

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

September 01, 2015

Council District: # 2

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

JOB ADDRESS: 5754 NORTH WILLOW CREST AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2415-024-001

On November 17, 2012, 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: **5754 North Willow Crest 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order July 18, 2011 and October 18, 2012 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%)	3,055.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	181.96
Title Report fee	42.00
Grand Total	\$ 4,642.08

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 **\$4,642.08** 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 **\$4,642.08** 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

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. T11637
Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2415-024-001

Property Address: 5754 N WILLOW CREST AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Arcadiy Hitterer and Angela Hitterer, husband and wife as joint tenants

Grantor : Angel Trujillo and Olivia Trujillo, husband and wife as joint tenants

Deed Date : 7/18/2002

Recorded : 8/8/2002

Instr No. : 02-1857972

MAILING ADDRESS: Arcadiy Hitterer and Angela Hitterer,
317 S HOLT AVE #9 LOS ANGELES CA 90048

MAILING ADDRESS: Arcadiy Hitterer and Angela Hitterer,
377 S. Hold Ave, Los Angeles, CA 90067

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 1 of Tract No. 10048, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 145 Page(s) 9 and 10 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2415-024-001

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

OLD REPUBLIC TITLE
COMPANY
RECORDING REQUESTED BY
Old Republic Title Company

2

02-1857972

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Mr. & Mrs. Arcadiy Hitterer
377 S. HOLD AVE
LOS ANGELES, CA 90067

Title Order No. 260703816
Escrow No. 902918-SB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

80 44

DOCUMENTARY TRANSFER TAX is \$330.00 CITY TAX is \$1,350.00

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area City of Los Angeles, and

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

ANGEL TRUJILLO AND OLIVIA TRUJILLO, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to

ARCADIY HITTERER AND ANGELA HITTERER, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the city of LOS ANGELES, County of LOS ANGELES, State of California:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREIN)

A.P.N. 2415-024-001

Dated: July 18, 2002

[Handwritten Signature]

ANGEL TRUJILLO

[Handwritten Signature]

OLIVIA TRUJILLO

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On 07-22-02 before me, the undersigned, a Notary Public in and for said State, personally appeared Olivia Trujillo

Notary Stamp or Seal

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.

[Handwritten Signature]

NOTARY SIGNATURE

CAROL SUMNER
NOTARY'S NAME (typed or legibly printed)

Mail Tax Statements as Directed Above
Form provided by OLD REPUBLIC TITLE COMPANY

DOD 101

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } ss.

On 8/5/02 before me, SALLY L. BORBOA
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Angel Tejillo
Name(s) of Signer(s)

personally known to me
 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.

[Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

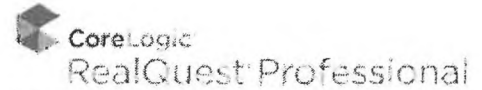
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER



Property Detail Report

For Property Located At :
5754 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601-2122



Owner Information

Owner Name: **HITTERER ARCADY & ANGELA**
 Mailing Address: **317 S HOLT AVE #9, LOS ANGELES CA 90048-6202 C053**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 10048 LOT 1	APN:	2415-024-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1243.00 / 2	Subdivision:	10048
Township-Range-Sect:		Map Reference:	16-F6 /
Legal Book/Page:	145-9	Tract #:	10048
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NHO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/08/2002 / 07/18/2002	1st Mtg Amount/Type:	\$195,000 / PRIVATE PARTY
Sale Price:	\$300,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1857973
Document #:	1857972	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$177.10
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:			
Seller Name:	TRUJILLO ANGEL & OLIVIA		

Prior Sale Information

Prior Rec/Sale Date:	01/27/1993 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	166137	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Year Built / Eff:	1966 / 1966	Total Rooms/Offices		Garage Area:	
Gross Area:	1,694	Total Restrooms:		Garage Capacity:	
Building Area:	1,694	Roof Type:		Parking Spaces:	10
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:	FRAME	Air Cond:	YES
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	AVERAGE

Site Information

Zoning:	LACR	Acres:	0.20	County Use:	STORES (1100)
Lot Area:	8,771	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$361,517	Assessed Year:	2015	Property Tax:	\$4,590.47
Land Value:	\$198,835	Improved %:	45%	Tax Area:	42
Improvement Value:	\$162,682	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$361,517				

Comparable Sales Report

For Property Located At

**5754 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601-2122****20 Comparable(s) Selected.**

Report Date: 08/31/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$300,000	\$265,000	\$3,080,000	\$1,031,400
Bldg/Living Area	1,694	1,479	1,875	1,630
Price/Sqft	\$177.10	\$145.76	\$1,889.57	\$637.77
Year Built	1966	1920	2007	1957
Lot Area	8,771	2,246	103,159	14,176
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$361,517	\$37,078	\$3,080,000	\$634,104
Distance From Subject	0.00	0.92	11.74	8.81

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.92 (miles)
Address:	3309 W BURBANK BLVD, BURBANK, CA 91505-2231				
Owner Name:	ARKA REAL LLC				
Seller Name:	3309 BURBANK BLVD LLC				
APN:	2437-027-005	Map Reference:	17-A6 /	Building Area:	1,875
County:	LOS ANGELES, CA	Census Tract:	3113.00	Total Rooms/Offices:	
Subdivision:	871	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	08/25/2015	Prior Rec Date:	12/07/1993	Yr Built/Eff:	1947 / 1947
Sale Date:	06/10/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$575,000	Prior Sale Price:	\$250,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1047125	Acres:	0.07		
1st Mtg Amt:		Lot Area:	2,995		
Total Value:	\$353,540	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	1.81 (miles)
Address:	2112 W MAGNOLIA BLVD, BURBANK, CA 91506-1732				
Owner Name:	MELTON STEVEN B TRUST				
Seller Name:	NIELLA ALEXANDER				
APN:	2447-007-005	Map Reference:	24-C1 /	Building Area:	1,500
County:	LOS ANGELES, CA	Census Tract:	3108.00	Total Rooms/Offices:	
Subdivision:	6566	Zoning:	BUC3YY	Total Restrooms:	2.00
Rec Date:	02/27/2015	Prior Rec Date:	06/22/2011	Yr Built/Eff:	1946 / 1946
Sale Date:	02/20/2015	Prior Sale Date:	06/06/2011	Air Cond:	NONE
Sale Price:	\$575,000	Prior Sale Price:	\$380,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	217668	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,501		
Total Value:	\$405,077	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	2.33 (miles)
Address:	1208 W MAGNOLIA BLVD, BURBANK, CA 91506-1830				
Owner Name:	NOVAPRIL LLC				
Seller Name:	MANNING N B & B B TRUST				
APN:	2446-004-007	Map Reference:	24-C1 /	Building Area:	1,650
County:	LOS ANGELES, CA	Census Tract:	3108.00	Total Rooms/Offices:	
Subdivision:	7104	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	12/26/2014	Prior Rec Date:	07/31/1967	Yr Built/Eff:	1946 / 1947
Sale Date:	10/30/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$615,000	Prior Sale Price:	\$16,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1410356	Acres:	0.07		
1st Mtg Amt:	\$553,500	Lot Area:	2,864		
Total Value:	\$615,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	5.84 (miles)
Address:	8941 WOODMAN AVE, ARLETA, CA 91331-6402				
Owner Name:	MASSACHI SIMON S/MASSACHI JAKLIN Y				
Seller Name:	BURNS FAMILY TRUST				
APN:	2639-039-016	Map Reference:	8-E6 /	Building Area:	1,818
County:	LOS ANGELES, CA	Census Tract:	1199.00	Total Rooms/Offices:	
Subdivision:	15442	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/05/2015	Prior Rec Date:		Yr Built/Eff:	1956 / 1956
Sale Date:	07/28/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$265,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	952068	Acres:	0.10		
1st Mtg Amt:		Lot Area:	4,328		
Total Value:	\$47,689	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 7.74 (miles)	
Address:	117 S WESTERN AVE, LOS ANGELES, CA 90004-4101		
Owner Name:	GUNAVEDI PASANA/TANTISUKAROM PRATOMPONGSE		
Seller Name:	CHUNG GERALD B & CHRIS B		
APN:	5517-002-005	Map Reference:	34-E6 /
County:	LOS ANGELES, CA	Census Tract:	2115.00
Subdivision:	684	Zoning:	LAC2
Rec Date:	02/27/2015	Prior Rec Date:	11/08/2002
Sale Date:	02/25/2015	Prior Sale Date:	11/05/2002
Sale Price:	\$540,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	216593	Acres:	0.07
1st Mtg Amt:	\$277,850	Lot Area:	3,000
Total Value:	\$590,713	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	1,500	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1920 / 1920
Air Cond:	NONE	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	6	Distance From Subject: 8.33 (miles)	
Address:	1155 S ROBERTSON BLVD, LOS ANGELES, CA 90035-1403		
Owner Name:	WOVA LLC		
Seller Name:	1155 SOUTH ROBERTSON LLC		
APN:	4332-014-021	Map Reference:	42-D2 /
County:	LOS ANGELES, CA	Census Tract:	2170.01
Subdivision:	8440	Zoning:	LAC2
Rec Date:	03/27/2015	Prior Rec Date:	
Sale Date:	03/24/2015	Prior Sale Date:	
Sale Price:	\$1,900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	335570	Acres:	0.06
1st Mtg Amt:	\$760,000	Lot Area:	2,539
Total Value:	\$376,121	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	1,742	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1935 / 1950
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject: 8.33 (miles)	
Address:	1157 S ROBERTSON BLVD, LOS ANGELES, CA 90035-1403		
Owner Name:	WOVA LLC		
Seller Name:	1155 SOUTH ROBERTSON LLC		
APN:	4332-014-020	Map Reference:	42-D2 /
County:	LOS ANGELES, CA	Census Tract:	2170.01
Subdivision:	8440	Zoning:	LAC2
Rec Date:	03/27/2015	Prior Rec Date:	01/31/2001
Sale Date:	03/24/2015	Prior Sale Date:	01/26/2001
Sale Price:	\$1,900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	335570	Acres:	0.06
1st Mtg Amt:	\$760,000	Lot Area:	2,540
Total Value:	\$376,121	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	1,500	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1935 / 1950
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	8	Distance From Subject: 8.48 (miles)	
Address:	8568 W PICO BLVD, LOS ANGELES, CA 90035-2410		
Owner Name:	8568 PICO LLC		
Seller Name:	BIROV FAMILY TRUST		
APN:	4303-035-028	Map Reference:	42-E3 /
County:	LOS ANGELES, CA	Census Tract:	2170.02
Subdivision:	7385	Zoning:	LAC4
Rec Date:	05/13/2015	Prior Rec Date:	05/14/2007
Sale Date:	05/01/2015	Prior Sale Date:	03/07/2007
Sale Price:	\$885,000	Prior Sale Price:	\$900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	551733	Acres:	0.06
1st Mtg Amt:	\$575,250	Lot Area:	2,776
Total Value:	\$1,003,283	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	1,762	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1938 / 1938
Air Cond:	NONE	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #: 9 Distance From Subject: 9.47 (miles)
 Address: 2361 S ROBERTSON BLVD, LOS ANGELES, CA 90034
 Owner Name: WIRELESS RUSH INC
 Seller Name: REEL BARBARA TRUST
 APN: 4302-011-020 Map Reference: 42-D4 / Building Area: 1,575
 County: LOS ANGELES, CA Census Tract: 2695.00 Total Rooms/Offices:
 Subdivision: 7604 Zoning: LAC2 Total Restrooms:
 Rec Date: 03/24/2015 Prior Rec Date: 06/25/1976 Yr Built/Eff: 1969 / 1969
 Sale Date: 03/20/2015 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,100,000 Prior Sale Price: \$18,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 316438 Acres: 0.06
 1st Mtg Amt: \$935,000 Lot Area: 2,500
 Total Value: \$496,422 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 9.9 (miles)
 Address: 5408 W ADAMS BLVD, LOS ANGELES, CA 90016-2604
 Owner Name: ROSS MICHAEL L
 Seller Name: ARTEAGA CONRADO JR
 APN: 5043-008-020 Map Reference: 42-F5 / Building Area: 1,575
 County: LOS ANGELES, CA Census Tract: 2199.01 Total Rooms/Offices:
 Subdivision: 6606 Zoning: LAC2 Total Restrooms:
 Rec Date: 05/08/2015 Prior Rec Date: 02/15/2006 Yr Built/Eff: 1956 / 1956
 Sale Date: 04/23/2015 Prior Sale Date: 12/09/2005 Air Cond: NONE
 Sale Price: \$383,000 Prior Sale Price: \$440,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 537702 Acres: 0.06
 1st Mtg Amt: Lot Area: 2,542
 Total Value: \$337,512 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 10.09 (miles)
 Address: 8582 WASHINGTON BLVD, CULVER CITY, CA 90232-7463
 Owner Name: CROSETTI RONALD L
 Seller Name: ZISNER BENJAMIN S
 APN: 4205-018-002 Map Reference: 42-D5 / Building Area: 1,680
 County: LOS ANGELES, CA Census Tract: 7024.00 Total Rooms/Offices:
 Subdivision: 556 Zoning: CCC3YY Total Restrooms:
 Rec Date: 02/20/2015 Prior Rec Date: 12/10/1970 Yr Built/Eff: 1926 / 1950
 Sale Date: 02/03/2015 Prior Sale Date: Air Cond: NONE
 Sale Price: \$975,000 Prior Sale Price: \$16,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 187928 Acres: 0.05
 1st Mtg Amt: Lot Area: 2,246
 Total Value: \$81,958 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 12 Distance From Subject: 10.1 (miles)
 Address: 18514 SHERMAN WAY, RESEDA, CA 91335-4212
 Owner Name: SK SHERMAN WAY HOLDINGS GROUP
 Seller Name: SMITH DENNIS D
 APN: 2126-007-007 Map Reference: 14-C3 / Building Area: 1,500
 County: LOS ANGELES, CA Census Tract: 1310.20 Total Rooms/Offices:
 Subdivision: MARIAN Zoning: LAC2 Total Restrooms:
 Rec Date: 07/31/2015 Prior Rec Date: Yr Built/Eff: 1923 / 1923
 Sale Date: 06/12/2015 Prior Sale Date: Air Cond: NONE
 Sale Price: \$625,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 933557 Acres: 0.09
 1st Mtg Amt: \$406,250 Lot Area: 3,750
 Total Value: \$40,135 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #:	13			Distance From Subject:	10.92 (miles)
Address:	17714 CHATSWORTH ST, GRANADA HILLS, CA 91344-5603				
Owner Name:	POGHARIAN VAHAN & NAZIK				
Seller Name:	KARRAA ANTON & JANE M				
APN:	2733-006-009	Map Reference:	7-D2 /	Building Area:	1,625
County:	LOS ANGELES, CA	Census Tract:	1113.01	Total Rooms/Offices:	
Subdivision:	9317	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/17/2015	Prior Rec Date:	07/30/2004	Yr Built/Eff:	1971 / 1971
Sale Date:	03/06/2015	Prior Sale Date:	07/19/2004	Air Cond:	YES
Sale Price:	\$600,000	Prior Sale Price:	\$387,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	427240	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,249		
Total Value:	\$437,160	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	14			Distance From Subject:	11.58 (miles)
Address:	810 E 7TH ST, LOS ANGELES, CA 90021-1406				
Owner Name:	908 EAST 7TH STREET LLC				
Seller Name:	SARGSYAN ARMEN				
APN:	5146-031-025	Map Reference:	44-D4 /	Building Area:	1,690
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	WILDE & STRONG	Zoning:	LAM2	Total Restrooms:	
Rec Date:	12/30/2014	Prior Rec Date:	01/20/2005	Yr Built/Eff:	1961 / 1961
Sale Date:	12/01/2014	Prior Sale Date:	01/03/2005	Air Cond:	NONE
Sale Price:	\$425,000	Prior Sale Price:	\$200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1421320	Acres:	0.07		
1st Mtg Amt:	\$297,000	Lot Area:	2,928		
Total Value:	\$425,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	15			Distance From Subject:	11.72 (miles)
Address:	3049 LINCOLN AVE, ALTADENA, CA 91001-4534				
Owner Name:	CROSS LESLIE C				
Seller Name:	SZKIBA ELIZABETH TRUST				
APN:	5829-024-021	Map Reference:	19-F4 /	Building Area:	1,741
County:	LOS ANGELES, CA	Census Tract:	4603.02	Total Rooms/Offices:	
Subdivision:	6489	Zoning:	LCC2YY	Total Restrooms:	
Rec Date:	08/11/2015	Prior Rec Date:	03/30/1998	Yr Built/Eff:	1949 / 1949
Sale Date:	07/31/2015	Prior Sale Date:	03/26/1998	Air Cond:	NONE
Sale Price:	\$550,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	981368	Acres:	0.07		
1st Mtg Amt:	\$425,000	Lot Area:	2,956		
Total Value:	\$37,078	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16			Distance From Subject:	11.72 (miles)
Address:	3053 LINCOLN AVE, ALTADENA, CA 91001-4534				
Owner Name:	CROSS LESLIE C				
Seller Name:	SZKIBA ELIZABETH TRUST				
APN:	5829-024-020	Map Reference:	19-F4 /	Building Area:	1,479
County:	LOS ANGELES, CA	Census Tract:	4603.02	Total Rooms/Offices:	
Subdivision:	6489	Zoning:	LCC2YY	Total Restrooms:	
Rec Date:	08/11/2015	Prior Rec Date:	06/06/1968	Yr Built/Eff:	1946 / 1946
Sale Date:	07/31/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$550,000	Prior Sale Price:	\$20,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	981368	Acres:	0.08		
1st Mtg Amt:	\$425,000	Lot Area:	3,469		
Total Value:	\$39,321	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #: 17 Distance From Subject: 11.72 (miles)
 Address: 1016 TOWNE AVE 109, LOS ANGELES, CA 90021-2078
 Owner Name: 109 TOWNE LLC
 Seller Name: PARK BRIAN H & C M TRUST
 APN: 5132-009-029 Map Reference: / Building Area: 1,640
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: 66284 Zoning: LAM2 Total Restrooms:
 Rec Date: 07/01/2015 Prior Rec Date: 04/29/2008 Yr Built/Eff: 2007 / 2007
 Sale Date: 06/26/2015 Prior Sale Date: 03/07/2008 Air Cond: NONE
 Sale Price: \$2,200,000 Prior Sale Price: \$2,000,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 789960 Acres: 1.02
 1st Mtg Amt: \$1,760,000 Lot Area: 44,391
 Total Value: \$2,006,595 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 11.72 (miles)
 Address: 1016 TOWNE AVE 107, LOS ANGELES, CA 90021-2078
 Owner Name: SH LIMITED LLC
 Seller Name: YI CHONG C & SONG K
 APN: 5132-009-027 Map Reference: / Building Area: 1,630
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: 66284 Zoning: LAM2 Total Restrooms:
 Rec Date: 12/02/2014 Prior Rec Date: 11/26/2008 Yr Built/Eff: 2007 / 2007
 Sale Date: 11/25/2014 Prior Sale Date: 10/20/2008 Air Cond: NONE
 Sale Price: \$3,080,000 Prior Sale Price: \$2,600,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1295464 Acres: 1.02
 1st Mtg Amt: \$1,848,000 Lot Area: 44,391
 Total Value: \$3,080,000 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 11.72 (miles)
 Address: 1016 TOWNE AVE 117, LOS ANGELES, CA 90021-2098
 Owner Name: SPECIAL A INVESTMENT LLC
 Seller Name: JW INVESTMENT LLC
 APN: 5132-009-037 Map Reference: / Building Area: 1,560
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: 66284 Zoning: LAM2 Total Restrooms:
 Rec Date: 06/19/2015 Prior Rec Date: Yr Built/Eff: 2007 / 2007
 Sale Date: 06/03/2015 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,550,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 733918 Acres: 1.02
 1st Mtg Amt: \$2,167,000 Lot Area: 44,391
 Total Value: \$1,605,354 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 11.74 (miles)
 Address: 1458 S SAN PEDRO ST 320, LOS ANGELES, CA 90015-3150
 Owner Name: YUN YEU H
 Seller Name: BBCN BK
 APN: 5132-027-224 Map Reference: / Building Area: 1,561
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: 60346 Zoning: LAM2 Total Restrooms: 1.00
 Rec Date: 05/19/2015 Prior Rec Date: 02/03/2009 Yr Built/Eff: 2007 / 2008
 Sale Date: 03/26/2015 Prior Sale Date: 01/30/2009 Air Cond: NONE
 Sale Price: \$335,000 Prior Sale Price: \$661,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 578414 Acres: 2.37
 1st Mtg Amt: \$284,700 Lot Area: 103,159
 Total Value: \$328,000 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **September 01, 2015**

JOB ADDRESS: **5754 NORTH WILLOW CREST AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2415-024-001**

CASE#: **423935**

ORDER NO: **A-2810862**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 18, 2011**

COMPLIANCE EXPECTED DATE: **August 17, 2011**

DATE COMPLIANCE OBTAINED: **August 17, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2810862

NON-COMPLIANCE FEE WARNING:

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.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3033. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Joe Paradiso

Date: July 14, 2011

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

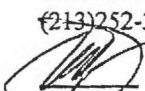

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: FELIPE PENICHE

Date: September 01, 2015

JOB ADDRESS: 5754 NORTH WILLOW CREST AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2415-024-001

CASE#: 481594

ORDER NO: A-3128230

EFFECTIVE DATE OF ORDER TO COMPLY: October 18, 2012

COMPLIANCE EXPECTED DATE: November 17, 2012

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3128230

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

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 AND NOTICE OF FEE

ARCADIY AND ANGELA HITTERER
317 S HOLT AVE UNIT 9
LOS ANGELES, CA 90048-6202

OCT 17 2012

EG

CASE #: 481594
ORDER #: A-3128230
EFFECTIVE DATE: October 18, 2012
COMPLIANCE DATE: November 17, 2012

OWNER OF
SITE ADDRESS: 5754 N WILLOW CREST AVE
ASSESSORS PARCEL NO.: 2415-024-001
ZONE: CR; Limited Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Remove all trash and debris from the property, pallets, boards etc.

NON-COMPLIANCE FEE WARNING:

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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.



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

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**.

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APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3033. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Joe Paradiso

Date: October 15, 2012

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

MK
REVIEWED BY