

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

July 22, 2015

Council District: #15

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

JOB ADDRESS: **678 WEST 6TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7451-029-013**

On December 19, 2011, 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: **678 West 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.

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 February 09, 2010 and September 20, 2011, 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	\$ 812.00
System Development Surcharge	48.72
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	696.14
Title Report fee	42.00
Grand Total	\$ 3,523.86

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 **\$3,523.86** 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 **\$3,523.86** 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. T11519
Dated as of: 05/21/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7451-029-013

Property Address: 678 W 6TH ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Wolfgang Schleicher and Stephanie M. Schleicher, husband and wife as joint tenants

Grantor : Walter F. Schleicher and Anneliese Schleicher, husband and wife

Deed Date : 1/28/1993

Recorded : 4/20/1993

Instr No. : 93-726279

MAILING ADDRESS: Wolfgang Schleicher and Stephanie M. Schleicher,
 22105 Newkirk Avenue, Carson, CA 90745

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 15 in Block 9 of Arcadia Park Tract, as per map recorded in Book 3 Page 83 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 7451-029-013

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 : \$89,933.00

Dated : 1/28/1993

Trustor : Wolfgang Schleicher and Stephanie M. Schleicher

Trustee : Provident Title Company, a California Corporation

Beneficiary : Walter F. Schleicher and Anneliese Schleicher

Recorded : 4/20/1993

Instr No. : 93-726280

MAILING ADDRESS: Walter F. Schleicher and Anneliese Schleicher,
 410 Susana Avenue, Redondo Beach, CA 90277

MAILING ADDRESS: Provident Title Company, a California Corporation –None Shown

RECORDING REQUESTED BY

93- 726279

AND WHEN REQUIRED TO MAIL THIS DEED AND UNLESS
THE DOWRY SHOWN BELOW MAIL TAX STATEMENTS TO

Mr. & Mrs. Wolfgang
22105 Newkirk Avenue
Carson, Ca. 90745

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. 8 A.M. APR 20 1993
PAST

FEE \$8 M
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS FORM FURNISHED BY PROVIDENT TITLE COMPANY

Title Order No
Escrow or Loan No

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 22.00

CITY TAX \$ 90.00

- ☐ computed on full value of property conveyed, or
☒ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area ☐ City of _____ and

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged.

WALTER F. SCHLEICHER AND ANNELEISE SCHLEICHER, HUSBAND AND WIFE

hereby GRANT(S) TO WOLFGANG SCHLEICHER AND STEPHANIE M. SCHLEICHER, HUSBAND
AND WIFE AS JOINT TENANTS

the following described real property in the CITY OF LOS ANGELES
County of LOS ANGELES State of California

Lot 15 in Block 9 of Arcadia Park Tract, as per map recorded in book 3
page 83 of Maps, in the office of the county recorder of said county

SUBJECT TO:

1. All general and special taxes for fiscal year 1993-1994, a lien not yet
not payable.
2. Covenants, conditions, restrictions, reservations, rights, rights of
way and easements, now of record if any.

Witness my hand and seal this January 28, 1993

Walter F. Schleicher

Walter F. Schleicher

Anneliese Schleicher

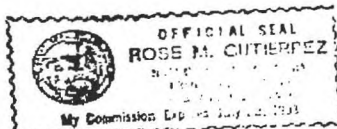
Anneliese Schleicher

Acknowledgement

State of **CALIFORNIA**

County of **LOS ANGELES**

SS



93- 726279

On **3/10/93**
A NOTARY PUBLIC
personally appeared

before me **ROSE M. GUTIERREZ**

WALTER F. SCHLEICHER AND ANNELEISE SCHLEICHER

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 as 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

Rose M. Gutierrez

RECORDING REQUESTED BY

93- 726280

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

4 MIN. 8 A.M. APR 20 1993

FEE \$13

M

2

Mr. & Mrs. Walter Schleicher
410 Susana Avenue
Redondo Beach, Ca. 90277

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

THIS FORM FURNISHED BY PROVIDENT TITLE COMPANY

Title No.

Escrow No.

This Deed of Trust, made this 28th day of January, 1993, between

WOLFGANG SCHLEICHER AND STEPHANIE M. SCHLEICHER, HUSBAND AND WIFE, herein called Trustor,
whose address is 678 West 6th St., San Pedro, California 90731PROVIDENT TITLE COMPANY, A California corporation, herein called Trustee, and WALTER F. SCHLEICHER,
AND ANNELEISE SCHLEICHER, HUSBAND AND WIFE as joint tenantsherein called Beneficiary,
Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE,
that property in LOS ANGELES County, California, described as:Lot 15 in Block 9 of Arcadia Park Tract, as per map recorded in book 3
page 83 of Maps, in the office of the county recorder of said county.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. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$89,933.00, executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14) inclusive of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the 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, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Imperial	1091	501	Modoc	184	851	San Francisco	A332	905
Alpine	1	250	Inyo	147	598	Monterey	52	429	San Joaquin	2470	311
Amador	104	348	Kern	2427	60	Napa	2194	538	San Luis Obispo	1151	12
Butte	1145	1	Kings	792	833	Nevada	639	186	San Mateo	4078	420
Calaveras	145	152	Lake	362	39	Orange	305	320	San Diego	1878	860
Colusa	298	617	Lassen	171	471	Pacer	5889	611	San Diego	5336	341
Contra Costa	3978	47	Los Angeles	12055	899	Pumas	895	301	San Diego	1431	494
Del Norte	78	414	Madison	810	170	Riverside	151	5	Shasta	584	528
El Dorado	568	456	Marietta	1808	339	Riverside	3005	523	San Diego	Series 2 Book 1861	
Fresno	4626	572	Mariposa	77	292	Sacramento	4331	62	San Diego	Page 183887	
Glenn	422	154	Merced	579	630	San Benito	271	343	Sierra	29	336
Humboldt	657	527	Merced	1547	538	San Bernardino	5567	61	Siskiyou	468	181

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length, that he will observe and perform said provisions, and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

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.

STATE OF CALIFORNIA

SS

Signature of Trustor

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Wolfgang Schleicher

Stephanie M. Schleicher

Stephanie M. Schleicher

personally known to me or proved to me on the basis of satisfactory evidence to be the person _____ whose name subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal

Signature _____

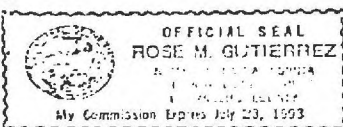
(This area for official notarial seal)

Acknowledgement

State of **CALIFORNIA**

County of **LOS ANGELES**

SS.



93- 726280

(This area for official seal)

On **3/10/93**
A **NOTARY PUBLIC**

Before me, **ROSE M. GUTIERREZ**

personally appeared

WOLFGANG SCHLEICHER AND STEPHANIE M. SCHLEICHER

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 he/she/they sign(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

Rose M. Gutierrez

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **678 WEST 6TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7451-029-013**

Date: **July 22, 2015**

Last Full Title: **05/21/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). WOLFGANG AND STEPHANIE SCHLEICHER
22105 NEWKIRK AVE.
CARSON, CA 90745

CAPACITY: OWNERS

- 2). WALTER AND ANNELIESE SCHLEICHER
410 SUSANA AVE.
REDONDO BEACH, CA 90277

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
678 W 6TH ST, SAN PEDRO, CA 90731-2524



Owner Information

Owner Name: **SCHLEICHER WOLFGANG & STEPHANIE M**
 Mailing Address: **22105 NEWKIRK AVE, CARSON CA 90745-3335 C021**
 Vesting Codes: **HW / /**

Location Information

Legal Description:	ARCADIA PARK TRACT LOT 15	APN:	7451-029-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2966.00 / 2	Subdivision:	ARCADIA PARK TR
Township-Range-Sect:		Map Reference:	78-F3 /
Legal Book/Page:		Tract #:	
Legal Lot:	15	School District:	LOS ANGELES
Legal Block:	9	School District Name:	
Market Area:	189	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/20/1993 /	Deed Type:	GRANT DEED
Sale Price:	\$20,000	1st Mtg Document #:	
Document #:	726279		

Last Market Sale Information

Recording/Sale Date:	09/02/1983 /	1st Mtg Amount/Type:	\$63,000 / CONV
Sale Price:	\$135,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1027918	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$101.89
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	BROCKLESBY CLARENCE W		

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:	1947 / 1947	Total Rooms/Offices		Garage Area:	
Gross Area:	1,325	Total Restrooms:		Garage Capacity:	
Building Area:	1,325	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:	CONCRETE	Air Cond:	
# of Stories:	1.00	Foundation:	STUCCO	Pool:	
Other Improvements:		Exterior wall:		Quality:	FAIR
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.11	County Use:	AUTO SVC SHOP (2600)
Lot Area:	5,001	Lot Width/Depth:	40 x 125	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$247,475	Assessed Year:	2014	Property Tax:	\$3,195.83
Land Value:	\$233,344	Improved %:	6%	Tax Area:	13245
Improvement Value:	\$14,131	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$247,475				

Comparable Sales Report

For Property Located At

678 W 6TH ST, SAN PEDRO, CA 90731-2524



9 Comparable(s) Selected.

Report Date: 07/21/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$135,000	\$400,000	\$4,500,000	\$1,424,333
Bldg/Living Area	1,325	1,200	1,488	1,314
Price/Sqft	\$101.89	\$333.33	\$3,673.47	\$1,102.07
Year Built	1947	1942	1993	1963
Lot Area	5,001	3,364	16,199	9,361
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$247,475	\$52,747	\$492,224	\$195,141
Distance From Subject	0.00	7.78	22.01	16.41

*= user supplied for search only

Comp #: 1 Distance From Subject: 7.78 (miles)
 Address: 3063 LONG BEACH BLVD, LONG BEACH, CA 90807
 Owner Name: SABAH MOJTABA
 Seller Name: JJSMD LONG BEACH LLC
 APN: 7206-011-041 Map Reference: / Building Area: 1,250
 County: LOS ANGELES, CA Census Tract: 5722.01 Total Rooms/Offices:
 Subdivision: CROWE'S VISTA DEL MAR Zoning: LBP29 Total Restrooms:
 Rec Date: 02/13/2015 Prior Rec Date: Yr Built/Eff: 1965 / 1965
 Sale Date: 10/01/2014 Prior Sale Date: Air Cond:
 Sale Price: \$890,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 166823 Acres: 0.16
 1st Mtg Amt: Lot Area: 6,846
 Total Value: \$203,494 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 12.37 (miles)
 Address: 13622 INGLEWOOD AVE, HAWTHORNE, CA 90250-5605
 Owner Name: M & W SRA GROUP LLC
 Seller Name: DJUKIC TONA
 APN: 4043-001-027 Map Reference: 62-F1 / Building Area: 1,200
 County: LOS ANGELES, CA Census Tract: 6024.02 Total Rooms/Offices:
 Subdivision: INGLEDAL ACRES Zoning: HACM* Total Restrooms:
 Rec Date: 03/23/2015 Prior Rec Date: Yr Built/Eff: 1971 / 1971
 Sale Date: 02/19/2015 Prior Sale Date: Air Cond:
 Sale Price: \$400,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 307621 Acres: 0.12
 1st Mtg Amt: Lot Area: 5,250
 Total Value: \$52,747 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 16.35 (miles)
 Address: 301 E FLORENCE AVE, LOS ANGELES, CA 90003-2231
 Owner Name: MANHATTAN BELL LLC
 Seller Name: FLORENCE & SAN PEDRO LLC
 APN: 6011-008-030 Map Reference: / Building Area: 1,386
 County: LOS ANGELES, CA Census Tract: 2393.30 Total Rooms/Offices:
 Subdivision: Zoning: LAC2 Total Restrooms:
 Rec Date: 06/08/2015 Prior Rec Date: Yr Built/Eff: 1955 /
 Sale Date: 05/28/2015 Prior Sale Date: Air Cond:
 Sale Price: \$2,450,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 667431 Acres:
 1st Mtg Amt: Lot Area:
 Total Value: # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 16.63 (miles)
 Address: 8730 FIRESTONE BLVD, DOWNEY, CA 90241-5245
 Owner Name: SAFE HARBOR SELF STORAGE
 Seller Name: PANASITTI MIGUEL A
 APN: 6255-005-012 Map Reference: 60-C4 / Building Area: 1,250
 County: LOS ANGELES, CA Census Tract: 5513.00 Total Rooms/Offices:

Subdivision:	2707	Zoning:	DOC3*	Total Restrooms:	
Rec Date:	04/29/2015	Prior Rec Date:	06/29/1984	Yr Built/Eff:	1959 / 1959
Sale Date:	04/17/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,617,500	Prior Sale Price:	\$175,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	486503	Acres:	0.13		
1st Mtg Amt:	\$235,000	Lot Area:	5,647		
Total Value:	\$143,635	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 16.85 (miles)			
Address:	6811 SANTA FE AVE, HUNTINGTON PARK, CA 90255-3905				
Owner Name:	HERNANDEZ ALEJANDRO				
Seller Name:	TILLEY WILLIAM TRUST				
APN:	6321-024-005	Map Reference:	52-E5 /	Building Area:	1,254
County:	LOS ANGELES, CA	Census Tract:	5331.03	Total Rooms/Offices:	
Subdivision:	FOSTERS ADD	Zoning:	HPCM*	Total Restrooms:	2.00
Rec Date:	11/26/2014	Prior Rec Date:	12/30/1999	Yr Built/Eff:	1953 / 1953
Sale Date:	11/15/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1281257	Acres:	0.37		
1st Mtg Amt:		Lot Area:	16,047		
Total Value:	\$199,266	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject: 17 (miles)			
Address:	7116 OTIS AVE, BELL, CA 90201				
Owner Name:	MID-CITY LAND CO LLC				
Seller Name:	AUTUMN HOLDINGS GROUP LLC				
APN:	6325-029-030	Map Reference:	/	Building Area:	1,488
County:	LOS ANGELES, CA	Census Tract:	5336.03	Total Rooms/Offices:	
Subdivision:	GRIDER & HAMILTONS SUB	Zoning:	BLC3R*	Total Restrooms:	
Rec Date:	02/10/2015	Prior Rec Date:	02/10/2015	Yr Built/Eff:	1962 / 1965
Sale Date:	06/27/2014	Prior Sale Date:	07/26/2014	Air Cond:	
Sale Price:	\$799,000	Prior Sale Price:	\$632,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	147839	Acres:	0.33		
1st Mtg Amt:	\$640,000	Lot Area:	14,430		
Total Value:	\$208,855	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject: 17.62 (miles)			
Address:	4676 GAGE AVE, BELL, CA 90201				
Owner Name:	SADDLEBACK LAND CO LLC				
Seller Name:	APRO LLC				
APN:	6326-007-016	Map Reference:	53-D5 /	Building Area:	1,480
County:	LOS ANGELES, CA	Census Tract:	5338.03	Total Rooms/Offices:	
Subdivision:	CLUTTER & LONG	Zoning:	BLC3R-R3*	Total Restrooms:	
Rec Date:	02/25/2015	Prior Rec Date:	07/11/2014	Yr Built/Eff:	1970 / 1970
Sale Date:	02/16/2015	Prior Sale Date:	06/18/2014	Air Cond:	
Sale Price:	\$837,500	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	206130	Acres:	0.37		
1st Mtg Amt:	\$362,500	Lot Area:	16,199		
Total Value:	\$492,224	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject: 21.12 (miles)			
Address:	1425 W OLYMPIC BLVD, MONTEBELLO, CA 90640-5011				
Owner Name:	SINOHUI JESUS M				
Seller Name:	MEDRANO SERGIO & LUCILA				
APN:	6360-013-001	Map Reference:	54-D2 /	Building Area:	1,296
County:	LOS ANGELES, CA	Census Tract:	5320.02	Total Rooms/Offices:	
Subdivision:	8325	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	04/17/2015	Prior Rec Date:	12/07/1976	Yr Built/Eff:	1942 /
Sale Date:	01/06/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$825,000	Prior Sale Price:	\$75,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	431457	Acres:	0.16		
1st Mtg Amt:	\$700,000	Lot Area:	7,103		
Total Value:	\$142,828	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 22.01 (miles)			
Address:	1633 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2411				

Owner Name:	LOS DOS SIMENTOS INC		
Seller Name:	HERNANDEZ MANUEL JR & LORETTA		
APN:	5174-010-037	Map Reference:	44-F3 /
County:	LOS ANGELES, CA	Census Tract:	2035.00
Subdivision:	BROOKLYN TR	Zoning:	LAC2
Rec Date:	06/03/2015	Prior Rec Date:	01/04/1985
Sale Date:	05/12/2015	Prior Sale Date:	
Sale Price:	\$4,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	649908	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,364
Total Value:	\$118,077	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,225
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1993 / 1993
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **678 WEST 6TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7451-029-013**

Date: **July 22, 2015**

CASE#: **78108**
ORDER NO: **A-2902304**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 14, 2011**
COMPLIANCE EXPECTED DATE: **December 19, 2011**
DATE COMPLIANCE OBTAINED: **August 20, 2012**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2902304

1010509201247642

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY

WOLFGANG & STEPHANIE M SCHLEICHER
22105 NEWKIRK AVE
CARSON, CA 90745

CASE #: 78108

ORDER #: A-2902304

EFFECTIVE DATE: December 14, 2011
COMPLIANCE DATE: December 19, 2011

PROPERTY OWNER OF
SITE ADDRESS: 678 W 6TH ST
ASSESSORS PARCEL NO.: 7451-029-013
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: WALTERS REPAIR

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).

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 September 20, 2011 and billed on invoice # 530029.

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 10, 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

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.

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)2A 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:

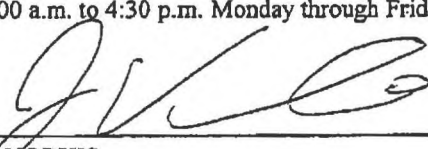
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation 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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:


JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395


REVIEWED BY

Date: December 07, 2011

HRH

DEC 07 2011

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

Signature _____