

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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 14, 2015

Council District: # 6

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

JOB ADDRESS: **9347 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2631-001-022**

On December 07, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **9347 North San Fernando Road, 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.

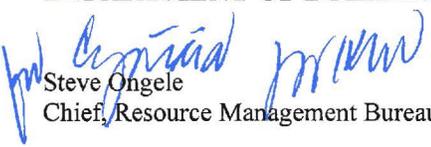
Pursuant to Section 98.0421, the property owner was issued an order on December 07, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</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 **\$1,288.56** 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 **\$1,288.56** 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 L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



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

### Property Title Report

**Work Order No. T11829**  
Dated as of: 07/08/2015

**Prepared for:** City of Los Angeles

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

**APN #:** 2631-001-022

**Property Address:** 9347 N SAN FERNANDO ROAD ✓ **City:** Los Angeles **County:** Los Angeles

#### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** ALCOINVEST LLC

**Grantor :** ALCO INVESTMENT INC

**Deed Date :** 07/18/2007

**Recorded :** 09/12/2007

**Instr No. :** 07-2108821

**MAILING ADDRESS:** ALCOINVEST LLC  
16060 VENTURA BLVD # 110-128 ENCINO CA 91436

#### **SCHEDULE B**

#### **LEGAL DESCRIPTION**

Lot: 1 Tract No: 1292 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 24/24830 TR#: 1292  
TRACT # 1292 LOT COM N 48 31'50" E 494.26 FT AND S 41 20'10" E 200 FT FROM MOST W COR  
OF LOT 1 TH S 41 20'10" E 83.98 FT TH N City/Muni/Twp: REGION/CLUSTER: 24/24830

#### **MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST

**Recording Date:** 03/09/2009

**Document #:** 09-0328797

**Loan Amount:** \$800,000

**TD Due Date:** Type of Financing: Variable

**Lender Name:** AMERICAN PLUS BANK NA

**Borrowers Name:** ALCOINVEST LLC

**MAILING ADDRESS:** AMERICAN PLUS BANK NA  
630 WEST DUARTE ROAD ARCADIA, CA 91007

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED TO

NAME ALCOINVEST, LLC.
STREET ADDRESS 1108 W. Valley Blvd.
CITY, STATE, ZIP #6283, Alhambra, CA 91803

09/12/07
Barcode
20072108821

TITLE ORDER NO. ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 2631-001-020, 021, 022,

GRANT DEED

\*\*\* This conveyance changes the manner in which title is held, grantor and grantee remain the same proportionate interest, R&T 1911

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 County \$ 0 City
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale
[ ] unincorporated area: [ ] City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
ALCO INVESTMENT, INC., A Nevada Corporation

hereby GRANT(S) to

ALCOINVEST, LLC.

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

9347, 9355, 9365 SAN FERNANDO RD., SUN VALLEY, CALIFORNIA

Legal description contained on Exhibit "A" attached hereto and made a part hereof/

Dated July 18, 2007
STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS
On July 18, 2007 before me,
Sophia Yang a Notary Public
personally appeared Charles Hsieh

ALCO INVESTMENT, INC. A Nevada Corporation

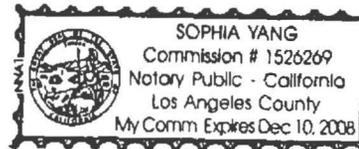
By: Charles Hsieh, President

Charles Hsieh, Secretary

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



(This area for official notarial seal)

Mail Tax Statements to:

Alcoinvest, LLC, 1108 W. Valley Blvd., #6283, Alhambra, CA 91803

NAME

STREET ADDRESS

CITY, STATE & ZIP

TICOR TITLE COMPANY

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RECORDATION REQUESTED BY:

WHEN RECORDED MAIL TO:  
AMERICAN PLUS BANK, N.A.  
630 West Duarte Road  
Arcadia, CA 91007



SEND TAX NOTICES TO:  
Alcoinvest, LLC, a California limited liability company  
1108 West Valley Boulevard, #6283  
Alhambra, CA 91803

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated January 28, 2009, among Alcoinvest, LLC, a California limited liability company, whose address is 1108 West Valley Boulevard, #6283, Alhambra, CA 91803 ("Trustor"); AMERICAN PLUS BANK, N.A., whose address is 630 West Duarte Road, Arcadia, CA 91007 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and American Plus Bank, N.A., whose address is 630 West Duarte Road, Arcadia, CA 91007 (referred to below as "Trustee").

CONVEYANCE AND GRANT For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances, all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

See Exhibit "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 9347, 9355 & 9365 San Fernando Road, Los Angeles, CA 91352. The Assessor's Parcel Number for the Real Property is 2631-001-020, 2631-001-021 & 2631-001-022.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938 In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents

POSSESSION AND MAINTENANCE OF THE PROPERTY Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions

Possession and Use Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property, and (3) collect the Rents from the Property

Duty to Maintain. Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value

Compliance With Environmental Laws. Trustor represents and warrants to Lender that (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property, (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters, and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property, and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and

2631-001-022, 20, 21



Handwritten initials and signature

DEED OF TRUST  
(Continued)

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TRUSTOR

ALCOINVEST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: Charles Hsieh, Manager of Alcoinvest, LLC, a California limited liability company

By: Andrew Tsong-Kway Hsieh, Manager of Alcoinvest, LLC, a California limited liability company

By: Louise Yen-Yen Hsieh, Manager of Alcoinvest, LLC, a California limited liability company

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California )  
 ) SS  
COUNTY OF Los Angeles )

On 02/24, 20 09 before me, C.F. Cheung, a Notary Public  
(here insert name and title of the officer)

personally appeared ~~Charles Hsieh~~ Andrew Tsong-Kway Hsieh, and Louise Yen-Yen Hsieh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the with n 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 \_\_\_\_\_

*[Handwritten Signature]*



(Seal)

*[Handwritten mark]*

DEED OF TRUST  
(Continued)

TRUSTOR:

ALCOINVEST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: [Signature]  
Charles Hsieh, Manager of Alcoinvest, LLC, a California limited liability company

By: [Signature]  
Andrew Tsong-Kwey Hsieh, Manager of Alcoinvest, LLC, a California limited liability company

By: [Signature]  
Louise Yen-Yen Hsieh, Manager of Alcoinvest, LLC, a California limited liability company

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California )  
 ) SS  
COUNTY OF Los Angeles )

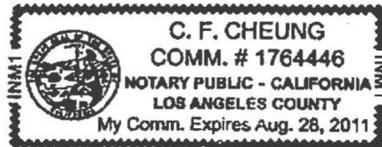
On 02/24, 2009 before me, C.F. Cheung, a Notary Public  
(here insert name and title of the officer)

personally appeared ~~Charles Hsieh~~ Andrew Tsong-Kwey Hsieh; and Louise Yen-Yen Hsieh, 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]



(Seal)

[Handwritten mark]

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## ALL PURPOSE ACKNOWLEDGMENT

People's Republic of China)

Municipality of Beijing )

State of Embassy of the United ) SS:

County of States of America )

On February 26, 2009 before me, \_\_\_\_\_ a Notary Public, personally appeared Charles Chuan Hsieh, 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 Randy Townsend (Seal)

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE Randy Townsend  
Consul

**ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.**

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type Deed of Trust  
Number of Pages 10 Date of Document 1/28/09  
Signer(s) Other Than Named Above none

# EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **September 14, 2015**

JOB ADDRESS: **9347 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2631-001-022**

Last Full Title: **07/08/2015**

Last Update to Title:

.....

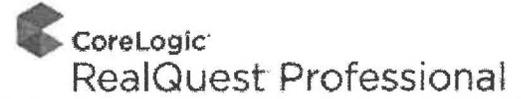
## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALCOINVEST, LLC  
C/O LOUISE HSIEH  
16060 VENTURA BLVD., #110-128  
ENCINO, CA 91436

CAPACITY: OWNER

# Property Detail Report

For Property Located At :  
**9347 SAN FERNANDO RD, SUN VALLEY, CA 91352-1404**



### Owner Information

Owner Name: **ALCOINVEST LLC**  
Mailing Address: **16060 VENTURA BLVD #110-128, ENCINO CA 91436-4428 C051**  
Vesting Codes: **// CO**

### Location Information

Legal Description: **TRACT # 1292 LOT COM N 4831'50" E 494.26 FT AND S 4120'10" E 200 FT FROM MOST W COR OF LOT 1 TH S 4120'10" E 83.98 FT TH N 4831'50" E 191.74 FT TH N 4120'10" W 83.98 FT TH S 4831'50" LOT 1**

County:	<b>LOS ANGELES, CA</b>	APN:	<b>2631-001-022</b>
Census Tract / Block:	<b>1212.22 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>1292</b>
Legal Book/Page:	<b>18-24</b>	Map Reference:	<b>9-C5 /</b>
Legal Lot:	<b>1</b>	Tract #:	<b>1292</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>SUNV</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>09/12/2007 / 07/18/2007</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>2108821</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>01/17/1995 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>74046</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>CORPORATION GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	<b>MULTIPLE</b>
Title Company:			

Lender:  
Seller Name: **HCH INC**

### Prior Sale Information

Prior Rec/Sale Date:	<b>05/28/1987 / 03/1987</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>840817</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

### Property Characteristics

Year Built / Eff:	<b>1946 / 1946</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>16,000</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>16,000</b>	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:	<b>LAC2</b>	Acres:	<b>0.37</b>	County Use:	<b>PARKING LOT-INDUS (3800)</b>
Lot Area:	<b>16,206</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>PARKING LOT</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

### Tax Information

Total Value:	<b>\$182,967</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$2,549.02</b>
Land Value:	<b>\$143,999</b>	Improved %:	<b>21%</b>	Tax Area:	<b>8856</b>
Improvement Value:	<b>\$38,968</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$182,967</b>				

## Comparable Sales Report

For Property Located At

**9347 SAN FERNANDO RD, SUN VALLEY, CA 91352-1404**



7 Comparable(s) Selected.

Report Date: 09/10/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$1,650,000	\$73,520,000	\$20,086,143
Bldg/Living Area	16,000	14,700	17,000	16,082
Price/Sqft	\$0.00	\$101.81	\$5,001.36	\$1,296.86
Year Built	1946	1939	1971	1955
Lot Area	16,206	14,137	36,909	19,124
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$182,967	\$175,231	\$1,765,000	\$983,913
Distance From Subject	0.00	5.92	22.47	16.37

\*= user supplied for search only

Comp #: 1 Distance From Subject: 5.92 (miles)  
 Address: 5920 SEPULVEDA BLVD, VAN NUYS, CA 91411  
 Owner Name: SEPULVEDA ROSE LAND PARTNERS L  
 Seller Name: NATIONAL RETAIL PROPS INC  
 APN: 2243-019-016 Map Reference: 15-C6 / Building Area: 17,000  
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms/Offices:  
 Subdivision: 1000 Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/24/2015 Prior Rec Date: 11/16/1993 Yr Built/Eff: 1953 / 1953  
 Sale Date: 03/13/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$18,500,000 Prior Sale Price: \$5,775,180 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 312083 Acres: 0.39  
 1st Mtg Amt: \$10,250,000 Lot Area: 16,975  
 Total Value: \$604,518 # of Stories:  
 Land Use: PARKING LOT Park Area/Cap#: /

Comp #: 2 Distance From Subject: 10.66 (miles)  
 Address: 1120 N LAS PALMAS AVE, LOS ANGELES, CA 90038-1209  
 Owner Name: AVALON HOLLYWOOD LP  
 Seller Name: TINSELTOWN STUDIOS LLC  
 APN: 5532-022-008 Map Reference: 34-B4 / Building Area: 14,700  
 County: LOS ANGELES, CA Census Tract: 1919.01 Total Rooms/Offices:  
 Subdivision: STRONG & DICKINSONS Zoning: LAM1 Total Restrooms:  
 HOLLYWOOD  
 Rec Date: 07/16/2015 Prior Rec Date: 12/05/2005 Yr Built/Eff: 1963 / 1963  
 Sale Date: 07/16/2015 Prior Sale Date: 11/16/2005 Air Cond:  
 Sale Price: \$73,520,000 Prior Sale Price: \$7,000,000 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 860300 Acres: 0.34  
 1st Mtg Amt: Lot Area: 14,791  
 Total Value: \$1,765,000 # of Stories:  
 Land Use: PARKING LOT Park Area/Cap#: /

Comp #: 3 Distance From Subject: 15.73 (miles)  
 Address: 686 S RAYMOND AVE, PASADENA, CA 91105  
 Owner Name: RAYMOND STATION LLC  
 Seller Name: ARE-700/730 SOUTH RAYMOND LLC  
 APN: 5720-011-013 Map Reference: 27-A5 / Building Area: 15,000  
 County: LOS ANGELES, CA Census Tract: 4640.00 Total Rooms/Offices:  
 Subdivision: CENTRAL Zoning: PSR\* Total Restrooms:  
 Rec Date: 12/23/2014 Prior Rec Date: 08/04/2000 Yr Built/Eff: 1948 / 1948  
 Sale Date: 12/23/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$7,480,000 Prior Sale Price: \$2,300,000 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1396340 Acres: 0.32  
 1st Mtg Amt: \$2,000,000 Lot Area: 14,137  
 Total Value: \$1,506,000 # of Stories:  
 Land Use: PARKING LOT Park Area/Cap#: /

Comp #: 4 Distance From Subject: 18.41 (miles)  
 Address: 1847 E VERNON AVE, LOS ANGELES, CA 90058  
 Owner Name: 4433 SOUTH ALAMEDA LLC

Seller Name:	<b>EL FARO DISCOUNT CENTER LLC</b>			Building Area:	<b>16,600</b>
APN:	<b>5116-023-027</b>	Map Reference:	<b>52-D2 /</b>	Total Rooms/Offices:	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2281.00</b>	Total Restrooms:	
Subdivision:	<b>C CABOTS SUB</b>	Zoning:	<b>LAM2</b>	Yr Built/Eff:	<b>1960 / 1960</b>
Rec Date:	<b>07/31/2015</b>	Prior Rec Date:	<b>09/16/2005</b>	Air Cond:	
Sale Date:	<b>07/20/2015</b>	Prior Sale Date:		Pool:	
Sale Price:	<b>\$23,500,000</b>	Prior Sale Price:	<b>\$1,500,000</b>	Roof Mat:	
Sale Type:	<b>FULL</b>	Prior Sale Type:			
Document #:	<b>933106</b>	Acres:	<b>0.38</b>		
1st Mtg Amt:	<b>\$3,500,000</b>	Lot Area:	<b>16,748</b>		
Total Value:	<b>\$380,400</b>	# of Stories:			
Land Use:	<b>PARKING LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject:	<b>19.59 (miles)</b>
Address:	<b>213 N GARFIELD AVE, MONTEREY PARK, CA 91754</b>		
Owner Name:	<b>ROBERTSON BUSINESS PARK LLC</b>		
Seller Name:	<b>CP SUNSHINE LLC</b>		
APN:	<b>5255-006-005</b>	Map Reference:	<b>46-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4817.14</b>
Subdivision:	<b>RAMONA ACRES</b>	Zoning:	<b>MPC3*</b>
Rec Date:	<b>08/18/2015</b>	Prior Rec Date:	<b>09/20/1971</b>
Sale Date:	<b>08/18/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$6,053,000</b>	Prior Sale Price:	<b>\$75,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1011608</b>	Acres:	<b>0.41</b>
1st Mtg Amt:		Lot Area:	<b>18,077</b>
Total Value:	<b>\$1,530,989</b>	# of Stories:	
Land Use:	<b>PARKING LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>21.84 (miles)</b>
Address:	<b>500 CENTER ST, EL SEGUNDO, CA 90245-3201</b>		
Owner Name:	<b>MARIPOSA ESD LLC</b>		
Seller Name:	<b>LM PACIFIC PROPERTIES LLC</b>		
APN:	<b>4139-026-062</b>	Map Reference:	<b>56-B6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6200.02</b>
Subdivision:	<b>EL SEGUNDO</b>	Zoning:	<b>ESC2YY</b>
Rec Date:	<b>05/01/2015</b>	Prior Rec Date:	<b>06/01/2006</b>
Sale Date:	<b>04/23/2015</b>	Prior Sale Date:	<b>05/22/2006</b>
Sale Price:	<b>\$9,900,000</b>	Prior Sale Price:	<b>\$2,000,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>504437</b>	Acres:	<b>0.37</b>
1st Mtg Amt:	<b>\$5,500,000</b>	Lot Area:	<b>16,232</b>
Total Value:	<b>\$925,254</b>	# of Stories:	
Land Use:	<b>PARKING LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>22.47 (miles)</b>
Address:	<b>852 S VAIL AVE, MONTEBELLO, CA 90640-5418</b>		
Owner Name:	<b>KOLOYAN OGANES H</b>		
Seller Name:	<b>VALENCIA EVALINA M</b>		
APN:	<b>6353-013-002</b>	Map Reference:	<b>54-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5320.01</b>
Subdivision:	<b>EL CARMEL TR</b>	Zoning:	<b>MNM1*</b>
Rec Date:	<b>07/17/2015</b>	Prior Rec Date:	<b>08/04/1978</b>
Sale Date:	<b>05/05/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$1,650,000</b>	Prior Sale Price:	<b>\$175,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>871802</b>	Acres:	<b>0.85</b>
1st Mtg Amt:		Lot Area:	<b>36,909</b>
Total Value:	<b>\$175,231</b>	# of Stories:	
Land Use:	<b>PARKING LOT</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **September 14, 2015**

JOB ADDRESS: **9347 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2631-001-022**

CASE#: **486015**

ORDER NO: **A-3161106**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 07, 2012**

COMPLIANCE EXPECTED DATE: **January 06, 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-3161106



**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.

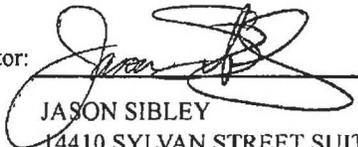
**APPEAL PROCEDURES:**

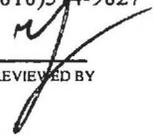
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

If you have any questions or require any additional information please feel free to contact me at (818)374-9827.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: December 03, 2012

  
JASON SIBLEY  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9827

  
REVIEWED BY