

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

June 17, 2015

Council District: # 14

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

JOB ADDRESS: **1340 EAST 6TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5164-011-001**

On April 16, 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: **1340 East 6th Street, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.


Pursuant to Section 98.0421, the property owner was issued an order on March 17, 2014 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)	90.83
Title Report fee	42.00
Grand Total	\$ 3,257.36

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 **\$3,257.36** 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 **\$3,257.36** 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. T11294
Dated as of: 04/23/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5164-011-001

Property Address: 1340 E 6TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : Joyce E. Feldstein, trustee of the Feldstein Marital trust, an undivided one-half interest and Joyce E. Feldstein, trustee of the Feldstein family trust, an undivided one-half interest

Grantor : Joyce E. Feldstein, trustee of the Feldstein family trust

Deed Date : 3/10/1997

Recorded : 7/15/1997

Instr No. : 97 1063416

MAILING ADDRESS: Joyce E. Feldstein, trustee of the Feldstein Marital trust and Joyce E. Feldstein, trustee of the Feldstein family trust

P.O. BOX 161419 Sacramento, CA 95816

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lots 1, 2, 3, 7, 8 and D of Tract no. 10542, according to the map thereof recorded February 28, 1929, in Book 159 at pages 32 and 33 of Maps in the office of the County Recorder of Los Angeles County;

Parcel 1: All of lot "E" of said tract no. 10542

Parcel 2: All of that portion of lot "f" of said tract no. 10542 described in Parcel No. 6 in Deed Dated June 1, 1949, from Santa Fe land Improvement Company, Recorded February 7, 1950 in Book 32202 of Official Records at Page 322 of the records of said County, said parcel no. 6 described in said Deed for reference

Parcel 3: All of that portion of lot "F" of said tract no. 10542 described in Deed Dated December 24, 1959, from Santa Fe land improvement company, Recorded January 27, 1960 in Book D-732 of Official Records at Page 178 of the records of said County, described in said deed for reference

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. T11294

SCHEDULE B (Continued)

Parcel 4: All of Lot "D" of said tract no. 10542.

Parcel 5: Parcel all of lot "C" of said tract no. 10542.

Parcel 6: All of that portion of lot "F" of said tract no. 10542 described in parcel no. 5 in deed dated June 1, 1949, from Santa Fe Land Improvement Company, recorded February 7, 1950 in book 32202 of official records at page 322 of the records of said county, said parcel no. 5 described in said deed for reference

Assessor's Parcel No: 5164-011-001 and 5164-011-002

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 : \$850,000.00

Dated : 12/18/1964

Trustor : Dalton G. Feldstein and Joyce E. Feldstein

Trustee : Continental Auxiliary Company, a California Corporation

Beneficiary : Bank of America National Trust and Savings Association, a National Banking Association

Recorded : 1/5/1965

Instr No. : 1119

MAILING ADDRESS: *Continental Auxiliary Company, a California Corporation, None Shown*

MAILING ADDRESS: *Bank of America National Trust and Savings Association, None Shown*

1118

AND WHEN RECORDED MAIL TO

Name _____
Street _____
Address _____
☐ P. & _____
State _____

Bank of America
Sunset-McAulley Bldg
9021 Sunset Blvd.
Los Angeles 49, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

0 1 2 JAN-58 00 METER 10215 0 1 2 JAN-58 00 METER 10215

Grant Deed

TO 443 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Harry M. Lovesson and Edith G. Lovesson, husband and wife, Howard F. Lovesson and Candy Lovesson, his wife, and Linda L. Wolf, a married woman, the accused filings Linda M. Lovesson, Hamilton, Inc., a Corporation organized under the laws of the State of California, and Lomaha Investment Co., a Corporation organized under the laws of the State of California

Herby GRANT(S) to

Dalton V. Feldstein

the following described real property in the
County of Los Angeles, State of California:

Part 1 3:

Lots 1, 2 and 3 of Acre 10542, as per map recorded in Book 159, pages 32 and 33 of Maps, in the Office of the County Recorder of said County

Parcel 2:

Lots 7, B and D of Tract 10342, as per map recorded in Book 159, pages 32 and 33 of Maps, in the Office of the County Recorder of said County

Parcel 4:

Two irregular-shaped parcels of land in the City of Los Angeles, County of Los Angeles, State of California, being portions of the northern one-half of Lot "E" of Tract 10382, as per map recorded February 21, 1908, in Book 159, page 32 of Maps, being more particularly described as follows:

Parcel 1:

beginning at the southwest corner of Lot 2 of said Tract 10542, said southwest corner being also the northwest corner of said Lot F; thence South 85° 02' 03" West along the northerly line of said Lot F, 107.91 feet to the southeast corner of said Lot 3; said southeast corner being also the northwest corner of Parcel No. 5 as described in deed recorded February 2, 1950, in Book 32202, page 322, Official Records of said county; thence South 18° 36' 19" East along the westerly line of said Parcel No. 5 a distance of 21.73 feet to a point in a line parallel with and adjacent southerly 20.00 feet, measured of right of ways from the northerly line of said Lot F; thence North 85° 02' 36" East along said parallel line 114.12 feet to a point in the westerly line of said Lot F; thence North 3° 29' 00" East along first said westerly line 20.01 feet, more or less, to the point of beginning.

EXCEPT therefrom all oil, gas and other hydrocarbon and mineral substances lying not less than 100 feet below the surface of said land without the right to enter upon the surface of said land for the purpose of extracting said oil, gas and other hydrocarbon and mineral substances, nor for any purpose in connection therewith, but shall have the right to extract and remove said oil, gas and other hydrocarbon and mineral substances by means of slant drilled wells located on adjacent or nearby land, or by any other means which shall not require entry upon the surface of said land, as reserved by Santa Fe Land Improvement Company, a Corporation, in the deed recorded February 10, 1940, in Book D 746, page 358 of Official Records.

Parcel 21

beginning at the northeast corner of the parcel have mentioned Parcel No. 5, said northeast corner being also the southeast corner of Lot 7 of said tract and the southeast corner of said Parcel No. 5, thence South 50° 00' 30" East along the northerly line of said Lot 7 141.23 feet to the southeast corner of Lot 8 of said tract 160' x 160' and

T-1: REC

JAN 5 65

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Maps, in the Office of the County Recorder of said County

Parcel 1:

Two irregular-shaped parcels of land in the City of Los Angeles, County of Los Angeles, State of California, being portions of the northerly one-half of Lot "F" of Tract 10542, as per map recorded February 25, 1950, in Book 159, page 32 of Maps, being more particularly described as follows:

Parcel 1:

Beginning at the southwest corner of Lot 3 of said Tract 10542, said southwest corner being also the northwest corner of said Lot F; thence South $85^{\circ} 02' 03''$ East along the northerly line of said Lot F, 107.91 feet to the southeast corner of said Lot 3; said southeast corner being also the northwest corner of Parcel No. 5 as described in deed recorded February 2, 1950, in Book 32202, page 322, Official Records of said county; thence South $18^{\circ} 36' 49''$ East along the westerly line of said Parcel No. 5 a distance of 21.78 feet to a point in a line parallel with and distant southerly 20.00 feet, measured at right angles from the northerly line of said Lot F; thence North $85^{\circ} 02' 30''$ East along said parallel line 114.12 feet to a point in the westerly line of said Lot F; thence North $3^{\circ} 29' 00''$ East along last said westerly line 20.01 feet, more or less, to the point of beginning.

RESERVE therefrom all oil, gas and other hydrocarbon and mineral substances lying not less than 100 feet below the surface of said land without the right to enter upon the surface of said land for the purpose of extracting said oil, gas and other hydrocarbon and mineral substances, nor for any purpose in connection therewith, but shall have the right to extract and remove said oil, gas and other hydrocarbon and mineral substances by means of slant drilled wells located on adjacent or nearby land, or by any other means which shall not require entry upon the surface of said land, as reserved by Santa Fe Land Improvement Company, a corporation, in the deed recorded February 10, 1940, in Book D 746, page 356 of Official Records.

Parcel 2:

Beginning at the northeast corner of the hereinabove mentioned Parcel No. 5, said northeast corner being also the southwest corner of Lot 7 of said Tract 10542 lying in the northerly line of said Lot F; thence South $85^{\circ} 02' 30''$ East along the northerly line of said Lot F 141.23 feet to the southeast corner of Lot 8 of said Tract 10542, said southeast corner being also the northwest corner of Parcel No. 6, as described in the hereinabove mentioned deed to the station, depots and Santa Fe Railway Company, recorded February 2, 1950, in Book 32202, page 322 of Official Records; thence South $15^{\circ} 27' 12''$ West along the westerly line of said Parcel No. 6 a distance of 20.34 feet to a point in a line parallel with and distant southerly 20.00 feet, measured at right angles from the northerly line of said Lot F; thence North $85^{\circ} 02' 30''$ West along said last parallel line 156.72 feet to a point in the easterly line of said Parcel No. 5; thence North $8^{\circ} 22' 10''$ East along last said easterly line 20.04 feet, more or less, to the point of beginning.

RESERVE therefrom all oil, gas and other hydrocarbon and mineral substances lying not less than 100 feet below the surface of said land without the right to enter upon the surface of said land for the purpose of extracting said oil, gas and other hydrocarbon and mineral substances, nor for any purpose in connection therewith, but shall have the right to extract and remove said oil, gas and other hydrocarbon and mineral substances by means of slant drilled wells located on adjacent or nearby land, or by any other means which shall not require entry upon the surface of said land, as reserved by Santa Fe Land Improvement Company, a corporation, in the deed recorded February 10, 1940, in Book D 746, page 356 of Official Records.

T.I. REC.

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T.I. REC.

JAN 5 65

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Dated December 21, 1964

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

On _____ before me, the under-
signed, a Notary Public in and for said State, personally appeared
Harry F. Levason and Edith G. Levason

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

Signature _____

Name (Typed or Printed) _____

Title Order No. 6381228

Escrow or Loan No. _____

Am. F. Levason

Edith G. Levason

Edith G. Levason

Conrad Levason

Conrad Levason

Conrad Levason

By Harry F. Levason

By Edith G. Levason SECRETARY, THASURIA

LORDEN INVESTMENT CO., a Corporation

By Robert L. Lorden, Pres.

By Jan. Lorden
(This area for official notarial seal)

87 357417

AND WHEN RECORDED MAIL TO

Helen C. Jenson
601 University Avenue, Suite 103
Post Office Box 161419
Sacramento, California 95816

FEE \$7 S
2

MAIL TAX STATEMENTS TO
Helen C. Jenson
601 University Avenue, Suite 103
Post Office Box 161419
Sacramento, California 95816

Documentary Transfer Tax \$None *See below
Computed on Full Value of
Property Conveyed,
Or Computed on Full Value Less
Liens and
Encumbrances Remaining at Time
of Sale.

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN.
PAST 9 AM MAR 10 1987

Signature of Declarant or Agent
determining tax. Firm Name
WEINTRAUB GENSHEA
HARDY ERICH & BROWN

INDIVIDUAL
GRANT DEED

FOR VALUE RECEIVED, DALTON G. FELDSTEIN and JOYCE E. FELDSTEIN grant to DALTON G. FELDSTEIN, as Trustee of the Feldstein Family Trust, all that real property situated in the State of California, County of Los Angeles, described in Exhibit A attached hereto.
(A.P. No. 5164-011-001)

* This conveyance transfers the grantor's interest into his or her revocable living trust, R & T 11911.

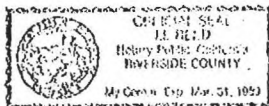
Dated: October 23, 1986

Dalton G. Feldstein
(Dalton G. Feldstein)
Joyce E. Feldstein
(Joyce E. Feldstein)

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

On this 26 day of Feb, in the year 1987, before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared Dalton G. Feldstein, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Sacramento on the date set forth above in this certificate.



[Signature]
Notary Public, State of California

RECORDING REQUESTED BY

Joyce E. Feldstein

FOR WHEN RECEIVED MAIL TO

Joyce E. Feldstein
P.O. Box 161419
Sacramento, CA 95816

FOR WHEN RECEIVED MAIL TO

Joyce E. Feldstein
P.O. Box 161419
Sacramento, CA 95816

97 1063416

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10:21 AM JUL 15 1997

FEE \$10 W

Grant Deed

CD 44-10 THIS FORM FURNISHED BY TAXPAYER SECURITY SERVICE 151010

PARCEL PAGE MAY 500C

Ammon Identification Number:

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$ 0.00
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____ and _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Joyce E. Feldstein, trustee of the Feldstein Family Trust,
hereby GRANT(S) to Joyce E. Feldstein, trustee of the Feldstein
Marital Trust, an undivided one-half interest in
the following described real property in the
County of Los Angeles, State of California:
See Exhibit A attached.
This is a transfer to a trust where the trustor or the
trustor's spouse is the sole beneficiary.
APN 5164-011-001 801 802 800 APN 5164-012-015 801
Dated March 10, 1997
State of California
County of San Diego
On June 10, 1997
before me, Notary Public
personally appeared Joyce E. Feldstein
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 Stephanie G. Reed
THE Order No. _____ Exem. Lien or Attorney Fee No. _____
MAR. TAX STATEMENTS AS DIRECTED ABOVE

RECORDING FEE \$1 OR EXTRA THIS PAGE
LEGAL PENALTY FOR TOO SMALL PRINT

RECORDING FEE \$1.00 EXTRA THIS PAGE
LEGAL PENALTY FOR TWO SMALL PRINT

EXHIBIT A

Lots 1, 2, 3, 7, 8 and D of Tract No. 10542, according to the map thereof recorded February 28, 1929, in Book 139 at pages 32 and 33 of Maps in the office of the County Recorder of Los Angeles County;

Beginning at the southwest corner of Lot 3 of said Tract 10542, said southwest corner being also the northwest corner of said Lot F; thence South $85^{\circ} 02' 03''$ East along the northerly line of said Lot F 107.91 feet to the southeast corner of said Lot 3, said southeast corner being also the northwest corner of Parcel 5 as described in deed recorded February 7, 1950 in book 32202 page 322, Official Records of said county; thence South $18^{\circ} 38' 49''$ East along the westerly line of said Parcel 5 a distance of 21.78 feet to a point in a line parallel with and distant southerly 10.00 feet, measured at right angles from the northerly line of said Lot F; thence North $85^{\circ} 02' 30''$ West along said parallel line 116.12 feet to a point in the westerly line of said Lot F; thence North $30^{\circ} 29' 00''$ East along last said westerly line 20.01 feet, more or less, to the point of beginning;

Beginning at the northeast corner of the hereinabove mentioned Parcel 5, said northeast corner being also the southwest corner of Lot 7 of said Tract 10542, being in the northerly line of said Lot F; thence South $85^{\circ} 02' 30''$ East along the northerly line of said Lot F, 161.23 feet to the southeast corner of Lot 7 of said Tract 10542, last said southeast corner being also the northwest corner of Parcel 6 as described in the hereinabove mentioned deed to the Atchison, Topska and Santa Fe Railway Company recorded February 7, 1950 in book 32202 page 322, Official Records; thence South $150^{\circ} 27' 12''$ West along the westerly line of said Parcel 6 a distance of 20.34 feet to a point in a line parallel with and distant southerly 10.00 feet, measured at right angles from the northerly line of said Lot F; thence North $85^{\circ} 02' 30''$ West along last said parallel line 158.72 feet to a point in the easterly line of said Parcel 5; thence North $8^{\circ} 22' 40''$ East along last said easterly line 20.04 feet, more or less, to the point of beginning;

collectively known as 1340 East Sixth Street, Los Angeles, California.

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EXHIBIT A

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SIX (6) PARCELS OF LAND IN THE CITY OF LOS ANGELES, BEING A PORTION OF TRACT NO. 10542, AS SHOWN ON MAP RECORDED IN BOOK 159 OF MAP RECORDS AT PAGE 32 OF THE RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF LOT "E" OF SAID TRACT NO. 10542.

PARCEL 2:

ALL OF THAT PORTION OF LOT "F" OF SAID TRACT NO. 10542 DESCRIBED IN PARCEL NO. 6 IN DEED DATED JUNE 1, 1949, FROM SANTA FE LAND IMPROVEMENT COMPANY, RECORDED FEBRUARY 7, 1950 IN BOOK 32202 OF OFFICIAL RECORDS AT PAGE 322 OF THE RECORDS OF SAID COUNTY, SAID PARCEL NO. 6 DESCRIBED IN SAID DEED FOR REFERENCE AS FOLLOWS:

"BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN SAID TRACT THENCE NORTH 15 DEGREES 27' 12" EAST 40.68 FEET TO THE SOUTHWEST CORNER OF LOT "E" IN SAID TRACT; THENCE SOUTH 85 DEGREES 02' 30" EAST ALONG THE NORTH LINE OF SAID LOT "F" A DISTANCE OF 35.84 FEET; THENCE SOUTH 25 DEGREES 18' 29" WEST 42.78 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT "F" DISTANT NORTH 85 DEGREES 02' 30" WEST ALONG SAID SOUTH LINE 167.00 FEET FROM THE WESTERLY LINE OF MATEO STREET; THENCE NORTH 85 DEGREES 02' 30" WEST ALONG SAID SOUTH LINE 28.09 FEET TO THE POINT OF BEGINNING."

PARCEL 3:

ALL OF THAT PORTION OF LOT "F" OF SAID TRACT NO. 10542 DESCRIBED IN DEED DATED DECEMBER 24, 1959, FROM SANTA FE LAND IMPROVEMENT COMPANY, RECORDED JANUARY 27, 1960 IN BOOK D-732 OF OFFICIAL RECORDS AT PAGE 178 OF THE RECORDS OF SAID COUNTY, DESCRIBED IN SAID DEED FOR REFERENCE AS FOLLOWS:

"BEGINNING AT THE SOUTHEAST CORNER OF LOT E OF SAID TRACT NO. 10542, SAID SOUTHEAST CORNER BEING IN THE NORTHERLY LINE OF SAID LOT F; THENCE NORTH 85 DEGREES 02' 30" WEST ALONG SAID NORTHERLY LINE 30.74 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 6 AS DESCRIBED IN DEED FROM SANTA FE LAND IMPROVEMENT COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RECORDED FEBRUARY 7, 1950, IN BOOK 32202, PAGE 322, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 25 DEGREES 18' 29" WEST ALONG THE EASTERLY LINE OF SAID PARCEL NO. 6 A DISTANCE OF 21.33 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT SOUTHERLY 20.00 FEET,

97 1063416

MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID LOT F; THENCE SOUTH 85 DEGREES 02' 30" EAST ALONG SAID PARALLEL LINE 36.15 FEET TO A POINT IN A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 226.65 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, FROM WHENCE A TANGENT BEARS NORTH 13 DEGREES 16' 13" EAST, THROUGH A CENTRAL ANGLE OF 5 DEGREES 04' 55" A DISTANCE OF 20.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

ALL OF LOT "B" OF SAID TRACT NO. 10542.

PARCEL 5:

ALL OF LOT "C" OF SAID TRACT NO. 10542.

PARCEL 6:

ALL OF THAT PORTION OF LOT "F" OF SAID TRACT NO. 10542 DESCRIBED IN PARCEL NO. 5 IN DEED DATED JUNE 1, 1949, FROM SANTA FE LAND IMPROVEMENT COMPANY, RECORDED FEBRUARY 7, 1950 IN BOOK 32202 OF OFFICIAL RECORDS AT PAGE 322 OF THE RECORDS OF SAID COUNTY, SAID PARCEL NO. 5 DESCRIBED IN SAID DEED FOR REFERENCE AS FOLLOWS:

"BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN SAID TRACT THENCE NORTH 15 DEGREES 27' 12" EAST 40.68 FEET TO THE SOUTHWEST CORNER OF LOT "E" IN SAID TRACT; THENCE SOUTH 85 DEGREES 02' 30" EAST ALONG THE NORTH LINE OF SAID LOT "F" A DISTANCE OF 35.84 FEET; THENCE SOUTH 25 DEGREES 18' 29" WEST 42.78 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT "F" DISTANT NORTH 85 DEGREES 02' 30" WEST ALONG SAID SOUTH LINE 167.00 FEET FROM THE WESTERLY LINE OF MATEO STREET; THENCE NORTH 85 DEGREES 02' 30" WEST ALONG THE SOUTH LINE 28.09 FEET TO THE POINT OF BEGINNING."

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SUBMITTED FOR RECORDATION
BY AND RETURN TO**Bank of America**
NATIONAL TRUST AND SAVINGS ASSOCIATION

Sunset-Wetherly #134 Branch

9021 Sunset Boulevard

Address
Hollywood, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Deed of Trust, made this 18th day of December, 1964.

BETWEEN DALTON C. FELDSTEIN and JOYCE E. FELDSTEIN, husband and wife

as TRUSTOR,

("Trustor" to be interpreted as "Trustors" where context requires), CONTINENTAL AUXILIARY COMPANY, a California corporation, as TRUSTEE, and BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association, as BENEFICIARY.

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS and ASSIGNS to TRUSTEE, IN TRUST, WITH

POWER OF SALE, the following described property situate in the

County of Los Angeles, State of California, to-wit:

Parcel 1: Lots 1, 2 and 3 of Tract No. 10542, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 159 pages 32 and 33 of Maps, in the office of the county recorder of said county.

Parcel 2: Lots 7, 8 and D of Tract No. 10542, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 159 pages 32 and 33 of Maps, in the office of the county recorder of said county.

Parcel 3: That portion of the 74.066 Acre Tract allotted to Caroline and Alice Shafer in the partition of the estate of Mathew Keller, deceased, in the Superior Court of Los Angeles county, (being Case No. 845) in the city of Los Angeles, county of Los Angeles, State of California, described as follows:

Beginning at the intersection of the northerly line of Sixth Street, as now established and shown in Los Angeles City Engineer's Field Book 16506 page 21, with the easterly line of the Industrial Center Tract, as per map recorded in book 12 page 101 of Maps in the office of the county recorder of said county; thence along the easterly line of the said Industrial Center Tract, North 4° 45' 00" West 150 feet; thence parallel with the said northerly line of Sixth Street, North 89° 07' 45" East 80 feet; thence parallel with the said easterly line of the Industrial Center Tract, South 4° 45' 00" East 150 feet to the said northerly line of Sixth Street; thence along the said northerly line of Sixth Street, South 89° 07' 45" West 80 feet to the point of beginning.

Two irregular-shaped parcels of land in the city of Los Angeles, county of Los Angeles, State of California, being portions of the northerly one-half of Lot "F" of Tract 10542, as per map recorded February 28, 1929 in book 159 page 32 of Maps, being more particularly described as follows:

Parcel 1: Beginning at the southwest corner of lot 3 of said Tract 10542, said southwest corner being also the northwest corner of said Lot F; thence South 85° 02' 03" East along the northerly line of said Lot F 107.91 feet to the southeast corner of said lot 3; said southeast corner being also the northwest corner of Parcel No. 5 as described in deed recorded February 2, 1950 in book 32202 page 322, Official Records of said county; thence South 18° 38' 49" East along the westerly line of said Parcel No. 5 a distance of 21.78 feet to a point in a line parallel with and distant southerly 20.00 feet, measured at right angles from the northerly line of said Lot F; thence North 85° 02' 30" West along said parallel line 116.12 feet to a point in the westerly line of said Lot F; thence North 3° 29' 00" East along last said westerly line 20.01 feet, more or less, to the point of beginning.

EXCEPT therefrom all oil, gas and other hydrocarbon and mineral substances lying not less than 100 feet below the surface of said land without the right to enter upon the surface of said land for the purpose of extracting, said oil, gas or other hydrocarbon and mineral substances, nor for any purpose in connection therewith, but shall have the right to extract and remove said oil, gas and other hydrocarbon and mineral substances by means of slant drilled wells located on adjacent or nearby land, or by any other means which shall not require entry upon the surface of said land, as reserved by Santa Fe Land Improvement Company, a corporation in the deed recorded February 10, 1960 in Book D 746 page 358 of Official Records.

Parcel 2: Beginning at the northeast corner of the hereinabove mentioned Parcel No. 5 said northeast corner being also the southwest corner of lot 7 of said Tract 10542 being in the northerly line of said Lot F; thence South 85° 02' 30" East along the northerly line of said Lot F 161.23 feet to the southeast corner of lot 8 of said Tract 10542, last said southeast corner being also the northwest corner of Parcel No. 6 as described in the hereinabove mentioned deed to the Atchison, Topaka and Santa Fe Railway Company, recorded February 7, 1950 in book 32202 page 322 of Official Records; thence South 15° 27' 12" West along the westerly line of said Parcel No. 6 a distance of 20.34 feet to a point in a line parallel with and distant southerly 20.34 feet from the westerly line of said Parcel No. 6; thence North 85° 02' 30" West along said last parallel line 158.72 feet to a point in the easterly line of said Parcel No. 6; thence North 8° 22' 40" East along last said easterly line 20.04 feet, more or less, to the point of beginning.

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State of California, to-wit:

Parcel 1:
Lots 1, 2 and 3 of Tract No. 10542, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 159 pages 32 and 33 of Maps, in the office of the county recorder of said county.

Parcel 2:
Lots 7, 8 and D of Tract No. 10542, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 159 pages 32 and 33 of Maps, in the office of the county recorder of said county.

Parcel 3:
That portion of the 74.066 Acre Tract allotted to Caroline and Alce Shafer in the partition of the estate of Mathew Keller, deceased, in the Superior Court of Los Angeles county, (being Case No. 845) in the city of Los Angeles, county of Los Angeles, State of California, described as follows:

Beginning at the intersection of the northerly line of Sixth Street, as now established and shown in Los Angeles City Engineer's Field Book 16506 page 21, with the easterly line of the Industrial Center Tract, as per map recorded in book 12 page 101 of Maps in the office of the county recorder of said county; thence along the easterly line of the said Industrial Center Tract, North 4° 45' 00" West 150 feet; thence parallel with the said northerly line of Sixth Street, North 89° 07' 45" East 80 feet; thence parallel with the said easterly line of the Industrial Center Tract, South 4° 45' 00" East 150 feet to the said northerly line of Sixth Street; thence along the said northerly line of Sixth Street, South 89° 07' 45" West 80 feet to the point of beginning.

Two irregular-shaped parcels of land in the city of Los Angeles, county of Los Angeles, State of California, being portions of the northerly one-half of Lot "F" of Tract 10542, as per map recorded February 28, 1929 in book 159 page 32 of Maps, being more particularly described as follows:

Parcel 1:
Beginning at the southwest corner of lot 3 of said Tract 10542, said southwest corner being also the northwest corner of said Lot F; thence South 85° 02' 03" East along the northerly line of said Lot F 107.91 feet to the southeast corner of said lot 3; said southeast corner being also the northwest corner of Parcel No. 5 as described in deed recorded February 2, 1950 in book 32202 page 322, Official Records of said county; thence South 18° 38' 49" East along the westerly line of said Parcel No. 5 a distance of 21.78 feet to a point in a line parallel with and distant southerly 20.00 feet, measured at right angles from the northerly line of said Lot F; thence North 85° 02' 30" West along said parallel line 116.12 feet to a point in the westerly line of said Lot F; thence North 3° 29' 00" East along last said westerly line 20.01 feet, more or less, to the point of beginning.

EXCEPT therefrom all oil, gas and other hydrocarbon and mineral substances lying not less than 100 feet below the surface of said land without the right to enter upon the surface of said land for the purpose of extracting, said oil, gas or other hydrocarbon and mineral substances, nor for any purpose in connection therewith, but shall have the right to extract and remove said oil, gas and other hydrocarbon and mineral substances by means of slant drilled wells located on adjacent or nearby land, or by any other means which shall not require entry upon the surface of said land, as reserved by Santa Fe Land Improvement Company, a corporation in the deed recorded February 10, 1960 in Book D 746 page 358 of Official Records.

Parcel 2:
Beginning at the northeast corner of the hereinabove mentioned Parcel No. 5 said northeast corner being also the southwest corner of lot 7 of said Tract 10542 being in the northerly line of said Lot F; thence South 85° 02' 30" East along the northerly line of said Lot F 161.23 feet to the southeast corner of lot 8 of said Tract 10542, last said southeast corner being also the northwest corner of Parcel No. 6 as described in the hereinabove mentioned deed to the Atchison, Topeka and Santa Fe Railway Company, recorded February 7, 1950 in book 32202 page 322 of Official Records; thence South 15° 27' 12" West along the westerly line of said Parcel No. 6 a distance of 20.34 feet to a point in a line parallel with and distant southerly 20.00 feet, measured at right angles from the northerly line of said Lot F; thence North 85° 02' 30" West along said last parallel line 158.72 feet to a point in the easterly line of said Parcel No. 5; thence North 8° 22' 40" East along last said easterly line 20.04 feet, more or less, to the point of beginning.

EXCEPT therefrom all oil, gas and other hydrocarbon and mineral substances lying not less than 100 feet below the surface of said land without the right to enter upon the surface of said land for the purpose of extracting said oil, gas or other hydrocarbon and mineral substances, nor for any purpose in connection therewith, but shall have the right to extract and remove said oil, gas and other hydrocarbon and mineral substances by means of slant drilled wells located on adjacent or nearby land, or by any other means which shall not require entry upon the surface of said land, as reserved by Santa Fe Land Improvement Company, a corporation in the deed recorded February 10, 1960 in Book D 746 page 358 of Official Records.

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collection of such rents, issues and profits, and the application thereof as aforesaid, shall not waive or cure any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Trustor also assigns to Trustee, as further security for the performance of the obligations secured hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with said Trustor by any lessee of the premises herein described, to secure the payment of any rent, and upon default in the performance of any of the provisions hereof, Trustor agrees to deliver such rents and deposits to the Trustee.

7. Any Trustor who is a married woman hereby expressly agrees that recourse may be had against her separate property for any deficiency after the sale of the property hereunder.

8. Should proceedings be instituted to register title of the property under any land title law, Trustor will pay upon demand all sums expended by Trustee or Beneficiary, including attorney fees, and forthwith deliver to Beneficiary all evidence of title.

9. The pleading of any statute of limitations as a defense to any and all obligations secured by this deed of trust is hereby waived to the full extent permissible by law.

10. Trustor further agrees that Beneficiary may from time to time and for periods not exceeding one year, in behalf of

the Trustor, renew or extend any promissory note secured hereby, and said renewal or extension shall be conclusively deemed to have been made when endorsed on said promissory note or notes by the Beneficiary in behalf of the Trustor.

11. Beneficiary may, from time to time, substitute another Trustee in the place of the Trustee herein named, to execute this trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all the title, powers and duties conferred upon the Trustee herein named. Each such appointment and substitution shall be made by written instrument executed by the Beneficiary, containing reference to this deed of trust sufficient to identify it, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of the proper appointment of the successor trustee.

12. This deed of trust shall inure to and bind the heirs, devisees, legal representatives, successors and assigns of the parties hereto. All obligations of each Trustor hereunder are joint and several. The rights or remedies granted hereunder, or by law, shall not be exclusive, but shall be concurrent and cumulative.

13. For any statement regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request therefor.

If a mailing address is set forth opposite any Trustor's signature hereto, and not otherwise, the undersigned Trustor shall be deemed to have requested that a copy of any notice of default, and of any notice of sale hereunder, be mailed to said Trustor at said address.

MAILING ADDRESS FOR NOTICES

STREET CITY AND STATE
1520 "K" Street Sacramento, California

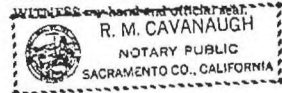
SIGNATURE OF TRUSTOR

Patton G. Feldstein
Joyce E. Feldstein

STATE OF CALIFORNIA

County of Sacramento } ss.

On this 24 day of Dec, 1964, before me, R. M. Cavanaugh
a Notary Public in and for said County, personally appeared
Patton G. Feldstein
Joyce E. Feldstein
known to me to be the person whose names subscribed to the within instrument, and acknowledged that he executed the same.



Notary Public in and for said County and State
My Commission expires April 27, 1968

T. J. REC
JAN 5 65

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EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: June 17, 2015

JOB ADDRESS: **1340 EAST 6TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5164-011-001**

Last Full Title: **04/23/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOYCE E. FELDSTEIN, TRUSTEE
THE FELDSTEIN MARITAL TRUST AND THE FELDSTEIN FAMILY TRUST
P.O. BOX 161419
SACRAMENTO, CA 95816
CAPACITY: OWNER

Property Detail Report

For Property Located At :
1340 E 6TH ST, LOS ANGELES, CA 90021-1236



Owner Information

Owner Name: **FELDSTEIN JOYCE E**
 Mailing Address: **PO BOX 161419, SACRAMENTO CA 95816-1419 B015**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 10542 LOT 1	APN:	5164-011-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2060.31 / 2	Subdivision:	10542
Township-Range-Sect:		Map Reference:	44-E4 /
Legal Book/Page:	159-32	Tract #:	10542
Legal Lot:	1	School District:	
Legal Block:		School District Name:	
Market Area:	C23	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/15/1997 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1063416		

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:	1924 / 1924	Total Rooms/Offices		Garage Area:	
Gross Area:	244,860	Total Restrooms:		Garage Capacity:	
Building Area:	244,860	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:	LAM3	Acres:	0.94	County Use:	WHSE-50000+ SF (3336)
Lot Area:	40,887	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,258,023	Assessed Year:	2014	Property Tax:	\$27,300.98
Land Value:	\$241,989	Improved %:	81%	Tax Area:	15117
Improvement Value:	\$1,016,034	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$1,258,023				

Comparable Sales Report

For Property Located At

1340 E 6TH ST, LOS ANGELES, CA 90021-1236



3 Comparable(s) Selected.

Report Date: 06/16/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$35,501,000	\$144,838,000	\$73,296,667
Bldg/Living Area	244,860	224,131	273,133	240,859
Price/Sqft	\$0.00	\$144.80	\$646.22	\$316.19
Year Built	1924	1973	1991	1983
Lot Area	40,887	393,180	455,673	428,515
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,258,023	\$18,443,354	\$26,034,024	\$21,582,498
Distance From Subject	0.00	13.73	16.54	15.18

*= user supplied for search only

Comp #:	1	Distance From Subject: 13.73 (miles)			
Address:	2201 E DOMINGUEZ ST, CARSON, CA 90810-1009				
Owner Name:	PROLOGIS USLV NEWCA 1 LLC				
Seller Name:	KTR SOUTH BAY LLC				
APN:	7318-014-023	Map Reference:	69-E3 /	Building Area:	273,133
County:	LOS ANGELES, CA	Census Tract:	9800.25	Total Rooms/Offices:	
Subdivision:		Zoning:	CAMH*	Total Restrooms:	
Rec Date:	06/03/2015	Prior Rec Date:	11/20/2009	Yr Built/Eff:	1986 /
Sale Date:	05/29/2015	Prior Sale Date:	11/19/2009	Air Cond:	
Sale Price:	\$39,551,000	Prior Sale Price:	\$19,250,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	652741	Acres:	10.46		
1st Mtg Amt:		Lot Area:	455,673		
Total Value:	\$20,270,116	# of Stories:			
Land Use:	WAREHOUSE	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 15.27 (miles)			
Address:	15927 DISTRIBUTION WAY, CERRITOS, CA 90703-2325				
Owner Name:	ICON OWNER POOL 1 LA NON-BUSIN				
Seller Name:	CWCA O'DONNELL CERRITOS 46 LLC				
APN:	7005-013-064	Map Reference:	737-C5 /	Building Area:	224,131
County:	LOS ANGELES, CA	Census Tract:	5545.11	Total Rooms/Offices:	
Subdivision:	26901	Zoning:	CEM	Total Restrooms:	
Rec Date:	03/11/2015	Prior Rec Date:	06/13/2007	Yr Built/Eff:	1973 /
Sale Date:	02/26/2015	Prior Sale Date:	06/01/2007	Air Cond:	
Sale Price:	\$144,838,000	Prior Sale Price:	\$156,001,500	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	262786	Acres:	9.03		
1st Mtg Amt:		Lot Area:	393,180		
Total Value:	\$18,443,354	# of Stories:			
Land Use:	WAREHOUSE	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 16.54 (miles)			
Address:	24760 MAIN ST, CARSON, CA 90745-6321				
Owner Name:	PROLOGIS USLV NEWCA 4 LLC				
Seller Name:	KTR SOUTH BAY II LLC				
APN:	7406-025-031	Map Reference:	74-B2 /	Building Area:	225,314
County:	LOS ANGELES, CA	Census Tract:	5437.03	Total Rooms/Offices:	
Subdivision:	GERMAN SETTLEMENT	Zoning:	CAML&D	Total Restrooms:	
Rec Date:	06/03/2015	Prior Rec Date:	02/03/2011	Yr Built/Eff:	1991 / 1992
Sale Date:	05/29/2015	Prior Sale Date:	02/02/2011	Air Cond:	
Sale Price:	\$35,501,000	Prior Sale Price:	\$24,911,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	652742	Acres:	10.03		
1st Mtg Amt:		Lot Area:	436,691		
Total Value:	\$26,034,024	# of Stories:			
Land Use:	WAREHOUSE	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **June 17, 2015**

JOB ADDRESS: **1340 EAST 6TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5164-011-001**

CASE#: **556842**

ORDER NO: **A-3470531**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 17, 2014**

COMPLIANCE EXPECTED DATE: **April 16, 2014**

DATE COMPLIANCE OBTAINED: **February 25, 2015**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3470531

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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

JUNE FELDMAN & FELDSTEIN, JOYCE E TR FELDSTEIN FAMILY TRUST
16023 VIA DE LAS PALMAS
RANCHO SANTE FE, CA 92067

MAR 19 2014

CASE #: 556842
ORDER #: A-3470531
EFFECTIVE DATE: March 17, 2014
COMPLIANCE DATE: April 16, 2014

OWNER OF

EG

SITE ADDRESS: 1340 E 6TH ST
ASSESSORS PARCEL NO.: 5164-011-001
ZONE: M3; Heavy Industrial 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. Interior partitions and mechanical work being done without a permit.

You are therefore ordered to: Obtain all required building permits for interior partitions and mechanical work.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 1st, 2nd and 5th floors.

Comments: Work includes the creation of office space on 1st and 2nd floor.

2. One story area of first floor being used as door manufacturing.

You are therefore ordered to: 1) Discontinue the unapproved use of the one story area for door manufacturing or obtain the required change of use permit and approvals.

Code Section(s) in Violation: 12.26E, 12.21A.1.(a), 91. of the L.A.M.C.

Location: First floor.

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 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00.**

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

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

If you have any questions or require any additional information please feel free to contact me at (213)252-3051.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Tom Willis

Date: March 17, 2014

TOM WILLIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3051

Tom.Willis@lacity.org

REVIEWED BY

[Signature]