature]
Great American Gas Co. Inc. by,
Alfred Hakim, President

[Signature] 3
Great American Gas Co. Inc. by,
Syrous Nehouray Vice-President

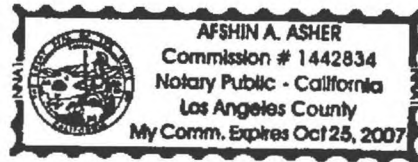
[Signature]
Great American Gas Co. Inc. by,
Juliet Hakim, Secretary

[Signature]
Great American Gas Co. Inc. by,
Helen Hakim, C.F.O.

STATE OF California
COUNTY OF Los Angeles ss.

On 12/16/2006 before me Afshin A. Asher, Notary Public personally appeared Juliet Hakim, Syrous Nehouray, Helen Hakim and Alfred Hakim 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]



REQUEST FOR FULL CONVEYANCE
To be used only when note has been paid.

To _____, Trustee Dated _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.
MAIL CONVEYANCE TO:

06 2814641

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **July 14, 2015**

JOB ADDRESS: **5801 WEST PICO BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2327-004-037**

Last Full Title: **06/05/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GREAT AMERICAN GAS COMPANY, INC.
5801 W. PICO BLVD.
LOS ANGELES, CA 90019
CAPACITY: OWNERS

- 2). GREAT AMERICAN GAS COMPANY, INC.
171A ALMONT DRIVE
BEVERLY HILLS, CA 90211
CAPACITY: OWNERS

- 3). FIRST CREDIT BANK
SUNSET-DOHENY OFFICE
9255 SUNSET BLVD.
WEST HOLLYWOOD, CA 60069
CAPACITY: INTERESTED PARTIES

- 4). CLERK OF THE SUPERIOR COURT, LOS ANGELES COUNTY
210 WEST TEMPLE ST.
LOS ANGELES, CA. 90012
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
5801 W PICO BLVD, LOS ANGELES, CA 90019-3714



Owner Information

Owner Name: **GREAT AMERICAN GAS COMPANY INC**
 Mailing Address: **5801 W PICO BLVD, LOS ANGELES CA 90019-3714 C025**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 4362 EX OF ST LOTS 1,2 AND LOT 3		
County:	LOS ANGELES, CA	APN:	5086-015-030
Census Tract / Block:	2169.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	4362
Legal Book/Page:	48-53	Map Reference:	42-F3 /
Legal Lot:	3	Tract #:	4362
Legal Block:	G	School District:	LOS ANGELES
Market Area:	C19	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	03/03/1980 /	1st Mtg Amount/Type:	\$380,000 / CONV
Sale Price:	\$520,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	215675	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$100.68
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:	1958 / 1958	Total Rooms/Offices		Garage Area:	
Gross Area:	5,165	Total Restrooms:		Garage Capacity:	
Building Area:	5,165	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:	LAC4	Acres:	0.40	County Use:	SERVICE STA-FULL SVC (2500)
Lot Area:	17,271	Lot Width/Depth:	x	State Use:	
Land Use:	SERVICE STATION	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$734,070	Assessed Year:	2014	Property Tax:	\$9,944.95
Land Value:	\$674,888	Improved %:	8%	Tax Area:	401
Improvement Value:	\$59,182	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$734,070				

Comparable Sales Report

For Property Located At

5801 W PICO BLVD, LOS ANGELES, CA 90019-3714



2 Comparable(s) Selected.

Report Date: 07/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$520,000	\$3,750,000	\$10,000,000	\$6,875,000
Bldg/Living Area	5,165	4,554	5,111	4,832
Price/Sqft	\$100.68	\$823.45	\$1,956.56	\$1,390.00
Year Built	1958	1995	2008	2001
Lot Area	17,271	4,889	27,724	16,306
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$734,070	\$1,639,066	\$3,053,801	\$2,346,434
Distance From Subject	0.00	5.08	15.89	10.48

* = user supplied for search only

Comp #:	1			Distance From Subject:	5.08 (miles)
Address:	6900 S CENTINELA AVE, CULVER CITY, CA 90230-6305				
Owner Name:	CENTINELA CAR WASH PROPERTIES				
Seller Name:	PLAYA VISTA CAR CARE LTD				
APN:	4220-014-056	Map Reference:	50-C4 /	Building Area:	5,111
County:	LOS ANGELES, CA	Census Tract:	2756.03	Total Rooms/Offices:	
Subdivision:	6265	Zoning:	LAM2	Total Restrooms:	
Rec Date:	11/07/2014	Prior Rec Date:	11/18/1993	Yr Built/Eff:	1995 /
Sale Date:	10/10/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$10,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1188290	Acres:	0.11		
1st Mtg Amt:	\$8,500,000	Lot Area:	4,889		
Total Value:	\$1,639,066	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	15.89 (miles)
Address:	10030 LAKEWOOD BLVD, DOWNEY, CA 90240-4020				
Owner Name:	BOTROS SAMIR S/LUKA NAHED S				
Seller Name:	SEDRAK MAHER				
APN:	6390-010-048	Map Reference:	60-D3 /	Building Area:	4,554
County:	LOS ANGELES, CA	Census Tract:	5505.00	Total Rooms/Offices:	
Subdivision:	SANTA GERTRUDES RHOS	Zoning:	DOC4*	Total Restrooms:	
Rec Date:	01/30/2015	Prior Rec Date:	09/13/2012	Yr Built/Eff:	2008 /
Sale Date:	01/14/2015	Prior Sale Date:	09/07/2012	Air Cond:	NONE
Sale Price:	\$3,750,000	Prior Sale Price:	\$3,350,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	112775	Acres:	0.64		
1st Mtg Amt:	\$2,250,000	Lot Area:	27,724		
Total Value:	\$3,053,801	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **July 14, 2015**

JOB ADDRESS: **5801 WEST PICO BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2327-004-037**

CASE#: **76424**

ORDER NO: **A-3622688**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 09, 2014**

COMPLIANCE EXPECTED DATE: **October 14, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3622688

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.

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)2 L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3030.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 



Date: October 02, 2014

AUGUSTUS ALBAS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3030
Augustus.Albas@lacity.org


REVIEWED BY

The undersigned hereby certifies that the information furnished herein is true and correct to the best of my knowledge and belief.

OCT 02 2014

To Be Signed By: 
Name: 
Title: 