

16
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 11, 2014

Council District: # 15

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

JOB ADDRESS: **611 WEST BATTERY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7445-008-016**

On November 9, 2011, 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: **611 West Battery 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, pursuant to Section 98.0421, the property owner was issued an order September 28, 2011 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>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Accumulated Interest (1%/month)	728.34
Title Report fee	42.00
Grand Total	\$ 3,941.90

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 **\$3,941.90** 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 **\$3,941.90** 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. T10278
Dated as of: 05/15/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7445-008-016

Property Address: 611 W BATTERY ST



City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: RONALD COLEMAN IRVIN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, STEVEN LEROY IRVIN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AND STALEY RAY IRVIN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, ALL AS TENANTS IN COMMON

Grantee: IRVIN PROPERTIES, LLC

Instrument: 20121615437

Book/Page: N/A

Dated: 10/09/2012

Recorded: 10/24/2012

**Mailing Address: IRVIN PROPERTIES, LLC
611 W BATTERY ST. LOS ANGELES, CA 90731**

**Mailing Address: Ronald Coleman Irvin (Irvin Properties, LLC)
78365 Highway 111, #34, La Quinta, Ca 92253**

SCHEDULE B

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 6 TO 12 INCLUSIVE IN BLOCK 3 OF TRACT NO. 2641, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF THE LAND AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 546 IN BOOK D-3344 PAGE 695 OF OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A BEARING AND LENGTH OF "NORTH 02° 00' 00" EAST 50.02 FEET".

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. T10278

SCHEDULE B (Continued)

Type of Instrument JUDGMENT

Comments: NONE FOUND OF RECORDS

Type of Instrument NOTICE OF PENDING LIEN

Comments: DATED: 02/21/2013

RECORDED: 03/08/2013

INSTRUMENT: 20130356031

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES
DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

RECORDING REQUESTED BY:
Aaron Charles Gregg,
Attorney at Law

AND WHEN RECORDED MAIL TO:
Ronald Coleman Irvin
78365 Highway 111 #34
La Quinta, California
92253



MAIL TAX STATEMENTS TO:
Same as above.

SPACE ABOVE LINE FOR RECORDER'S USE
Documentary Transfer Tax is \$-0-*

UNDERSIGNED GRANTORS
Signature of Declarant

A.I.N.: 7445-008-016

GRANT DEED

Documentary transfer tax is NONE.

___ Unincorporated area X City of Los Angeles
Mail tax statements to: same address as above.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTORS Ronald Coleman Irvin, a married man, as his sole and separate property, Steven Leroy Irvin, a married man, as his sole and separate property, and Stanley Ray Irvin, a married man, as his sole and separate property, all as Tenants in Common, hereby GRANT TO Irvin Properties, LLC, that real property in the City of Los Angeles, County of Los Angeles, State of California, described in EXHIBIT "A" attached hereto and incorporated herein by reference.

More commonly known as:
625 Battery Street, San Pedro, California.

*This conveyance is a bona fide gift and the grantor received nothing in return, and is exempt pursuant to R&T Code Section 11911.

Dated: September 17, 2012

Ronald Coleman Irvin

Dated: October 9, 2012

Steven Leroy Irvin

Dated: October 4, 2012

Stanley Ray Irvin


NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) S.S.
COUNTY OF RIVERSIDE)

On September 17th, 2012, before me, NAYAN P. GHELANI, a Notary Public, personally appeared Ronald Coleman Irvin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

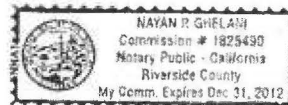
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Notary Public in and for the
State of California

(SEAL)




NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) S.S.
COUNTY OF ORANGE)

On October 9, 2012, before me, ANDY KIM, a Notary Public, personally appeared Steven Leroy Irvin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

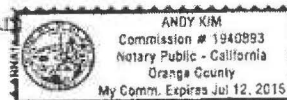
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Notary Public in and for the
State of California

(SEAL)



4

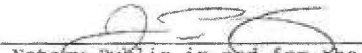
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) S.S.
COUNTY OF Orange)

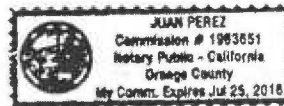
On October 4, 2012, before me, Juan Perez, a Notary Public, personally appeared Stanley Ray Irvin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal


Notary Public in and for the
State of California

(SEAL)



RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5653818)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 2641 3 10 M B 26-96

TR 2641 3 11 M B 26-96

TR 2641 3 12 M B 26-96

TR 2641 3 5 M B 26-96

TR 2641 3 7 M B 26-96

TR 2641 3 8 M B 26-96

TR 2641 3 9 M B 26-96

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7445-008-016
AKA 611 W BATTERY ST
LOS ANGELES

Owner:

Branch :PTE,User :3604

Comment:

Station Id :BJPJ

IRVIN RONALD C
PO BOX 2870
PALOS VERDES PENINSULA CA,90274

DATED: This 21st Day of February, 2013

CITY OF LOS ANGELES

By *Steve Ongele*
Steve Ongele, Bureau Chief
Resource Management Bureau

LOS ANGELES,CA
Document: N 2013.356031

Page 3 of 3

Printed on 5/20/2014 8:34:57 AM

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(certificates, copies & status reports)**Service of Process****FAQs****Contact Information****Resources**

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Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 05, 2014. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	IRVIN PROPERTIES, LLC
Entity Number:	201119910141
Date Filed:	07/07/2011
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	78365 HWY 111 #343
Entity City, State, Zip:	LA QUINTA CA 92253
Agent for Service of Process:	RONALD COLEMAN IRVIN
Agent Address:	46-398 BRADSHAW TRL
Agent City, State, Zip:	LA QUINTA CA 92253

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: September 11, 2014

JOB ADDRESS: 611 WEST BATTERY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7445-008-016

Last Full Title: 05/15/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). IRVIN PROPERTIES, LLC
C/O RONALD C. IRVIN
78365 HIGHWAY 111 #34
LA QUINTA, CA. 92253

CAPACITY: OWNER

2). IRVIN PROPERTIES, LLC
C/O RONALD COLMAN IRVIN
46-398 BRADSHAW TRAIL
LA QUINTA, CA. 92253

CAPACITY: OWNER

Property Detail Report

For Property Located At :
,, CA



Owner Information

Owner Name: IRVIN PROPERTIES LLC
Mailing Address: 78365 HIGHWAY 111 #34, LA QUINTA CA 92253-2071 C006 C/O RONALD C IRVIN
Vesting Codes: //

Location Information

Legal Description:	TRACT NO 2641 (EX OF ST) LOTS 6, 7, 8, 9, 10, 11 AND LOT 12		
County:	LOS ANGELES, CA	APN:	7445-008-016
Census Tract / Block:	2963.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	2641
Legal Book/Page:	26-96	Map Reference:	78-F1 /
Legal Lot:	12	Tract #:	2641
Legal Block:	3	School District:	LOS ANGELES
Market Area:	193	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	10/24/2012 / 09/17/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1615437		

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:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		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:	LAM1	Acres:	0.12	County Use:	VACANT INDUSTRIAL (300V)
Lot Area:	5,401	Lot Width/Depth:	x	State Use:	
Land Use:	INDUSTRIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$47,807	Assessed Year:	2013	Property Tax:	\$649.35
Land Value:	\$47,807	Improved %:		Tax Area:	13245
Improvement Value:		Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$47,807				

Comparable Summary

For Property Located At

,, CA



CoreLogic

RealQuest Professional

20 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: 20**

	Subject Property	Low	High	Average
Sale Price	\$0	\$40,000	\$4,978,000	\$1,474,158
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,401	2,929	455,105	32,670
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$47,807	\$10,056	\$2,154,874	\$290,320
Distance From Subject	0.00	0.00	0.00	0.00

* = 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										
									5,401	N/A
Comparables										
<input checked="" type="checkbox"/>	1		\$40,000				03/11/2014	3,125	N/A	
<input checked="" type="checkbox"/>	2						06/02/2014	22,411	N/A	
<input checked="" type="checkbox"/>	3		\$274,000				12/19/2013	2,929	N/A	
<input checked="" type="checkbox"/>	4		\$4,800,000				04/25/2014	455,105	N/A	
<input checked="" type="checkbox"/>	5		\$130,000				06/05/2014	13,457	N/A	
<input checked="" type="checkbox"/>	6	582 S RESERVOIR ST	\$370,000				12/04/2013	12,769	N/A	
<input checked="" type="checkbox"/>	7	2055 VENICE BLVD	\$2,800,000				11/19/2013	7,489	N/A	
<input checked="" type="checkbox"/>	8	2184 E OLYMPIC BLVD	\$535,000				02/27/2014	10,230	N/A	
<input checked="" type="checkbox"/>	9	1301 S BONNIE BEACH PL	\$200,000				03/14/2014	4,117	N/A	
<input checked="" type="checkbox"/>	10		\$125,000				04/24/2014	7,303	N/A	
<input checked="" type="checkbox"/>	11	VAC/AVE J8/VIC BEECH AVE	\$125,000				04/24/2014	6,817	N/A	
<input checked="" type="checkbox"/>	12	2820 NAOMI AVE	\$3,026,000				02/21/2014	9,533	N/A	
<input checked="" type="checkbox"/>	13	5867 S SAN PEDRO ST	\$620,000				02/11/2014	4,812	N/A	
<input checked="" type="checkbox"/>	14		\$2,447,000				06/06/2014	39,039	N/A	
<input checked="" type="checkbox"/>	15	1511 E 25TH ST	\$1,431,000				06/11/2014	4,161	N/A	
<input checked="" type="checkbox"/>	16	11198 WASHINGTON PL	\$1,440,000				06/09/2014	10,083	N/A	
<input checked="" type="checkbox"/>	17		\$4,978,000				12/31/2013	6,313	N/A	
<input checked="" type="checkbox"/>	18		\$1,550,000				11/27/2013	5,603	N/A	
<input checked="" type="checkbox"/>	19	15500 S AVALON BLVD	\$2,938,000				01/23/2014	23,304	N/A	
<input checked="" type="checkbox"/>	20	1619 E SLAUSON AVE	\$180,000				06/04/2014	4,802	N/A	

Comparable Sales Report

For Property Located At

,, CA

CoreLogic
RealQuest Professional**20 Comparable(s) Selected.**

Report Date: 08/13/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$40,000	\$4,978,000	\$1,474,158
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,401	2,929	455,105	32,670
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$47,807	\$10,056	\$2,154,874	\$290,320
Distance From Subject	0.00	0.00	0.00	0.00

*= user supplied for search only

Comp #: 1 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: TAPIA MARTIN
 Seller Name: VANN CHARLES P
 APN: 7429-027-025 Map Reference: 75-A3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5755.00 Total Rooms/Offices:
 Subdivision: 2600 Zoning: LBMG* Total Restrooms:
 Rec Date: 03/11/2014 Prior Rec Date: 12/01/1995 Yr Built/Eff: /
 Sale Date: 02/25/2014 Prior Sale Date: Air Cond:
 Sale Price: \$40,000 Prior Sale Price: \$80,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 245558 Acres: 0.07
 1st Mtg Amt: Lot Area: 3,125
 Total Value: \$53,953 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 2 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: OMP DE SOTO INDUSTRIAL LLC
 Seller Name: UNITED TECHNOLOGIES CORP
 APN: 2780-001-023 Map Reference: 6-D5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1134.21 Total Rooms/Offices:
 Subdivision: 24102 Zoning: LAP Total Restrooms:
 Rec Date: 06/02/2014 Prior Rec Date: 08/03/2005 Yr Built/Eff: /
 Sale Date: 05/30/2014 Prior Sale Date: 05/09/2005 Air Cond:
 Sale Price: Prior Sale Price: Pool:
 Sale Type: N Prior Sale Type: N Roof Mat:
 Document #: 564852 Acres: 0.51
 1st Mtg Amt: \$16,135,000 Lot Area: 22,411
 Total Value: \$1,075,000 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 3 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: DEMISSIE TESHOME W/AMENSHWA GENETE M
 Seller Name: ABELLA JOHN TRUST
 APN: 7334-001-051 Map Reference: 69-A3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5438.01 Total Rooms/Offices:
 Subdivision: 5927 Zoning: CAML&D* Total Restrooms:
 Rec Date: 12/19/2013 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 07/25/2013 Prior Sale Date: Air Cond:
 Sale Price: \$274,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1783159 Acres: 0.07
 1st Mtg Amt: \$274,000 Lot Area: 2,929
 Total Value: \$10,056 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 4 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: AEROSPACE DYNAMICS INTERNATION
 Seller Name: MARVIN ENGINEERING CO INC
 APN: 2866-006-057 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 9201.07 Total Rooms/Offices:
 Subdivision: SAN FRANCISCO RHO Zoning: SCBP Total Restrooms:
 Rec Date: 04/25/2014 Prior Rec Date: 08/24/2007 Yr Built/Eff: /
 Sale Date: 04/25/2014 Prior Sale Date: 08/17/2007 Air Cond:
 Sale Price: \$4,800,000 Prior Sale Price: \$2,020,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 427811 Acres: 10.45
 1st Mtg Amt: Lot Area: 455,105
 Total Value: \$2,154,874 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #:	5	Distance From Subject: N/A (miles)	
Address:	,, CA		
Owner Name:	LOPEZ DEMIAN/LOPEZ JUAN D		
Seller Name:	MAXNICK PROPERTIES LLC		
APN:	8335-003-040	Map Reference:	94-F2 /
County:	LOS ANGELES, CA	Census Tract:	4028.01
Subdivision:	W L JOHNSON & COS	Zoning:	POM1*
Rec Date:	06/05/2014	Prior Rec Date:	08/03/2006
Sale Date:	05/28/2014	Prior Sale Date:	06/30/2006
Sale Price:	\$130,000	Prior Sale Price:	\$160,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	582083	Acres:	0.31
1st Mtg Amt:	\$30,000	Lot Area:	13,457
Total Value:	\$174,078	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: N/A (miles)	
Address:	582 S RESERVOIR ST, POMONA, CA 91766		
Owner Name:	GALLARDO ADRIAN		
Seller Name:	DE LA GARZA JOSE R JR		
APN:	8327-012-003	Map Reference:	95-A3 / 641-B2
County:	LOS ANGELES, CA	Census Tract:	4028.01
Subdivision:	POMONA TR	Zoning:	POM1*
Rec Date:	12/04/2013	Prior Rec Date:	10/15/1979
Sale Date:	11/05/2013	Prior Sale Date:	
Sale Price:	\$370,000	Prior Sale Price:	\$9,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1713535	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,769
Total Value:	\$151,521	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: N/A (miles)	
Address:	2055 VENICE BLVD, LOS ANGELES, CA 90006		
Owner Name:	ONE VENICE PLAZA LLC		
Seller Name:	DONEGAN MICHAEL P		
APN:	5075-013-018	Map Reference:	43-E4 / 633-J5
County:	LOS ANGELES, CA	Census Tract:	2212.10
Subdivision:	5954	Zoning:	LAC1
Rec Date:	11/19/2013	Prior Rec Date:	11/18/1997
Sale Date:	10/03/2013	Prior Sale Date:	
Sale Price:	\$2,800,000	Prior Sale Price:	\$727,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1640704	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,489
Total Value:	\$173,748	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: N/A (miles)	
Address:	2184 E OLYMPIC BLVD, LOS ANGELES, CA 90021		
Owner Name:	BALSAMO SALVATORE J TRUST		
Seller Name:	TEICHNER FAMILY TRUST		
APN:	5167-004-035	Map Reference:	44-E6 / 634-H7
County:	LOS ANGELES, CA	Census Tract:	2060.31
Subdivision:	P J BRANNEN	Zoning:	LAM3
Rec Date:	02/27/2014	Prior Rec Date:	
Sale Date:	01/24/2014	Prior Sale Date:	
Sale Price:	\$535,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	201158	Acres:	0.23
1st Mtg Amt:		Lot Area:	10,230
Total Value:	\$233,149	# of Stories:	
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/

Comp #: **9** Distance From Subject: **N/A (miles)**
 Address: **1301 S BONNIE BEACH PL, LOS ANGELES, CA 90023-4015**
 Owner Name: **QUINONES MARIA**
 Seller Name: **CHAVEZ OCTAVIO H**
 APN: **5242-017-029** Map Reference: **53-D1 / 675-E1** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5313.02** Total Rooms/Offices:
 Subdivision: **4510** Zoning: **LCM1*** Total Restrooms:
 Rec Date: **03/14/2014** Prior Rec Date: **07/24/1981** Yr Built/Eff: **/**
 Sale Date: **03/06/2014** Prior Sale Date:
 Sale Price: **\$200,000** Prior Sale Price: **\$55,000** Air Cond:
 Sale Type: **UNKNOWN** Prior Sale Type: Pool:
 Document #: **260927** Acres: **0.09** Roof Mat:
 1st Mtg Amt: Lot Area: **4,117**
 Total Value: **\$79,716** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **540 WEST IMPERIAL HIGHWAY TRUS**
 Seller Name: **KNAPP CAROL**
 APN: **3130-029-022** Map Reference: **160-B6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9007.01** Total Rooms/Offices:
 Subdivision: **16285** Zoning: **LRM1*** Total Restrooms:
 Rec Date: **04/24/2014** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **04/02/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$125,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **422638** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,303**
 Total Value: **\$34,634** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **N/A (miles)**
 Address: **VAC/AVE J8/VIC BEECH AVE, LANCASTER, CA 93534**
 Owner Name: **540 WEST IMPERIAL HIGHWAY TRUS**
 Seller Name: **KNAPP CAROL**
 APN: **3130-029-023** Map Reference: **160-B6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **9007.05** Total Rooms/Offices:
 Subdivision: **16285** Zoning: **LRM1*** Total Restrooms:
 Rec Date: **04/24/2014** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **04/02/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$125,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **422638** Acres: **0.16**
 1st Mtg Amt: Lot Area: **6,817**
 Total Value: **\$34,634** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **N/A (miles)**
 Address: **2820 NAOMI AVE, LOS ANGELES, CA 90011**
 Owner Name: **S Y P PROPERTIES LLC**
 Seller Name: **RONALD WH LLC**
 APN: **5119-017-014** Map Reference: **52-C1 / 674-F2** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2270.20** Total Rooms/Offices:
 Subdivision: **GRIDER & DOWS SUB** Zoning: **LAM1** Total Restrooms:
 Rec Date: **02/21/2014** Prior Rec Date: **09/02/1988** Yr Built/Eff: **/**
 Sale Date: **02/11/2014** Prior Sale Date: **07/1988** Air Cond:
 Sale Price: **\$3,026,000** Prior Sale Price: **\$325,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **184092** Acres: **0.22**
 1st Mtg Amt: Lot Area: **9,533**
 Total Value: **\$36,861** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: N/A (miles)
 Address: 5867 S SAN PEDRO ST, LOS ANGELES, CA 90003-1319
 Owner Name: MATTHEW 02 INVESTMENT LLC
 Seller Name: COVARRUBIAS YANIRA Y TRUST
 APN: 6006-004-034 Map Reference: 52-B4 / 674-D6 Building Area:
 County: LOS ANGELES, CA Census Tract: 2392.02 Total Rooms/Offices:
 Subdivision: W F THORNES RESUB Zoning: LAMR1 Total Restrooms:
 Rec Date: 02/11/2014 Prior Rec Date: 07/13/2010 Yr Built/Eff: /
 Sale Date: 01/29/2014 Prior Sale Date: 04/20/2010 Air Cond:
 Sale Price: \$620,000 Prior Sale Price: \$84,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 145797 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,812
 Total Value: \$87,393 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 14 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: REDGATE PARTNERS LLC
 Seller Name: Q4G PROPERTIES LP
 APN: 8125-010-012 Map Reference: 47-D5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 4083.02 Total Rooms/Offices:
 Subdivision: 14911 Zoning: IDM* Total Restrooms:
 Rec Date: 06/06/2014 Prior Rec Date: 08/01/2003 Yr Built/Eff: /
 Sale Date: 05/27/2014 Prior Sale Date: 08/01/2003 Air Cond:
 Sale Price: \$2,447,000 Prior Sale Price: \$1,130,010 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 585763 Acres: 0.90
 1st Mtg Amt: Lot Area: 39,039
 Total Value: \$288,645 # of Stories:
 Land Use: INDUSTRIAL ACREAGE Park Area/Cap#: /

Comp #: 15 Distance From Subject: N/A (miles)
 Address: 1511 E 25TH ST, LOS ANGELES, CA 90011
 Owner Name: KIM HYUN J/CHOO JENGWOO
 Seller Name: MASJEDI MOUSSA & MAHNAZ
 APN: 5118-019-005 Map Reference: 52-D1 / 674-F2 Building Area:
 County: LOS ANGELES, CA Census Tract: 2270.10 Total Rooms/Offices:
 Subdivision: HARBERT & Zoning: LAM1 Total Restrooms:
 BUTTERWORTHS
 ADAMS ST TR
 Rec Date: 06/11/2014 Prior Rec Date: 04/06/2005 Yr Built/Eff: /
 Sale Date: 05/29/2014 Prior Sale Date: 03/29/2005 Air Cond:
 Sale Price: \$1,431,000 Prior Sale Price: \$750,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 603664 Acres: 0.10
 1st Mtg Amt: Lot Area: 4,161
 Total Value: \$203,749 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 16 Distance From Subject: N/A (miles)
 Address: 11198 WASHINGTON PL, CULVER CITY, CA 90232
 Owner Name: ALMA INVESTMENTS LLC
 Seller Name: LEVY-SEPULVEDA PROPERTY LLC
 APN: 4213-015-006 Map Reference: 50-B2 / 672-E3 Building Area:
 County: LOS ANGELES, CA Census Tract: 7028.01 Total Rooms/Offices:
 Subdivision: 9312 Zoning: CCC3* Total Restrooms:
 Rec Date: 06/09/2014 Prior Rec Date: 02/23/2000 Yr Built/Eff: /
 Sale Date: 05/13/2014 Prior Sale Date: 02/18/2000 Air Cond:
 Sale Price: \$1,440,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 592311 Acres: 0.23
 1st Mtg Amt: Lot Area: 10,083
 Total Value: \$152,294 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 17 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: LION 2020 7TH STREET LLC/LION LOCKWOOD APT LLC
 Seller Name: SAYACO PTSHP
 APN: 5166-015-009 Map Reference: 44-E5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2060.31 Total Rooms/Offices:
 Subdivision: M L WICKS SUB Zoning: LAM3 Total Restrooms:
 Rec Date: 12/31/2013 Prior Rec Date: 09/18/2003 Yr Built/Eff: /
 Sale Date: 12/05/2013 Prior Sale Date: 09/05/2003 Air Cond:
 Sale Price: \$4,978,000 Prior Sale Price: \$1,365,010 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1824939 Acres: 0.14
 1st Mtg Amt: \$4,200,000 Lot Area: 6,313
 Total Value: \$254,006 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: ROSHAN FAMILY LP
 Seller Name: SHIBUKAWA FAMILY TRUST
 APN: 5166-014-007 Map Reference: 44-E5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2060.31 Total Rooms/Offices:
 Subdivision: M L WICKS SUB Zoning: LAM3 Total Restrooms:
 Rec Date: 11/27/2013 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 11/11/2013 Prior Sale Date: Air Cond:
 Sale Price: \$1,550,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1688906 Acres: 0.13
 1st Mtg Amt: Lot Area: 5,603
 Total Value: \$27,748 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: N/A (miles)
 Address: 15500 S AVALON BLVD, COMPTON, CA 90220-3205
 Owner Name: PF1LP-AVALON BLVD LLC
 Seller Name: FIRST STUDENT INC
 APN: 6139-011-021 Map Reference: 64-C3 / 734-E5 Building Area:
 County: LOS ANGELES, CA Census Tract: 5430.00 Total Rooms/Offices:
 Subdivision: 22000 Zoning: LCM2-B1* Total Restrooms:
 Rec Date: 01/23/2014 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 01/17/2014 Prior Sale Date: Air Cond:
 Sale Price: \$2,938,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 76197 Acres: 0.54
 1st Mtg Amt: \$4,115,500 Lot Area: 23,304
 Total Value: \$330,650 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: N/A (miles)
 Address: 1619 E SLAUSON AVE, LOS ANGELES, CA 90011-5058
 Owner Name: RECINOS BYRON
 Seller Name: MIER PROPERTIES LLC
 APN: 5105-019-014 Map Reference: 52-D4 / 674-G5 Building Area:
 County: LOS ANGELES, CA Census Tract: 5327.00 Total Rooms/Offices:
 Subdivision: SLAUSON BOWENS Zoning: LAMR1 Total Restrooms:
 Junction TR
 Rec Date: 06/04/2014 Prior Rec Date: 10/19/2005 Yr Built/Eff: /
 Sale Date: 06/01/2014 Prior Sale Date: 10/13/2005 Air Cond:
 Sale Price: \$180,000 Prior Sale Price: \$225,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 579070 Acres: 0.11
 1st Mtg Amt: \$170,000 Lot Area: 4,802
 Total Value: \$249,692 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: September 11, 2014

JOB ADDRESS: 611 WEST BATTERY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7445-008-016

CASE#: 429032

ORDER NO: A-2855448

EFFECTIVE DATE OF ORDER TO COMPLY: October 10, 2011

COMPLIANCE EXPECTED DATE: November 9, 2011

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2855448

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
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" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

RONALD C IRVIN
P O BOX 2870
PALOS VERDES PENINSULA, CA
90274

CASE #: 429032
ORDER #: A-2855448
EFFECTIVE DATE: October 10, 2011
COMPLIANCE DATE: November 09, 2011

OWNER OF
SITE ADDRESS: 611 W BATTERY ST
ASSESSORS PARCEL NO.: 7445-008-016
ZONE: M1; Limited 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, 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. (V #1-LAND) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved use of land and restore the site to its approved condition

Or

Submit plans, obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Use of Land as a parking or storage lot for motor vehicles.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E2, 91.104.2.5, 91.106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1 of the L.A.M.C.

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.

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 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.

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 3:30 p.m. Monday through Thursday.

Inspector:

Steve Beltran FOR

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

dd
REVIEWED BY

Date: September 21, 2011

HRH

On OCT 03 2011 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature