

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

November 6, 2014

Council District: # 8

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

JOB ADDRESS: **11152 SOUTH MAIN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6073-024-013**

On August 21, 2013, 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: **11152 South Main Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 21, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The 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
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	149.24
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,437.80</b>

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 **\$1,437.80** 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 **\$1,437.80** 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 L. 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

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**Property Title Report**

**Work Order No. T10328**  
**Dated as of: 06/27/2014**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
*(Reported Property Information)*

**APN #: 6073-024-013**

**Property Address: 11152 S MAIN ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Instrument TRUST TRANSFER DEED**

**Grantor: SIDNEY ABBOT**

**Grantee: SIDNEY M.ABBOTT, TRUSTEE OF THE SIDNEY M. ABBOTT REVOCABLE TRUST**

**Instrument: 98/2118751**

**Book/Page: N/A**

**Dated: 10/27/1998**

**Recorded: 11/19/1998**

**Mailing Address: SIDNEY M. ABBOTT,  
4500 DON TONITO DRIVE, LOS ANGELES, CA 90008.**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**LOTS 34 AND 35, TRACT 4897, AS PER MAP RECORDED IN BOOK 51, PAGE 92 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**MORTGAGES/LIENS**

**Type of Instrument SHORT FORM DEED OF TRUST**

**Trustor/Mortgagor: SIDNEY M. ABBOTT**

**Lender/Beneficiary: KATHER W. LAVINE**

**Trustee: TITLE INSURANCE AND TRUST COMPANY**

**Instrument: 2480**

**Book/Page: N/A**

**Amount: \$20,000.00**

**Open Ended: NO**

**Dated: 10/04/1966**

**Recorded: 10/11/1966**

**Maturity Date: 10/04/1996**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10328**

**SCHEDULE B (Continued)**

**Mailing Address:** ESTHER W. LAVINE,  
4521 DON TIMOTEO DRIVE, LOS ANGELES, CA 90008.

**Mortgage/Deed of Trust/Lien Information**

**Type of Instrument** SHORT FORM DEED OF TRUST

**Trustor/Mortgagor:** SIDNEY M. ABBOTT

**Lender/Beneficiary:** ARTHUR J. ABRAMS

**Trustee:** SOUTHERN CALIFORNIA DIVISION, CHICAGO TITLE INSURANCE COMPANY

**Instrument:** 4822

**Book/Page:** N/A

**Amount:** N/A

**Open Ended:** NO

**Dated:** 08/01/1975

**Recorded:** 09/10/1975

**Maturity Date:** 08/01/2005

**Mailing Address:** PADEM BERGER AND STOCKER, A PROFESSIONAL CORPORATION,  
8383 WILSHIURE BOULEVARD, BEVERLY HILLS, CALIFORNIA 90211.



RECORDING REQUESTED BY  
M. Branman, Esq.  
AND WHEN RECORDED MAIL TO

Name: Sidney M. Abbott  
Street Address: 4500 Don Tonito Drive  
City & State: Los Angeles, California 90008

MAIL TAX STATEMENTS TO

Name: Sidney M. Abbott  
Street Address: 4500 Don Tonito Drive  
City & State: Los Angeles, California 90008

98 2118751

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
8:04 AM NOV 19 1998

FEE \$7 E

NCPF Code 19 S.3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Trust Transfer Deed

T70 679 IA THIS FORM FURNISHED BY TRUSTEES SECURITY SERVICE 181819

#### Grant Deed (Excluded from Reappraisal Under Proposition 13, L.A., Calif. Const. Art 13A) (st. sec.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER.

- Documentary transfer tax is \$ NONE
- Computed on full value of property conveyed, or  computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
- There is no Documentary transfer tax due, (state reason and give Code # or Ordinance number. This conveyance transfers grantor's interest into his revocable living trust, RM 11911
- Unincorporated area:  City of Los Angeles and This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:
- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustee holding the reversion;
- Transfer to a trust where the trustee or the trustee's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustee or trustee's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other:

GRANTOR(S): Sidney Abbot  
hereby GRANT(S) to Sidney M. Abbott, Trustee of the Sidney M. Abbott Revocable Trust

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

Lots 34 and 35, Tract 4897, as per map recorded in Book 51,  
Page 92 of Maps, in the office of the County Recorder of  
said County.

Commonly known as: 11150 S. Main Street  
Los Angeles, California 90061

Dated OCTOBER 22, 1998

Sidney Abbott  
Sidney Abbott

State of California

County of Los Angeles  
On OCTOBER 22, 1998  
before me, GRACE MORRIS  
(here insert name and title of the officer,  
personally appeared Sidney M. Abbott

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Grace Morris



Title Order No. \_\_\_\_\_ Escrow, Loan or Attorney Fee No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PARCEL 013  
PAGE 024  
MAP BOOK 6073  
Assessor's Identification Number:

NOV 19 1998

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

2480

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF.  
41 Min. Past 1 P.M. OCT 11 1966  
RAY E. LEE, County Recorder

FEE \$2 N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 4th day of October, 1966, between

Sidney M. Abbott

whose address is 4500 Don Tonito Drive Los Angeles 8 California, hereinafter called the Grantor,

TITLE INSURANCE AND TRUST COMPANY, a California corporation, hereinafter called the Trustee, and

Esther W. Lavine

Witnesseth: That Trustee HEREBY GRANTS, GRANTSERS AND ASSIGNS IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:

Lot 34 and 35 of Tract 4897 as per map recorded in Book 51, Page 92  
of Maps in the office of the County Recorder of said county

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the rights, powers and obligations given to and imposed upon Beneficiary by paragraph (B) of the previous incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustee incorporated by reference or contained a note; 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 \$20,000.00 advanced by Trustee in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustee Agrees: By the execution and delivery of this Deed of Trust and the notes secured hereby, that provisions (1) to (11), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Series 2 Book 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
Alameda	435	484	Kings	792	833	Plover	895	301
Alpine	1	250	Lake	267	39	Plumas	151	5
Amador	104	348	Lassen	171	471	Riverside	3005	553
Butte	1145	1	Los Angeles	12055	899	Sacramento	4231	67
Calaveras	145	152	Maduro	810	170	San Benito	271	282
Colusa	294	417	Marin	1509	329	San Bernardino	5567	61
Contra Costa	2978	47	Mariposa	77	292	San Francisco	A322	905
Del Norte	78	414	Monterey	579	530	San Joaquin	2470	311
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1121	12
Fresno	4676	573	Butte	194	851	San Mateo	4078	420
Glean	422	184	Miame	32	428	Santa Barbara	1878	163
Humboldt	657	577	Monterey	2194	538	Santa Clara	5236	341
Imperial	1091	503	Napa	609	86	Santa Cruz	1431	494
Inyo	147	598	Nevada	205	320	Shasta	684	528
Kern	3477	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183087	

(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 consents that a copy of any Notice of Default and of any Notice of Sale hereunder, be mailed to him at his address hereinafter set forth.

STATE OF CALIFORNIA,  
COUNTY OF Los Angeles ) ss  
On: Oct 6, 1966 before me, the undersigned, a Notary Public in and for said County and State, personally appeared: Sidney M. Abbott.

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal)  
Signature: Lawrence E. Ayers  
Name (Typed or Printed): Lawrence E. Ayers  
Notary Public in and for said County and State

Lawrence E. Ayers  
Notary Public - CALIFORNIA  
Principal Office in  
LOS ANGELES COUNTY  
By Certificate Expires Sept. 7, 1970

Title Order No. \_\_\_\_\_  
Escrow or Loan No. \_\_\_\_\_

OCT 11 1966

2480

SEP 10 1975

RECORDING REQUESTED BY

4822

AND WHEN RECORDED MAIL TO

NAME Fadem, Berger & Stocker  
ADDRESS A Professional Corporation  
CITY 8383 Wilshire Boulevard  
BEVERLY HILLS, Calif. 90211

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
27 MIN. PAST 4 P.M. SEP 10 1975

Recorder's Office

FEE \$3

Title Order No.

Estraw No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SECOND DEED OF TRUST AND ASSIGNMENT OF RENTS

By This Deed of Trust, made this 1st day of August, 1975, between

SIDNEY M. ABBOTT

herein called Trustor,

whose address is 11150-52 South Main Street, Los Angeles, California 90061  
(Number and street) (City) (State) (Zip Code)

and SOUTHERN CALIFORNIA DIVISION, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called Trustee, and Arthur J. Abrams

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in Los Angeles County, California, described as:

Lots 34 and 35 of Tract No. 4897, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in Book 51 Page 92 of Maps, in the Office of the County Recorder of said county.

This Deed of Trust is second to Deed of Trust recorded September 29, 1966, in Book T-5118, Page 622, Official Records.

Trustor also assigns to beneficiary all rents, issues and profits from said real property reserving, however, the right to collect and use the same so long as there is no existing default hereunder and does hereby authorize beneficiary to collect and recover the same in the name of Trustor or his successor in interest by use of any lawful means.

FOR THE PURPOSE OF SECURING: (1) Payment of the indebtedness evidenced by one promissory note of even date herewith in the principal sum of \$8,000.00 payable to beneficiary or order; (2) Payment of any additional sums and advances hereafter made by beneficiary or his assignee to Trustor or his successor in ownership of the real property contained herein; (3) Performance of each covenant of Trustor herein contained.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES that all of the provisions of Section A, Paragraphs 1 through 5, and THE MUTUALLY VERIFIED that all of the provisions of Section B, Paragraphs 1 through 10, both of that certain Executive Order of Trust recorded on the date, in the instrument number and 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	RECORDING DATE	INST. NO.	BOOK	PAGE	COUNTY	RECORDING DATE	INST. NO.	BOOK	PAGE
Kern	5-20-68	30035	4162	480	Santa Barbara	5-20-68	16074	2322	955
Los Angeles	1-12-67	1159	T-3220	910	San Diego	1-12-67-Series 8		1967	5000
Orange	1-12-67	6275	8151	422	San Luis Obispo	3-20-68	9567	1476	459
Riverside	1-12-67	3600			Ventura	1-12-67	1498	2092	274
San Bernardino	1-12-67	453	6757	41					

Such provisions, which are printed on the reverse side hereof, are hereby incorporated herein and the parties hereto agree to be bound thereby as though fully set forth herein. All references to property, obligations and parties in the provisions of said Executive Order of Trust are 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 any notice of sale hereunder be mailed to him at the address set forth above.

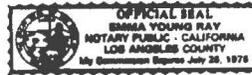
Signature of Trustor

*Sidney M. Abbott*  
SIDNEY M. ABBOTT

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
on August 6, 1975 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Sidney M. Abbott

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same

*Erma Young Ray*  
Erma Young Ray, Notary Public  
Name (Typed or Printed)  
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

SEP 10 1975

# EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: November 6, 2014

JOB ADDRESS: 11152 SOUTH MAIN STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6073-024-013

Last Full Title: 06/27/2014

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SIDNEY M. ABBOTT  
TRUSTEE OF THE SIDNEY M. ABBOTT REVOCABLE TRUST  
4500 DON TONITO DRIVE  
LOS ANGELES, CA. 90008  
CAPACITY: OWNER
  
- 2). LAWRENCE R. AND SIDNEY M. ABBOTT  
225 SOUTH BARRINGTON AVENUE  
LOS ANGELES, CA. 90049-3327  
CAPACITY: OWNERS
  
- 3). ESTHER W. LAVINE  
4521 DON TIMOTEO DRIVE  
LOS ANGELES, CA. 90008  
CAPACITY: INTERESTED PARTY
  
- 4). PADEM BERGER AND STOCKER  
A PROFESSIONAL CORPORATION  
8383 WILSHIRE BOULEVARD  
BEVERLY HILLS, CA. 90211  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**11150 S MAIN ST, LOS ANGELES, CA 90061-1926**



### Owner Information

Owner Name: **ABBOTT LAWRENCE R & SIDNEY M**  
 Mailing Address: **225 S BARRINGTON AVE, LOS ANGELES CA 90049-3327 C029**  
 Vesting Codes: **DC // TR**

### Location Information

Legal Description: **TRACT NO 4897 LOTS 34 AND LOT 35**  
 County: **LOS ANGELES, CA** APN: **6073-024-013**  
 Census Tract / Block: **2411.10 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **4897**  
 Legal Book/Page: **51-92** Map Reference: **58-B4 / 704-C6**  
 Legal Lot: **35** Tract #: **4897**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C37** School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **11/19/1998 / 10/22/1998** Deed Type: **GRANT DEED**  
 Sale Price:  
 Document #: **2118751** 1st Mtg Document #:

### Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

### Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

### Property Characteristics

Year Built / Eff: <b>1950 / 1950</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>9,730</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>9,730</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: <b>NONE</b>
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

### Site Information

Zoning: <b>LAC2</b>	Acres: <b>0.30</b>	County Use: <b>STORE &amp; OFFICE (1200)</b>
Lot Area: <b>13,168</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>STORES &amp; OFFICES</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

### Tax Information

Total Value: <b>\$106,150</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$4,006.58</b>
Land Value: <b>\$29,974</b>	Improved %: <b>72%</b>	Tax Area: <b>6654</b>
Improvement Value: <b>\$76,176</b>	Tax Year: <b>2013</b>	Tax Exemption:
Total Taxable Value: <b>\$106,150</b>		

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**11150 S MAIN ST, LOS ANGELES, CA 90061-1926****8 Comparable(s) Selected.**

Report Date: 11/12/2014

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$485,000	\$28,500,000	\$5,379,625
Bldg/Living Area	9,730	8,481	10,030	9,190
Price/Sqft	\$0.00	\$52.81	\$3,079.08	\$580.26
Year Built	1950	1923	2011	1964
Lot Area	13,168	5,003	86,987	23,915
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	2.00	2.00	2.00
Total Value	\$106,150	\$429,752	\$2,917,184	\$1,659,555
Distance From Subject	0.00	4.25	20.01	10.35

\* = user supplied for search only

Comp #: 1 Distance From Subject: 4.25 (miles)  
 Address: 4058 TWEEDY BLVD, SOUTH GATE, CA 90280-6147  
 Owner Name: 4058 TWEEDY PLAZA LLC  
 Seller Name: KERT INVESTMENT LLC  
 APN: 6218-010-048 Map Reference: / 705-C4 Building Area: 10,030  
 County: LOS ANGELES, CA Census Tract: 5359.02 Total Rooms/Offices:  
 Subdivision: 5975 Zoning: SGC2\* Total Restrooms:  
 Rec Date: 06/18/2014 Prior Rec Date: 07/25/2012 Yr Built/Eff: 1985 /  
 Sale Date: 06/03/2014 Prior Sale Date: 06/22/2012 Air Cond: NONE  
 Sale Price: \$3,710,000 Prior Sale Price: \$2,904,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 630088 Acres: 0.40  
 1st Mtg Amt: \$2,410,000 Lot Area: 17,595  
 Total Value: \$2,917,184 # of Stories:  
 Land Use: STORES & OFFICES Park Area/Cap#: /

Comp #: 2 Distance From Subject: 4.98 (miles)  
 Address: 2917 W ROSECRANS AVE, COMPTON, CA 90221  
 Owner Name: GOODMAN COMPTON SPE LLC  
 Seller Name: THOMPSON MARIA C  
 APN: 6134-020-060 Map Reference: 64-C2 / Building Area: 9,084  
 County: LOS ANGELES, CA Census Tract: 5433.05 Total Rooms/Offices:  
 Subdivision: ALVARADO ANDREA Zoning: COMH-B\* Total Restrooms:  
 HEIRS Yr Built/Eff: 1966 /  
 Rec Date: 04/10/2014 Prior Rec Date: 11/09/1979 Air Cond: NONE  
 Sale Date: 03/17/2014 Prior Sale Date: Pool:  
 Sale Price: \$2,650,000 Prior Sale Price: Roof Mat:  
 Sale Type: FULL Prior Sale Type: 2.00  
 Document #: 363521 Acres: Lot Area: 86,987  
 1st Mtg Amt: Total Value: \$485,945 # of Stories:  
 Land Use: STORES & OFFICES Park Area/Cap#: /

Comp #: 3 Distance From Subject: 8.54 (miles)  
 Address: 23601 AVALON BLVD, CARSON, CA 90745-5582  
 Owner Name: MY VIET INVESTMENT LLC  
 Seller Name: MILAD INC  
 APN: 7329-046-021 Map Reference: 74-C1 / 794-E2 Building Area: 8,481  
 County: LOS ANGELES, CA Census Tract: 5437.02 Total Rooms/Offices:  
 Subdivision: 29042 Zoning: CACN\* Total Restrooms:  
 Rec Date: 04/18/2014 Prior Rec Date: 06/27/2002 Yr Built/Eff: 2011 / 2011  
 Sale Date: 03/04/2014 Prior Sale Date: 05/28/2002 Air Cond: NONE  
 Sale Price: \$1,680,000 Prior Sale Price: \$310,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 395549 Acres: 0.39  
 1st Mtg Amt: \$1,092,000 Lot Area: 16,885  
 Total Value: \$1,565,023 # of Stories:  
 Land Use: STORES & OFFICES Park Area/Cap#: /

Comp #: 4 Distance From Subject: 10.63 (miles)  
 Address: 800 N AVALON BLVD, WILMINGTON, CA 90744  
 Owner Name: BEACH FRONT CLASSIC LLC  
 Seller Name: VFC PROPERTIES 26 LLC  
 APN: 7423-003-021 Map Reference: 74-C4 / 794-E6 Building Area: 8,952  
 County: LOS ANGELES, CA Census Tract: 2947.01 Total Rooms/Offices:  
 Subdivision: CANAL ST TR Zoning: LAC2 Total Restrooms:  
 Rec Date: 05/30/2014 Prior Rec Date: 06/25/1986 Yr Built/Eff: 1923 / 1926  
 Sale Date: 05/24/2014 Prior Sale Date: 05/1986 Air Cond: NONE  
 Sale Price: \$822,000 Prior Sale Price: \$300,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 562119 Acres: 0.11  
 1st Mtg Amt: Total Value: \$487,337 Lot Area: 5,003 # of Stories: 2.00  
 Land Use: STORES & OFFICES Park Area/Cap#: /

Comp #:	5	Distance From Subject: 10.82 (miles)	
Address:	12417 WOODGREEN ST, LOS ANGELES, CA 90066-2721		
Owner Name:	LORD MARIANN		
Seller Name:	PRG CENTINELA LLC		
APN:	4246-006-001	Map Reference:	49-E2 / 672-B3
County:	LOS ANGELES, CA	Census Tract:	2721.00
Subdivision:	12450	Zoning:	LAC1
Rec Date:	02/20/2014	Prior Rec Date:	02/22/2013
Sale Date:	01/30/2014	Prior Sale Date:	02/15/2013
Sale Price:	\$485,000	Prior Sale Price:	\$362,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	178268	Acres:	0.45
1st Mtg Amt:		Lot Area:	19,516
Total Value:	\$2,576,645	# of Stories:	
Land Use:	STORES & OFFICES	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 11.78 (miles)	
Address:	5520 HOLLYWOOD BLVD, LOS ANGELES, CA 90028		
Owner Name:	WDF-3 WOOD ALTA 5550 OWNER LLC		
Seller Name:	5550 HOLLYWOOD BOULEVARD PARTN		
APN:	5544-025-034	Map Reference:	34-E3 / 593-H4
County:	LOS ANGELES, CA	Census Tract:	1905.10
Subdivision:	DUNNING	Zoning:	LAR5
Rec Date:	09/10/2014	Prior Rec Date:	10/23/2012
Sale Date:	09/08/2014	Prior Sale Date:	10/12/2012
Sale Price:	\$28,500,000	Prior Sale Price:	\$10,750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	948077	Acres:	0.49
1st Mtg Amt:		Lot Area:	21,383
Total Value:	\$2,792,621	# of Stories:	
Land Use:	STORES & OFFICES	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 11.81 (miles)	
Address:	6445 W SUNSET BLVD, LOS ANGELES, CA 90028-7314		
Owner Name:	SUNSET STAR LLC		
Seller Name:	BOCHENEK M & V TRUST		
APN:	5546-013-012	Map Reference:	34-C3 / 593-F4
County:	LOS ANGELES, CA	Census Tract:	1907.00
Subdivision:	HOLLYWOOD	Zoning:	LAC4
Rec Date:	06/10/2014	Prior Rec Date:	05/04/1978
Sale Date:	05/01/2014	Prior Sale Date:	
Sale Price:	\$2,850,000	Prior Sale Price:	\$210,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	597792	Acres:	0.23
1st Mtg Amt:	\$1,750,000	Lot Area:	9,945
Total Value:	\$429,752	# of Stories:	
Land Use:	STORES & OFFICES	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 20.01 (miles)	
Address:	14545 ERWIN ST, VAN NUYS, CA 91411-2341		
Owner Name:	SANWA ENT INC		
Seller Name:	14539 ERWIN LLC		
APN:	2241-012-027	Map Reference:	15-D5 / 532-A7
County:	LOS ANGELES, CA	Census Tract:	1283.03
Subdivision:	1200	Zoning:	LAC1.5
Rec Date:	05/06/2014	Prior Rec Date:	04/09/2007
Sale Date:	04/16/2014	Prior Sale Date:	04/03/2007
Sale Price:	\$2,340,000	Prior Sale Price:	\$1,850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	468371	Acres:	0.32
1st Mtg Amt:		Lot Area:	14,009
Total Value:	\$2,021,930	# of Stories:	
Land Use:	STORES & OFFICES	Park Area/Cap#:	/

# EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: November 6, 2014

JOB ADDRESS: 11152 SOUTH MAIN STREET, (INCLUDES 11150 & 11156), LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6073-024-013

CASE#: 509754

ORDER NO: A-3312981

EFFECTIVE DATE OF ORDER TO COMPLY: August 21, 2013

COMPLIANCE EXPECTED DATE: August 21, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3312981



11150, 11152, 11154, 11156 S Main St. 102, 104, 106 E 111th Pl.

Comments: All exits and panic hardware. Exit signage and paths. Unapproved Kitchen. Ventilation.

**3. Occupancy change needs new Certificate of Occupancy.**

You are therefore ordered to: Obtain the required Certificate of Occupancy for the change of occupancy

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: 11150,11152,11154,11156 S Main St. 102,104,106 E 111th Pl.

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II 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.

**TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.**

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



