

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

October 28, 2015

Council District: # 14

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

JOB ADDRESS: **1916 EAST 1ST STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5174-016-027**

On April 24, 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: **1916 East 1st 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. The Department imposed non-compliance fees as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	970.20
Title Report Fee	42.00
Grand Total	\$ 2,937.20

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 **\$2,937.20** 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 **\$2,937.20** 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

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T12161
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5174-016-027

Property Address: 1916 E 1ST ST



City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : HOMEBOY INDUSTRIES

Grantor : PROYECTO PASTORAL

Deed Date : 08/24/2004

Recorded : 09/09/2004

Instr No. : 04-2318633

MAILING ADDRESS: HOMEBOY INDUSTRIES

1545 WILSHIRE BLVD STE 700 LOS ANGELES CA 90017

SCHEDULE B

LEGAL DESCRIPTION

Lot: 58 Abbreviated Description: LOT:58 CITY:REGION/CLUSTER: 27/27636 SUBD:WORKMAN & HOLLENBECK TRACT
WORKMAN AND HOLLENBECK TRACT LOT 58 City/Muni/Twp: REGION/CLUSTER: 27/27636

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 04/07/2009

Document #: 09-0499073

Loan Amount: \$1,000,000

Lender Name: CALIFORNIA PROVINCE OF THE SOCIETY OF JE

Borrowers Name: HOMEBOY INDUSTRIES

MAILING ADDRESS: CALIFORNIA PROVINCE OF THE SOCIETY OF JE -
NOT SHOWN

9/9/04

FN+C/Glen

04 2318633

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RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

HOMEBOY INDUSTRIES

C/O DAVID ADAMS

1545 WILSHIRE BLVD., SUITE 700

LOS ANGELES, CA 90017

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

9821431

SPACE ABOVE FOR RECORDER'S USE

GRANT DEED

TRANSFER TAX
NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ NOT OF PUBLIC RECORD.

() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES
REMAINING AT TIME OF SALE.

() UNINCORPORATED AREA: (X) CITY OF LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PROYECTO PASTORAL, A NON-PROFIT ORGANIZATION

HEREBY GRANT(S) TO

HOMEBOY INDUSTRIES, A NON-PROFIT ORANGIZATION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"ONE".

APN#: 5174-016-027

PAGE ONE
CONTINUE ON PAGE TWO

9/9/04

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DATE August 24, 2004

PROYECTO PASTORAL, A
NON-PROFIT ORGANIZATION

BY: Gabriel Buelna
NAME: Gabriel Buelna
TITLE: Executive Director

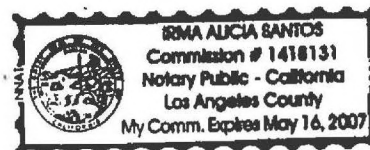
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

ON August 24, 2004 BEFORE ME, IRMA ALICIA SANTOS, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED, Gabriel Buelna 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
ACKNOWLEDGES 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.

Irma Alicia Santos

SEAL



04 2318633

APN # 5409-008-016
APN # 5174-076-027

ORTC # 0224014980

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Recording Requested By)
Old Republic Title Company)
265 Montgomery Street)
San Francisco, California 94104)

After Recording Return To)
Tobin & Tobin)
500 Sansome Street, 8th Floor)
San Francisco, California 94111)
Attn: Paul E. Gaspari, Esq

(Space above this line for recorder's use)

Homeboy Industries Loan

DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made as of this 18 day of January 2009, between **Homeboy Industries, a non-profit organization** (a California 501 (c) (3) nonprofit corporation), as Trustor ("Trustor"), whose address is 130 Bruno Street, Los Angeles, California 90012; **Old Republic Title Company**, a California corporation, as Trustee ("Trustee"), and **California Province of the Society of Jesus**, a California religious nonprofit corporation, as Beneficiary ("Beneficiary").

WITNESSETH: That Trustor irrevocably grants, transfers, and assigns to Trustee in trust, with power of sale, that real property in the County of Los Angeles, California, described as

The land referred to is situated in the State of California, County of Los Angeles, and is described in Exhibit "A" attached hereto (the "Property")

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power, and authority given to and conferred upon Beneficiary by Paragraph 5 of Part B hereinafter to collect and apply such rents, issues, and profits, for the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the sum of \$1,000,000.00 (the "Promissory Note"). any additional sums and interest thereon hereafter loaned by Beneficiary to the then record owner of said Property, which loans are evidenced by a promissory note or notes, containing a recitation that this Deed of Trust secures the payment thereof, any lawful charge made by Beneficiary for a statement regarding the obligations secured hereby requested by or for Trustor, and the performance of each agreement herein contained.

A To protect the security of this Deed of Trust, Trustor agrees:

A.1 To keep said Property in good condition and repair, not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said Property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof, not to commit, suffer, or permit any act upon said Property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of said Property may be reasonably necessary, the specific enumerations herein not excluding the general.

28

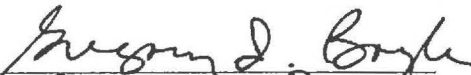
6

- B 8 Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.
- B 9 Beneficiary may from time to time or at any time substitute a Trustee or Trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the Property herein described is situated, it shall be conclusive evidence of the appointment of such Trustee or Trustees, and such new Trustee or Trustees shall succeed to all of the powers and duties of the Trustee or Trustees named herein
- B.10. Request For Notice Of Default. The undersigned Trustor requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to Trustor at its address specified herein.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust on the date first hereinabove specified

TRUSTOR TO SIGN DOCUMENT EXACTLY AS NAME APPEARS

Homeboy Industries, a non-profit organization

By: 
Name GREGORY J. BOYLE
Its EXECUTIVE DIRECTOR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 3-27-09 before me, Lauren Harb, Notary Public

personally appeared Gregory J. Boyle



who 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.

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.

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(s)

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
Top of thumb here

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
Top of thumb here

EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **October 28, 2015**

JOB ADDRESS: **1916 EAST 1ST STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5174-016-027**

Last Full Title: **08/06/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HOMEBOY INDUSTRIES
1545 WILSHIRE BLVD., STE 700
LOS ANGELES, CA 90017
CAPACITY: OWNER

Property Detail Report

For Property Located At :
1914 E 1ST ST, LOS ANGELES, CA 90033



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **HOMBOY INDUSTRIES**
 Mailing Address: **1545 WILSHIRE BLVD #700, LOS ANGELES CA 90017-4508 C034**
 Vesting Codes: **// CO**

Location Information

Legal Description:	WORKMAN AND HOLLENBECK TRACT LOT 58		
County:	LOS ANGELES, CA	APN:	5174-016-027
Census Tract / Block:	2044.10 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	WORKMAN & HOLLENBECK TR
Legal Book/Page:		Map Reference:	45-A3 /
Legal Lot:	58	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	BOYH	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	09/09/2004 / 08/24/2004	1st Mtg Amount/Type:	/
Sale Price:	\$500,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	2318633	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$135.50
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:			
Seller Name:	PROYECTO PASTORAL		

Prior Sale Information

Prior Rec/Sale Date:	12/01/1999 / 11/17/1999	Prior Lender:	
Prior Sale Price:	\$252,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	2209798	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	3,690	Parking Type:		Construction:	
Living Area:	3,690	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	YES
Year Built / Eff:	1925 / 1932	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.16	County Use:	STORE & RESID (1210)
Lot Area:	6,999	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	2 / 2	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$579,895	Assessed Year:	2015	Property Tax:	\$7,382.20
Land Value:	\$231,956	Improved %:	60%	Tax Area:	12703
Improvement Value:	\$347,939	Tax Year:	2014	Tax Exemption:	MISC
Total Taxable Value:					

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1914 E 1ST ST, LOS ANGELES, CA 90033**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	\$500,000	\$15,000	\$3,175,000	\$985,150
Bldg/Living Area	3,690	3,247	4,236	3,730
Price/Sqft	\$135.50	\$4.17	\$906.37	\$262.64
Year Built	1925	1893	1964	1938
Lot Area	6,999	2,514	274,256	19,814
Bedrooms	0	2	5	3
Bathrooms/Restrooms	0	1	5	3
Stories	0.00	2.00	2.00	2.00
Total Value	\$579,895	\$12,312	\$938,082	\$413,718
Distance From Subject	0.00	2.23	53.77	11.89

*= 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										
		1914 E 1ST ST	\$500,000	1925			09/09/2004	3,690	6,999	0.0
Comparables										
<input checked="" type="checkbox"/>	1	8105 2ND ST	\$619,000	1958			10/19/2015	3,884	4,004	8.51
<input checked="" type="checkbox"/>	2	9321 S WESTERN AVE	\$415,000	1946	3	4	10/02/2015	4,076	5,702	8.41
<input checked="" type="checkbox"/>	3	2753 E FLORENCE AVE	\$495,000	1963			09/01/2015	3,416	2,909	4.99
<input checked="" type="checkbox"/>	4	1011 S BALDWIN AVE	\$1,070,000	1953			10/14/2015	3,499	7,010	10.86
<input checked="" type="checkbox"/>	5	1701 N WILLOWBROOK AVE	\$390,000	1946	2	1	09/25/2015	3,425	7,499	9.61
<input checked="" type="checkbox"/>	6	105 S WESTERN AVE	\$3,175,000	1921			05/11/2015	3,503	3,001	5.6
<input checked="" type="checkbox"/>	7	101 S WESTERN AVE	\$3,175,000	1920			05/11/2015	3,892	4,860	5.61
<input checked="" type="checkbox"/>	8	4067 GAGE AVE	\$500,000	1931			05/20/2015	3,524	3,244	4.82
<input checked="" type="checkbox"/>	9	25937 WESTERN AVE	\$805,000	1961			03/26/2015	3,744	4,407	18.62
<input checked="" type="checkbox"/>	10	23219 ARLINGTON AVE	\$654,000	1926		1	05/07/2015	3,785	7,126	17.05
<input checked="" type="checkbox"/>	11	351 GRAND AVE	\$730,000	1915	4	5	02/24/2015	3,247	5,101	19.47
<input checked="" type="checkbox"/>	12	3727 E OLYMPIC BLVD	\$410,000	1947	5	3	01/30/2015	3,508	4,353	2.23
<input checked="" type="checkbox"/>	13	2800 MAPLE AVE	\$689,000	1893		2	06/03/2015	4,092	5,999	3.3
<input checked="" type="checkbox"/>	14	14116 WHITTIER BLVD	\$950,000	1947			02/19/2015	4,138	19,815	12.72
<input checked="" type="checkbox"/>	15	11101 ATLANTIC AVE	\$590,000	1941	2	2	02/27/2015	3,381	4,938	8.39
<input checked="" type="checkbox"/>	16	1262 N EDMONT ST	\$1,126,000	1945			07/06/2015	4,236	2,514	5.65
<input checked="" type="checkbox"/>	17	19756 E AVENUE G	\$15,000	1948			07/02/2015	3,596	274,256	53.77
<input checked="" type="checkbox"/>	18	21917 MAIN ST	\$1,300,000	1927			03/24/2015	3,722	8,834	15.42
<input checked="" type="checkbox"/>	19	23625 ARLINGTON AVE	\$2,000,000	1964	2	5	04/20/2015	4,120	15,088	17.32
<input checked="" type="checkbox"/>	20	6111 S MAIN ST	\$595,000	1921			04/13/2015	3,804	5,625	5.4

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1914 E 1ST ST, LOS ANGELES, CA 90033**20 Comparable(s) Selected.**

Report Date: 10/26/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$500,000	\$15,000	\$3,175,000	\$985,150
Bldg/Living Area	3,690	3,247	4,236	3,730
Price/Sqft	\$135.50	\$4.17	\$906.37	\$262.64
Year Built	1925	1893	1964	1938
Lot Area	6,999	2,514	274,256	19,814
Bedrooms	0	2	5	3
Bathrooms/Restrooms	0	1	5	3
Stories	0.00	2.00	2.00	2.00
Total Value	\$579,895	\$12,312	\$938,082	\$413,718
Distance From Subject	0.00	2.23	53.77	11.89

* = user supplied for search only

Comp #:1 Distance From Subject:8.51 (miles)

Address: 8105 2ND ST, DOWNEY, CA 90241-3623

Owner Name: ARENAS PRISCILLA

Seller Name: RUSSELL CAROL A

APN: 6254-003-020 Map Reference: 60-B3 / Living Area: 3,884

County: LOS ANGELES, CA Census Tract: 5509.01 Total Rooms:

Subdivision: DOWNEY LAND ASSOC Zoning: DOC3* Bedrooms:

Rec Date: 10/19/2015 Prior Rec Date: 11/28/1995 Bath(F/H): /

Sale Date: 10/02/2015 Prior Sale Date: Yr Built/Eff: 1958 / 1958

Sale Price: \$619,000 Prior Sale Price: Air Cond: YES

Sale Type: FULL Prior Sale Type: Style:

Document #: 1279931 Acres: 0.09 Fireplace: /

1st Mtg Amt: Lot Area: 4,004 Pool:

Total Value: \$225,517 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK

Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking: SPACE

Comp #:2 Distance From Subject:8.41 (miles)

Address: 9321 S WESTERN AVE, LOS ANGELES, CA 90047-3854

Owner Name: SOLA REAL ESTATE FUND I LLC

Seller Name: EGANS CLAUD A & V L TRUST

APN: 6057-006-017 Map Reference: 57-E2 / Living Area: 4,076

County: LOS ANGELES, CA Census Tract: 2380.00 Total Rooms:

Subdivision: 12 Zoning: LARD1.5 Bedrooms: 3

Rec Date: 10/02/2015 Prior Rec Date: 10/30/1998 Bath(F/H): 4 /

Sale Date: 09/23/2015 Prior Sale Date: 10/22/1998 Yr Built/Eff: 1946 /

Sale Price: \$415,000 Prior Sale Price: \$125,000 Air Cond: YES

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 1225470 Acres: 0.13 Fireplace: /

1st Mtg Amt: Lot Area: 5,702 Pool:

Total Value: \$163,039 # of Stories: 2.00 Roof Mat: ROLL

Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking: COMPOSITION

Comp #:3 Distance From Subject:4.99 (miles)

Address: 2753 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-5750

Owner Name: 2753 FLORENCE LLC

Seller Name: FOX P 1995 LIVING TRUST

APN: 6322-029-009 Map Reference: 52-F6 / Living Area: 3,416

County: LOS ANGELES, CA Census Tract: 5331.07 Total Rooms:

Subdivision: THIRD ADD Zoning: HPCG* Bedrooms:

Rec Date: 09/01/2015 Prior Rec Date: Bath(F/H): /

Sale Date: 05/07/2015 Prior Sale Date: Yr Built/Eff: 1963 / 1963

Sale Price: \$495,000 Prior Sale Price: Air Cond: YES

Sale Type: FULL Prior Sale Type: Style:

Document #: 1081112 Acres: 0.07 Fireplace: /

1st Mtg Amt: Lot Area: 2,909 Pool:

Total Value: \$389,350 # of Stories: Roof Mat:

Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:10.86 (miles)

Address: 1011 S BALDWIN AVE, ARCADIA, CA 91007-7235

Owner Name: EXECUTIVE LAW PROPERTY GROUP

Seller Name: MEJIA RAUL & H TRUST

APN: 5783-011-026 Map Reference: 28-C6 / Living Area: 3,499

County: LOS ANGELES, CA Census Tract: 4307.24 Total Rooms:

Subdivision: 5220 Zoning: ARC2H-PR3* Bedrooms:

Rec Date: 10/14/2015 Prior Rec Date: 06/30/1982 Bath(F/H): /

Sale Date: 03/13/2015 Prior Sale Date: Yr Built/Eff: 1953 /

Sale Price: \$1,070,000 Prior Sale Price: \$167,000 Air Cond: NONE

Sale Type: FULL Prior Sale Type: CONFIRMED Style:

Document #: 1264850 Acres: 0.16 Fireplace: /

1st Mtg Amt: Lot Area: 7,010 Pool:

Total Value: \$388,702 # of Stories: Roof Mat:

Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:9.61 (miles)
 Address: 1701 N WILLOWBROOK AVE, COMPTON, CA 90222-3044
 Owner Name: DRINKBRANDYFORCOLD LLC
 Seller Name: LEE SUSAN
 APN: 6153-026-019 Map Reference: 64-F1 / Living Area: 3,425
 County: LOS ANGELES, CA Census Tract: 5426.01 Total Rooms:
 Subdivision: WALTON VILLA TR Zoning: COCL* Bedrooms: 2
 Rec Date: 09/25/2015 Prior Rec Date: 10/29/1990 Bath(F/H): 1 /
 Sale Date: 08/04/2015 Prior Sale Date: 10/1990 Yr Built/Eff: 1946 /
 Sale Price: \$390,000 Prior Sale Price: Air Cond: NONE
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1192927 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$254,000 Lot Area: 7,499 Pool:
 Total Value: \$76,630 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:5.6 (miles)
 Address: 105 S WESTERN AVE, LOS ANGELES, CA 90004
 Owner Name: KIM TONG S & YOUNG O TRUST
 Seller Name: KIM YOUNG S & BOO K
 APN: 5517-002-002 Map Reference: 34-E6 / Living Area: 3,503
 County: LOS ANGELES, CA Census Tract: 2115.00 Total Rooms:
 Subdivision: 684 Zoning: LAC2 Bedrooms:
 Rec Date: 05/11/2015 Prior Rec Date: 03/24/2011 Bath(F/H): /
 Sale Date: 04/30/2015 Prior Sale Date: 01/20/2011 Yr Built/Eff: 1921 /
 Sale Price: \$3,175,000 Prior Sale Price: \$1,760,000 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 539258 Acres: 0.07 Fireplace: /
 1st Mtg Amt: \$2,128,000 Lot Area: 3,001 Pool:
 Total Value: \$938,082 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:7 Distance From Subject:5.61 (miles)
 Address: 101 S WESTERN AVE, LOS ANGELES, CA 90004-4101
 Owner Name: KIM TONG S & YOUNG O TRUST
 Seller Name: KIM YOUNG S & BOO K
 APN: 5517-002-001 Map Reference: 34-E6 / Living Area: 3,892
 County: LOS ANGELES, CA Census Tract: 2115.00 Total Rooms:
 Subdivision: 684 Zoning: LAC2 Bedrooms:
 Rec Date: 05/11/2015 Prior Rec Date: 03/24/2011 Bath(F/H): /
 Sale Date: 04/30/2015 Prior Sale Date: 01/20/2011 Yr Built/Eff: 1920 / 1935
 Sale Price: \$3,175,000 Prior Sale Price: \$1,760,000 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 539258 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$2,128,000 Lot Area: 4,860 Pool:
 Total Value: \$938,082 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:4.82 (miles)
 Address: 4067 GAGE AVE, BELL, CA 90201-1145
 Owner Name: ADAMIAN MARIE LIVING TRUST
 Seller Name: ADAMIAN MARIE LIVING TRUSTLT
 APN: 6317-031-013 Map Reference: 53-C5 / Living Area: 3,524
 County: LOS ANGELES, CA Census Tract: 5336.01 Total Rooms:
 Subdivision: 2420 Zoning: BLC3R* Bedrooms:
 Rec Date: 05/20/2015 Prior Rec Date: 07/23/2004 Bath(F/H): /
 Sale Date: 05/13/2015 Prior Sale Date: 06/16/2004 Yr Built/Eff: 1931 / 1931
 Sale Price: \$500,000 Prior Sale Price: \$650,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 591673 Acres: 0.07 Fireplace: /
 1st Mtg Amt: \$492,913 Lot Area: 3,244 Pool:
 Total Value: # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:9 Distance From Subject:18.62 (miles)
 Address: 25937 WESTERN AVE, LOMITA, CA 90717-3361
 Owner Name: CHUNG C & YERMILOV I TRUST
 Seller Name: KLOSTRAKIS NEKTARIOS
 APN: 7553-015-046 Map Reference: 73-E3 / Living Area: 3,744
 County: LOS ANGELES, CA Census Tract: 2933.07 Total Rooms:
 Subdivision: 2820 Zoning: LAC2 Bedrooms:
 Rec Date: 03/26/2015 Prior Rec Date: 09/22/2000 Bath(F/H): /
 Sale Date: 03/12/2015 Prior Sale Date: 08/07/2000 Yr Built/Eff: 1961 / 1963
 Sale Price: \$805,000 Prior Sale Price: \$214,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 328878 Acres: 0.10 Fireplace: /
 1st Mtg Amt: Lot Area: 4,407 Pool:
 Total Value: \$268,297 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:17.05 (miles)
 Address: 23219 ARLINGTON AVE, TORRANCE, CA 90501-5818
 Owner Name: CC FUND IV LLC
 Seller Name: GBC INTL BK
 APN: 7370-022-016 Map Reference: 68-D6 / Living Area: 3,785
 County: LOS ANGELES, CA Census Tract: 6510.02 Total Rooms:
 Subdivision: 588 Zoning: TORR-OF Bedrooms:
 Rec Date: 05/07/2015 Prior Rec Date: 04/13/2006 Bath(F/H): 1 /
 Sale Date: 04/01/2015 Prior Sale Date: 03/08/2006 Yr Built/Eff: 1926 /
 Sale Price: \$654,000 Prior Sale Price: \$965,000 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 529117 Acres: 0.16 Fireplace: /
 1st Mtg Amt: Lot Area: 7,126 Pool:
 Total Value: \$693,585 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:11 Distance From Subject:19.47 (miles)
 Address: 351 GRAND AVE, LONG BEACH, CA 90814
 Owner Name: CRAMMER MATT & ANDREA
 Seller Name: MARTIN D E 2010 TRUST
 APN: 7255-004-031 Map Reference: 76-A5 / Living Area: 3,247
 County: LOS ANGELES, CA Census Tract: 5771.00 Total Rooms:
 Subdivision: MOUNTAIN VIEW Zoning: LBR1N Bedrooms: 4
 Rec Date: 02/24/2015 Prior Rec Date: 12/06/1979 Bath(F/H): 5 /
 Sale Date: 02/19/2015 Prior Sale Date: Yr Built/Eff: 1915 /
 Sale Price: \$730,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 197548 Acres: 0.12 Fireplace: /
 1st Mtg Amt: Lot Area: 5,101 Pool:
 Total Value: \$453,890 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:2.23 (miles)
 Address: 3727 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3122
 Owner Name: FIRST B5 LLC
 Seller Name: HUNG FAMILY TRUST
 APN: 5191-004-001 Map Reference: 53-C1 / Living Area: 3,508
 County: LOS ANGELES, CA Census Tract: 2049.20 Total Rooms:
 Subdivision: 941 Zoning: LAC2 Bedrooms: 5
 Rec Date: 01/30/2015 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 01/26/2015 Prior Sale Date: Yr Built/Eff: 1947 /
 Sale Price: \$410,000 Prior Sale Price: Air Cond: NONE
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 107993 Acres: 0.10 Fireplace: /
 1st Mtg Amt: Lot Area: 4,353 Pool:
 Total Value: \$382,680 # of Stories: 2.00 Roof Mat: ROLL
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Composition
 Parking:

Comp #:13 Distance From Subject:3.3 (miles)
 Address: 2800 MAPLE AVE, LOS ANGELES, CA 90011-1436
 Owner Name: KIM SUNNA
 Seller Name: GONZALEZ ALBERT
 APN: 5128-008-001 Map Reference: 44-B6 / Living Area: 4,092
 County: LOS ANGELES, CA Census Tract: 2267.00 Total Rooms:
 Subdivision: SHAFER & LANTERMANS Zoning: LAR3 Bedrooms:
 SUB/MONTA
 Rec Date: 06/03/2015 Prior Rec Date: 10/02/1972 Bath(F/H): 2 /
 Sale Date: 04/17/2015 Prior Sale Date: Yr Built/Eff: 1893 /
 Sale Price: \$689,000 Prior Sale Price: \$22,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 649718 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Lot Area: 5,999 Pool:
 Total Value: \$653,699 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:12.72 (miles)
 Address: 14116 WHITTIER BLVD, WHITTIER, CA 90605-2000
 Owner Name: BAKOR INVESTMENTS WHITTIER LLC
 Seller Name: CUTSINGER FAMILY TRUST
 APN: 8161-020-007 Map Reference: 61-F2 / Living Area: 4,138
 County: LOS ANGELES, CA Census Tract: 5019.00 Total Rooms:
 Subdivision: GUNN & HAZZARDS Zoning: WHC2* Bedrooms:
 Rec Date: 02/19/2015 Prior Rec Date: 12/18/1984 Bath(F/H): /
 Sale Date: 02/05/2015 Prior Sale Date: Yr Built/Eff: 1947 /
 Sale Price: \$950,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 181773 Acres: 0.45 Fireplace: /
 1st Mtg Amt: Lot Area: 19,815 Pool:
 Total Value: \$221,531 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:8.39 (miles)
 Address: 11101 ATLANTIC AVE, LYNWOOD, CA 90262-3003
 Owner Name: MAGEN GROUP LLC
 Seller Name: YADGARI ALLEN
 APN: 6193-013-001 Map Reference: 59-D5 / Living Area: 3,381
 County: LOS ANGELES, CA Census Tract: 5401.01 Total Rooms:
 Subdivision: 9337 Zoning: LYC3* Bedrooms: 2
 Rec Date: 02/27/2015 Prior Rec Date: 10/29/2004 Bath(F/H): 2 /
 Sale Date: 02/18/2015 Prior Sale Date: 09/08/2004 Yr Built/Eff: 1941 /
 Sale Price: \$590,000 Prior Sale Price: \$445,000 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 218569 Acres: 0.11 Fireplace: /
 1st Mtg Amt: Lot Area: 4,938 Pool:
 Total Value: \$516,110 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:5.65 (miles)
 Address: 1262 N EDMONT ST, LOS ANGELES, CA 90029-1548
 Owner Name: 1262 EDMONT AVE LLC/BABAZADEH MOSES
 Seller Name: EDMONT CASTLE 126 LLC
 APN: 5540-012-003 Map Reference: 34-F4 / Living Area: 4,236
 County: LOS ANGELES, CA Census Tract: 1912.03 Total Rooms:
 Subdivision: SHAFER & LANTERMAN TR Zoning: LAC4 Bedrooms:
 Rec Date: 07/06/2015 Prior Rec Date: 02/19/2004 Bath(F/H): /
 Sale Date: 05/10/2015 Prior Sale Date: 02/10/2004 Yr Built/Eff: 1945 / 1946
 Sale Price: \$1,126,000 Prior Sale Price: \$370,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 804514 Acres: 0.06 Fireplace: /
 1st Mtg Amt: Lot Area: 2,514 Pool:
 Total Value: \$437,704 # of Stories: 2.00 Roof Mat: ROLL
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking: COMPOSITION
 PARKING AVAIL

Comp #:17 Distance From Subject:53.77 (miles)
 Address: 19756 E AVENUE G, LANCASTER, CA 93535
 Owner Name: GUYER PAUL
 Seller Name: GIANETTO R M LIVING TRUST
 APN: 3350-005-015 Map Reference: 151- / Living Area: 3,596
 County: LOS ANGELES, CA Census Tract: 9001.02 Total Rooms:
 Subdivision: Zoning: LCC4-A11* Bedrooms:
 Rec Date: 07/02/2015 Prior Rec Date: 04/08/1970 Bath(F/H): /
 Sale Date: 06/18/2015 Prior Sale Date: Yr Built/Eff: 1948 /
 Sale Price: \$15,000 Prior Sale Price: \$9,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 795518 Acres: 6.30 Fireplace: /
 1st Mtg Amt: Lot Area: 274,256 Pool:
 Total Value: \$12,312 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:15.42 (miles)
 Address: 21917 MAIN ST, CARSON, CA 90745-2956
 Owner Name: KERN JEFF
 Seller Name: RAMIREZ ROBERT G & LINDA M
 APN: 7343-015-026 Map Reference: 69-B4 / Living Area: 3,722
 County: LOS ANGELES, CA Census Tract: 5435.01 Total Rooms:
 Subdivision: 3612 Zoning: CACG&D* Bedrooms:
 Rec Date: 03/24/2015 Prior Rec Date: 07/24/2014 Bath(F/H): /
 Sale Date: 01/29/2015 Prior Sale Date: 05/20/2014 Yr Built/Eff: 1927 / 1940
 Sale Price: \$1,300,000 Prior Sale Price: \$900,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 318273 Acres: 0.20 Fireplace: /
 1st Mtg Amt: \$910,000 Lot Area: 8,834 Pool:
 Total Value: \$420,000 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:19 Distance From Subject:17.32 (miles)
 Address: 23625 ARLINGTON AVE, TORRANCE, CA 90501-6041
 Owner Name: ANASTASI DEV CO LLC
 Seller Name: GARRETT WILLIAM
 APN: 7371-017-029 Map Reference: 73-D1 / Living Area: 4,120
 County: LOS ANGELES, CA Census Tract: 6510.02 Total Rooms:
 Subdivision: Zoning: TOCR-OF Bedrooms: 2
 Rec Date: 04/20/2015 Prior Rec Date: Bath(F/H): 5 /
 Sale Date: 03/30/2015 Prior Sale Date: Yr Built/Eff: 1964 /
 Sale Price: \$2,000,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 433672 Acres: 0.35 Fireplace: /
 1st Mtg Amt: Lot Area: 15,088 Pool:
 Total Value: \$197,235 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:5.4 (miles)
 Address: 6111 S MAIN ST, LOS ANGELES, CA 90003-1237
 Owner Name: BARUCH HA-SHEM ECHAD LLC
 Seller Name: LEON HILARIO
 APN: 6005-019-004 Map Reference: 52-B4 / Living Area: 3,804
 County: LOS ANGELES, CA Census Tract: 2392.01 Total Rooms:
 Subdivision: WALTERS MAIN ST & Zoning: LAC2 Bedrooms:
 Rec Date: 04/13/2015 Prior Rec Date: 10/01/2008 Bath(F/H): /
 Sale Date: 03/10/2015 Prior Sale Date: 05/23/2008 Yr Built/Eff: 1921 /
 Sale Price: \$595,000 Prior Sale Price: \$612,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 405427 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$402,500 Lot Area: 5,625 Pool:
 Total Value: \$405,000 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **October 28, 2015**

JOB ADDRESS: **1916 EAST 1ST STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5174-016-027**

CASE#: **412838**

ORDER NO: **A-2751800**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 14, 2011**

COMPLIANCE EXPECTED DATE: **April 24, 2011**

DATE COMPLIANCE OBTAINED: **October 18, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2751800

Page 1 of 2

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3058.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Javier Sneideros for

Date: April 14, 2011

MARK VAN SLOOTEN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3058

Jf