

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

June 09, 2015

Council District: # 9

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

JOB ADDRESS: **4373 SOUTH VERMONT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5020-025-029**

On July 31, 2010, 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: **4373 South Vermont Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	1,041.08
Title Report fee	42.00
Grand Total	\$ 3,008.08

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 **\$3,008.08** 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 **\$3,008.08** 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

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. T11049
 Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5020-025-029

Property Address: 4373 S VERMONT AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Corporation Grant Deed
 Grantee : Manchester Main Corp., a California Corporation
 Grantor : A.B.C., Market Corp., a Corporation
 Deed Date : 11/5/1973 Recorded : 9/5/1974
 Instr No. : 3448

MAILING ADDRESS : Manchester Main Corp., a California Corporation
 11755 WILSHIRE BLVD LOS ANGELES CA 90025

SCHEDULE B

LEGAL DESCRIPTION

The following described property: That portion of the South Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast quarter of Section 12, Township 2 South, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the official plat thereof, described as follows:

Beginning at a point in the Westerly line of Vermont avenue, 80 feet wide, that is distant North 200.76 feet thereon from the intersection of said Westerly line with the Northerly line of Vernon Avenue, 70 feet wide; thence South along said Westerly line, a distance of 200.76 feet to said Northerly line; thence along said Northerly line North 89 degrees 49' 30" West 290.08 feet to a straight line extending Northerly from a point in the center line of Vernon avenue, 70 feet wide, distant Westerly along said Center line, 330.10 feet from the center line of Vermont avenue, 80 feet wide, to a point in the North line of said South Half, distant westerly along said last mentioned North line, 329.90 feet from said center line of Vermont avenue; thence along said Straight line North 0 degrees 02' 05" East 200.04 feet; thence South 89 degrees 58' 00" East 289.96 feet to said point of beginning.

Assessor's Parcel No: 5020-025-029

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

ORDER #19357161 EFFECTIVE DATE 03 /03 /15.

MOST CURRENT VESTING DEED INFORMATION

GRANTOR: A.B.C. MARKET CORP.

GRANTEE: MACHESTER MAIN CORP.

DATED: 11 /05 /73 RECORDED: 09 /05 / 74 BOOK / INSTRUMENT #: 3448 PAGE: _____
(CIRCLE ONE)

LOCATION LOS ANGELES CITY/TWP./BORO COUNTY/PARISH: LOS ANGELES CONS. \$: _____

PURCHASE ABSTRACTED 20 YEARS YES NO COPIES OF CHAINS INCLUDED: YES NO

JUDGMENTS RAN ON BUYER AND SELLER YES NO

IS ADDRESS SAME AS ORDERED YES NO - EXPLAIN - _____

DOES THIS DEED CONVEY 100 % YES NO - EXPLAIN - _____

ALL PARCELS/TRACTS MAKE UP THE ORDERED ADDRESS - YES NO

FEE SIMPLE / LEASEHOLD

ASSESSMENT

CURRENT TAX INFORMATION

TAX ID #:	TAX TYPE	YEAR	OPEN	PAID	DELINQ.	AMOUNT	DUE DATE
5020-025-029	County	14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ 20015.89	12-10-14
1,705,635	" "	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ 18196.25	04-10-15
966,524			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____	_____
2,672,159							

EXEMPTIONS Ø

(CIRCLE ONE)
QUAR. SEMI ANNU.

MULTIPLE PARCELS - DOES THE TAX ID COVER ALL TRACTS/PARCELS - YES NO - (NEED ADDITIONAL INFO)

(NEW YORK - NEED ALL ASSIGNMENTS)

MORTGAGE

MORTGAGOR - _____

MORTGAGEE - _____

DATED ____ / ____ / ____ RECORDED ____ / ____ / ____ BOOK / INSTRUMENT# ____ PAGE ____

AMOUNT - \$ _____

TRUSTEE _____ REASON FOR MODIFICATION/RERECORDING (IF APPL) _____

NOTICE OF DEFAULT

LAST ASSIGNED TO: _____ RECORDED ____ / ____ / ____ BOOK / INSTRUMENT # _____

SUBST. OF TRUSTEE _____ RECORDED ____ / ____ / ____ BOOK / INSTRUMENT # _____

CONDO / P.U.D. / WATERFRONT - NO YES - NAME _____ BK/PG _____ REC. _____

OF MTGS 0 # OF JUDGEMENTS 0 # OF TAX LIENS 0

SEP 5 1974

RECORDING REQUESTED BY
WOLF & DUBIN
9454 Wilshire Blvd., Suite 901
Beverly Hills, Calif. 90212

3448

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
47 MIN. PAST 3 P.M. SEP 5 1974
Recorder's Office

WHEN RECORDED MAIL TO
WOLF & DUBIN
9454 Wilshire Blvd., Suite 901
Beverly Hills, Calif. 90212

No documentary transfer tax needed.
Consideration not paid in this transfer.

Joseph H. Wolf
atty for grantor

CORPORATION GRANT DEED



For Valuable Consideration, receipt of which is hereby acknowledged
A.B.C. MARKET CORP., a corporation organized under the laws of the
State of California, hereby grants to MANCHESTER MAIN CORP., a Califor-
nia Corporation, the following described real property in the County
of Los Angeles, State of California:

That portion of the south half of the southeast quarter of the
southeast quarter of the southeast quarter of Section 12,
Township 2 South, Range 14 West, San Bernardino meridian, in
the City of Los Angeles, County of Los Angeles, State of Cali-
fornia, according to the official plat thereof, described as
follows:

Beginning at a point in the westerly line of Vermont
Avenue, 80 feet wide, that is distant north 200.76 feet
thereon from the intersection of said westerly line
with the northerly line of Vernon Avenue, 70 feet wide;
thence south along said westerly line, a distance of
200.76 feet to said northerly line; thence along said
northerly line North 89° 49' 30" West 290.08 feet to a
straight line extending northerly from a point in the
center line of Vernon Avenue, 70 feet wide, distant
westerly along said center line, 330.10 feet from the
center line of Vermont Avenue, 80 feet wide, to a point
in the north line of said south half, distant westerly
along said last mentioned north line, 329.90 feet from said
center line of Vermont Avenue; thence along said straight
line, North 0° 02' 05" East 200.04 feet; thence South
89° 58' 00" East 289.96 feet to said point of beginning.

In Witness Whereof, said corporation has caused its corporate name and
seal to be affixed hereto and this instrument to be executed by its
President and Secretary thereunto duly authorized.

Dated: November 5, 1973

A.B.C. MARKET CORP.

By *Paul Kodimer*
PAUL KODIMER, President

By *Dorothy Kodimer*
DOROTHY KODIMER, Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On July 18 1974 before me,
the undersigned, a Notary Public in
and for said State, personally ap-
peared Paul Kodimer, known to me to
be the President, and Dorothy Kodimer,
known to me to be the Secretary, of the
Corporation that executed the within
Instrument, known to me to be the persons
who executed the within Instrument on
behalf of the Corporation therein named,
and acknowledged to me that such Corpora-
tion executed the within Instrument pur-
suant to its by-laws or a resolution of
its board of directors.



WITNESS my hand and official seal

Joseph H. Wolf
JOSEPH HENRY WOLF

SEP 5 1974

Property Detail Report

For Property Located At :
4373 S VERMONT AVE, LOS ANGELES, CA 90037-2411



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **MANCHESTER MAIN CORP**
 Mailing Address: **11755 WILSHIRE BLVD, LOS ANGELES CA 90025-1506 C025**
 Vesting Codes: **//**

Location Information

Legal Description: **LOT COM S 94.96 FT FROM SW COR OF NE 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4 OF SEC 12 T 2S R 14W TH S TO N LINE OF VERNON AVE TH E THEREON AND N ON W LINE OF VERMONT AVE TO A PT S 8958' E FROM SE 1/4 OF LOT 12**

County:	LOS ANGELES, CA	APN:	5020-025-029
Census Tract / Block:	2316.00 / 2	Alternate APN:	
Township-Range-Sect:	2S-14-12	Subdivision:	
Legal Book/Page:		Map Reference:	51-F2 /
Legal Lot:	12	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	09/05/1974 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

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:	1967 / 1967	Total Rooms/Offices		Garage Area:	
Gross Area:	22,500	Total Restrooms:		Garage Capacity:	
Building Area:	22,500	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	STOVE
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	1.23	County Use:	SHOPPING CENTER-LOCAL (1500)
Lot Area:	53,436	Lot Width/Depth:	x	State Use:	
Land Use:	SHOPPING CENTER	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$2,672,159	Assessed Year:	2014	Property Tax:	\$36,392.52
Land Value:	\$1,705,635	Improved %:	36%	Tax Area:	6660
Improvement Value:	\$966,524	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$2,672,159				

Comparable Summary

For Property Located At



4373 S VERMONT AVE, LOS ANGELES, CA 90037-2411

8 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: 8

	Subject Property	Low	High	Average
Sale Price	\$0	\$5,100,000	\$69,900,000	\$30,580,125
Bldg/Living Area	22,500	19,438	25,582	23,215
Price/Sqft	\$0.00	\$235.28	\$2,814.46	\$1,311.69
Year Built	1967	1973	2005	1987
Lot Area	53,436	31,225	92,977	60,133
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$2,672,159	\$1,131,078	\$9,938,918	\$4,460,857
Distance From Subject	0.00	5.90	23.67	17.11

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
		4373 S VERMONT AVE		1967			22,500	53,436	0.0
Comparables									
<input checked="" type="checkbox"/>	1	6150 W SLAUSON AVE	\$5,100,000	1975		02/04/2015	21,676	31,225	5.9
<input checked="" type="checkbox"/>	2	10125 WHITTWOOD DR	\$53,000,000	2004		11/14/2014	22,068	86,484	17.24
<input checked="" type="checkbox"/>	3	12090 CARSON ST	\$22,170,500	1987		04/20/2015	19,438	61,426	17.25
<input checked="" type="checkbox"/>	4	12130 CARSON ST	\$22,170,500	1987		04/20/2015	23,400	71,559	17.28
<input checked="" type="checkbox"/>	5	15610 WHITTWOOD LN	\$53,000,000	2005		11/14/2014	24,378	56,259	17.39
<input checked="" type="checkbox"/>	6	2112 S HACIENDA BLVD	\$6,500,000	1973		09/18/2014	25,582	92,977	18.55
<input checked="" type="checkbox"/>	7	14510 BALDWIN PARK TOWNE CTR	\$12,800,000	1987		11/17/2014	24,340	49,617	19.6
<input checked="" type="checkbox"/>	8	2700 E WORKMAN AVE	\$69,900,000	1978		11/14/2014	24,836	31,518	23.67

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4373 S VERMONT AVE, LOS ANGELES, CA 90037-2411**8 Comparable(s) Selected.**

Report Date: 06/09/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$5,100,000	\$69,900,000	\$30,580,125
Bldg/Living Area	22,500	19,438	25,582	23,215
Price/Sqft	\$0.00	\$235.28	\$2,814.46	\$1,311.69
Year Built	1967	1973	2005	1987
Lot Area	53,436	31,225	92,977	60,133
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$2,672,159	\$1,131,078	\$9,938,918	\$4,460,857
Distance From Subject	0.00	5.90	23.67	17.11

* = user supplied for search only

Comp #:	1	Distance From Subject: 5.9 (miles)	
Address:	6150 W SLAUSON AVE, CULVER CITY, CA 90230-6412		
Owner Name:	CULVER CITY MALL LLC		
Seller Name:	J C PENNEY PROPERTIES INC		
APN:	4134-002-004	Map Reference:	50-C4 /
County:	LOS ANGELES, CA	Census Tract:	7030.01
Subdivision:	29270	Zoning:	CCC3*
Rec Date:	02/04/2015	Prior Rec Date:	
Sale Date:	02/03/2015	Prior Sale Date:	
Sale Price:	\$5,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	125449	Acres:	0.72
1st Mtg Amt:		Lot Area:	31,225
Total Value:	\$1,131,078	# of Stories:	
Land Use:	SHOPPING CENTER	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 17.24 (miles)	
Address:	10125 WHITTWOOD DR, WHITTIER, CA 90603-2314		
Owner Name:	BRE DDR BR WHITTWOOD CA LLC		
Seller Name:	COLE MT WHITTIER CA LP		
APN:	8230-028-053	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	5034.02
Subdivision:	54297	Zoning:	
Rec Date:	11/14/2014	Prior Rec Date:	08/31/2010
Sale Date:	10/17/2014	Prior Sale Date:	08/27/2010
Sale Price:	\$53,000,000	Prior Sale Price:	\$83,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1216826	Acres:	1.99
1st Mtg Amt:		Lot Area:	86,484
Total Value:	\$5,957,202	# of Stories:	
Land Use:	SHOPPING CENTER	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 17.25 (miles)	
Address:	12090 CARSON ST, HAWAIIAN GARDENS, CA 90716-1142		
Owner Name:	HAWAIIAN GARDENS LAKEWOOD RETA		
Seller Name:	HPE HAWAIIAN GARDENS RETAIL LL		
APN:	7068-008-047	Map Reference:	81-B4 /
County:	LOS ANGELES, CA	Census Tract:	5552.11
Subdivision:		Zoning:	H G C 4
Rec Date:	04/20/2015	Prior Rec Date:	03/07/2012
Sale Date:	04/15/2015	Prior Sale Date:	03/02/2012
Sale Price:	\$22,170,500	Prior Sale Price:	\$11,650,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	435408	Acres:	1.41
1st Mtg Amt:	\$22,475,000	Lot Area:	61,426
Total Value:	\$3,073,891	# of Stories:	
Land Use:	SHOPPING CENTER	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 17.28 (miles)	
Address:	12130 CARSON ST, HAWAIIAN GARDENS, CA 90716-1172		
Owner Name:	HAWAIIAN GARDENS LAKEWOOD RETA		
Seller Name:	HPE HAWAIIAN GARDENS RETAIL LL		
APN:	7068-008-045	Map Reference:	81-B4 /
County:	LOS ANGELES, CA	Census Tract:	5552.11
Subdivision:		Zoning:	H G C 4
Rec Date:	04/20/2015	Prior Rec Date:	03/07/2012
Sale Date:	04/15/2015	Prior Sale Date:	03/02/2012
Sale Price:	\$22,170,500	Prior Sale Price:	\$11,650,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	435408	Acres:	1.64
1st Mtg Amt:	\$22,475,000	Lot Area:	71,559
Total Value:	\$3,586,207	# of Stories:	
Land Use:	SHOPPING CENTER	Park Area/Cap#:	/

Comp #: **5** Distance From Subject: **17.39 (miles)**
 Address: **15610 WHITTWOOD LN, WHITTIER, CA 90603-2324**
 Owner Name: **BRE DDR BR WHITTWOOD CA LLC**
 Seller Name: **COLE MT WHITTIER CA LP**
 APN: **8230-028-061** Map Reference: **/** Building Area: **24,378**
 County: **LOS ANGELES, CA** Census Tract: **5034.02** Total Rooms/Offices:
 Subdivision: **54297** Zoning: Total Restrooms:
 Rec Date: **11/14/2014** Prior Rec Date: **08/31/2010** Yr Built/Eff: **2005 /**
 Sale Date: **10/17/2014** Prior Sale Date: **08/27/2010** Air Cond: **YES**
 Sale Price: **\$53,000,000** Prior Sale Price: **\$83,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1216826** Acres: **1.29**
 1st Mtg Amt: Lot Area: **56,259**
 Total Value: **\$5,957,202** # of Stories:
 Land Use: **SHOPPING CENTER** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **18.55 (miles)**
 Address: **2112 S HACIENDA BLVD, HACIENDA HEIGHTS, CA 91745-4242**
 Owner Name: **SLX PROPERTY LLC**
 Seller Name: **SAM JOSE P**
 APN: **8204-001-005** Map Reference: **85-E3 /** Building Area: **25,582**
 County: **LOS ANGELES, CA** Census Tract: **4086.25** Total Rooms/Offices:
 Subdivision: **3193** Zoning: **LCC3BE*** Total Restrooms:
 Rec Date: **09/18/2014** Prior Rec Date: **09/10/1987** Yr Built/Eff: **1973 / 1974**
 Sale Date: **09/15/2014** Prior Sale Date: **06/1987** Air Cond: **NONE**
 Sale Price: **\$6,500,000** Prior Sale Price: **\$2,410,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **TAR & GRAVEL**
 Document #: **989317** Acres: **2.13**
 1st Mtg Amt: Lot Area: **92,977**
 Total Value: **\$4,028,591** # of Stories: **1.00**
 Land Use: **SHOPPING CENTER** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **19.6 (miles)**
 Address: **14510 BALDWIN PARK TOWNE CTR, BALDWIN PARK, CA 91706-5549**
 Owner Name: **GERSHMAN BALDWIN LLC**
 Seller Name: **BALDWIN PARK PLAZA II LP**
 APN: **8460-020-048** Map Reference: **/** Building Area: **24,340**
 County: **LOS ANGELES, CA** Census Tract: **4052.03** Total Rooms/Offices:
 Subdivision: **EL MONTE WALNUT PLACE** Zoning: **BPC2*** Total Restrooms:
 Rec Date: **11/17/2014** Prior Rec Date: **10/17/2011** Yr Built/Eff: **1987 / 1987**
 Sale Date: **10/28/2014** Prior Sale Date: **10/11/2011** Air Cond: **YES**
 Sale Price: **\$12,800,000** Prior Sale Price: **\$9,700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1226400** Acres: **1.14**
 1st Mtg Amt: Lot Area: **49,617**
 Total Value: **\$9,938,918** # of Stories:
 Land Use: **SHOPPING CENTER** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **23.67 (miles)**
 Address: **2700 E WORKMAN AVE, WEST COVINA, CA 91791-1628**
 Owner Name: **BRE DDR BR EASTLAND CA LLC**
 Seller Name: **COLE MT WEST COVINA CA LP**
 APN: **8451-012-027** Map Reference: **89-F6 /** Building Area: **24,836**
 County: **LOS ANGELES, CA** Census Tract: **4061.02** Total Rooms/Offices:
 Subdivision: **PHILLIPS TR** Zoning: **WCCR*** Total Restrooms:
 Rec Date: **11/14/2014** Prior Rec Date: Yr Built/Eff: **1978 / 1978**
 Sale Date: **10/17/2014** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$69,900,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1216833** Acres: **0.72**
 1st Mtg Amt: Lot Area: **31,518**
 Total Value: **\$2,013,767** # of Stories:
 Land Use: **SHOPPING CENTER** Park Area/Cap#: **/**

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **June 09, 2015**

JOB ADDRESS: **4373 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5020-025-029**

CASE#: **183967**

ORDER NO: **A-2566719**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 26, 2010**

COMPLIANCE EXPECTED DATE: **July 31, 2010**

DATE COMPLIANCE OBTAINED: **October 15, 2012**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2566719

1010601201135627

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

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

ORDER TO COMPLY

MANCHESTER MAIN CORP
11755 WILSHIRE BLVD
LOS ANGELES, CA 90025

CASE #: 183967
ORDER #: A-2566719
EFFECTIVE DATE: July 26, 2010
COMPLIANCE DATE: July 31, 2010

PROPERTY OWNER OF
SITE ADDRESS: 4373 S VERMONT AVE
ASSESSORS PARCEL NO.: 5020-025-029
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: K & M RECYCLING

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.21 A.18. of the Los Angeles Municipal Code, Recycling Centers and Facilities.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on April 21, 2010 and billed on invoice # 487953.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 11, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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.

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.



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

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. 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. 18 L.A.M.C.

REVOCAION 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. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

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. 16.

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. 8(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 then 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 err 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.

NON-COMPLIANCE FEE WARNING:

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.

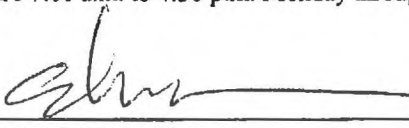
NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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.



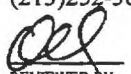
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If you have any questions or require any additional information please feel free to contact me at (213)252-3044.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: July 12, 2010

CLAUDE NUCKOLS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044


REVIEWED BY

HRH

JUL 20 2010

On _____ the
undersigned mailed this notice by
Date
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll

Signature



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