

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

September 11, 2015

Council District: # 14

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

JOB ADDRESS: **3144 EAST OLYMPIC BLVD., LOS ANGELES, CA**
(AKA: 3154 EAST OLYMPIC BLVD., LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5190-027-002**

On January 19, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **3144 East Olympic Blvd., (aka: 3154 East Olympic Blvd.), Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on August 20, 2007, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 355.00
System Development Surcharge	21.30
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	239.22
Title Report fee	42.00
Grand Total	\$ 2,582.52

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,582.52** be 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 **\$2,582.52** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11842
Dated as of: 07/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5190-027-002

Property Address: 3144 E OLYMPIC BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : AMERIGAS LLC

Grantor : SIMPKINS, WALLY D; SIMPKINS, KATHLEEN D

Deed Date : 08/08/2005

Recorded : 08/10/2005

Instr No. : 05-1907440

MAILING ADDRESS: AMERIGAS LLC
164 N WILLAMAN DR BEVERLY HILLS CA 90211

SCHEDULE B

LEGAL DESCRIPTION

Lot: 22 Block: 13 Tract No: 6783 Abbreviated Description: LOT:22 BLK:13 CITY:REGION/CLUSTER:
27/27600 TR#:6783 TRACT NO 6783 EX OF ST LOT 22 AND ALL OF LOTS 23,24 AND LOT 25 BLK
13 City/Muni/Twp: REGION/CLUSTER: 27/27600

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

Fidelity National Title Company

8/10/05

2

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
AMERIGAS, LLC
164 N. Willaman Drive
Beverly Hills, CA 90211

05 1907440

Space Above This Line for Recorder's Use Only
A.P.N.: 5190-027-002 Order No.: 19403389 -40 Escrow No.: 5023329-SC

GRANT DEED

L.A. COUNTY 80 L.A. CITY 44

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS. COUNTY \$880.00 & CITY \$3,600.00
[X] 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, [X] City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
WALLY D. SIMPKINS and KATHLEEN D. SIMPKINS, Husband and Wife as Joint Tenants

hereby GRANT(S) to **AMERIGAS, LLC**

the following described property in the City of LOS ANGELES, County of LOS ANGELES State of California;

Lot 22, 23, 24 and 25 in Block 13, of Tract 6783 in the City of LOS ANGELES, County of Los Angeles, State of California, as per map recorded in Book 99 Page(s) 77 et seq of Maps, in the office of the County Recorder of said county.

Commonly known as: 3154 E. OLYMPIC BLVD., LOS ANGELES, CA 90023

Wally D. Simpkins
WALLY D. SIMPKINS

Kathleen D. Simpkins
KATHLEEN D. SIMPKINS

Document Date: August 8, 2005

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

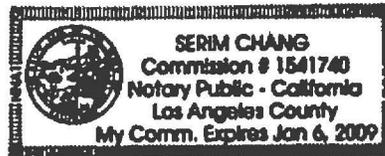
On August 8, 2005 before me, Serim Chang
personally appeared Wally D. Simpkins and Kathleen D. Simpkins

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

Serim Chang



5195-027-002

05 1907440

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Serim Chang

Date Commission Expires 1-6-2009

Notary Identification Number 1541740
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number N/A
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date AUG 10 2005

[Signature]
Signature (Firm name if any)

EXHIBIT B

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: September 11, 2015

JOB ADDRESS: 3144 EAST OLYMPIC BLVD., LOS ANGELES, CA

(AKA: 3154 EAST OLYMPIC BLVD., LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 5190-027-002

Last Full Title: 07/08/2014

Last Update to Title:

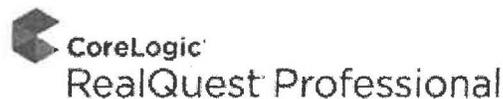
LIST OF OWNERS AND INTERESTED PARTIES

1). AMERIGAS, LLC
164 N. WILLIMAN DR.
BEVERLY HILLS, CA 90211

CAPACITY: OWNER

Property Detail Report

For Property Located At :
3154 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3602



Owner Information

Owner Name: **AMERIGAS LLC**
Mailing Address: **164 N WILLAMAN DR, BEVERLY HILLS CA 90211-2113 C043**
Vesting Codes: **// CO**

Location Information

Legal Description: **TRACT NO 6783 EX OF ST LOT 22 AND ALL OF LOTS 23,24 AND LOT 25**
County: **LOS ANGELES, CA** APN: **5190-027-002**
Census Tract / Block: **2051.20 / 2** Alternate APN:
Township-Range-Sect: **99-77** Subdivision: **6783**
Legal Book/Page: **25** Map Reference: **45-A6 /**
Legal Lot: **13** Tract #: **6783**
Legal Block: **BOYH** School District: **LOS ANGELES**
Market Area: 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: **08/10/2005 / 08/08/2005** 1st Mtg Amount/Type: **/**
Sale Price: **\$800,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: **FULL** 1st Mtg Document #: **/**
Document #: **1907440** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$512.82**
New Construction: Multi/Split Sale:
Title Company: **FIDELITY NATIONAL TITLE CO**
Lender:

Seller Name: **SIMPKINS WALLY D & KATHLEEN D**

Prior Sale Information

Prior Rec/Sale Date: **01/05/1979 /** Prior Lender:
Prior Sale Price: **\$150,000** Prior 1st Mtg Amt/Type: **\$140,000 / CONV**
Prior Doc Number: **18515** Prior 1st Mtg Rate/Type: **/**
Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff: **/ 1966** Total Rooms/Offices
Gross Area: **1,560** Total Restrooms:
Building Area: **1,560** Roof Type:
Tot Adj Area: Roof Material:
Above Grade: Construction:
of Stories: Foundation:
Other Improvements: Exterior wall:
Basement Area: Garage Area:
Garage Capacity:
Parking Spaces:
Heat Type:
Air Cond:
Pool:
Quality:
Condition:

Site Information

Zoning: **LAM1** Acres: **0.31** County Use: **SERVICE STA-FULL SVC (2500)**
Lot Area: **13,675** Lot Width/Depth: **x** State Use:
Land Use: **SERVICE STATION** Commercial Units:
Site Influence: Sewer Type: Water Type:
Building Class:

Tax Information

Total Value: **\$682,234** Assessed Year: **2015** Property Tax: **\$8,935.90**
Land Value: **\$568,531** Improved %: **17%** Tax Area: **12704**
Improvement Value: **\$113,703** Tax Year: **2014** Tax Exemption:
Total Taxable Value: **\$682,234**

Comparable Sales Report

For Property Located At

3154 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3602



17 Comparable(s) Selected.

Report Date: 09/10/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$800,000	\$1,100,000	\$10,738,636	\$3,215,890
Bldg/Living Area	1,560	1,350	1,740	1,575
Price/Sqft	\$512.82	\$633.64	\$6,171.63	\$2,016.65
Year Built	0	1964	2013	1975
Lot Area	13,675	6,528	30,391	17,892
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$682,234	\$550,089	\$2,552,014	\$1,484,788
Distance From Subject	0.00	4.55	23.40	13.07

*= user supplied for search only

Comp #:	1	Distance From Subject:	4.55 (miles)
Address:	1467 W SUNSET BLVD, LOS ANGELES, CA 90026-3457		
Owner Name:	URBANFORM LLC		
Seller Name:	CF UNITED PROPCO LLC		
APN:	5406-001-044	Map Reference:	35-C6 /
County:	LOS ANGELES, CA	Census Tract:	1973.00
Subdivision:	GOLDEN WEST HEIGHTS ADD	Zoning:	LAC2
Rec Date:	05/22/2015	Prior Rec Date:	01/15/2010
Sale Date:	05/22/2015	Prior Sale Date:	12/24/2009
Sale Price:	\$10,738,636	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	602398	Acres:	0.30
1st Mtg Amt:		Lot Area:	13,198
Total Value:	\$1,256,000	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/
		Building Area:	1,740
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	2013 / 2014
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	2	Distance From Subject:	6.19 (miles)
Address:	2601 W MAIN ST, ALHAMBRA, CA 91801-1653		
Owner Name:	BLUE VISTA PARTNERS LLC		
Seller Name:	CIRCLE K STORES INC		
APN:	5292-003-045	Map Reference:	36-F4 /
County:	LOS ANGELES, CA	Census Tract:	4808.04
Subdivision:	4586	Zoning:	ALCPD-RPD*
Rec Date:	07/08/2015	Prior Rec Date:	
Sale Date:	06/25/2015	Prior Sale Date:	
Sale Price:	\$1,689,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	817803	Acres:	0.46
1st Mtg Amt:		Lot Area:	19,902
Total Value:	\$1,080,233	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/
		Building Area:	1,514
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1967 / 1967
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	3	Distance From Subject:	7.78 (miles)
Address:	9405 WHITTIER BLVD, PICO RIVERA, CA 90660-2832		
Owner Name:	RIVERSIDE PALM COURT LLC		
Seller Name:	CF UNITED PROPCO LLC		
APN:	6375-022-031	Map Reference:	55-A3 /
County:	LOS ANGELES, CA	Census Tract:	5004.02
Subdivision:	5932	Zoning:	PRCG*
Rec Date:	12/11/2014	Prior Rec Date:	07/12/1999
Sale Date:	12/10/2014	Prior Sale Date:	06/30/1999
Sale Price:	\$2,820,000	Prior Sale Price:	\$375,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1345669	Acres:	0.43
1st Mtg Amt:	\$1,750,000	Lot Area:	18,672
Total Value:	\$1,700,000	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/
		Building Area:	1,420
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	2002 / 2002
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	4	Distance From Subject:	8.89 (miles)
Address:	9851 IMPERIAL HWY, DOWNEY, CA 90242-3115		
Owner Name:	G & M GAPCO LLC		

Seller Name:	PARK CENTER EXCHANGE INC		
APN:	6283-016-024	Map Reference:	60-D6 /
County:	LOS ANGELES, CA	Census Tract:	5511.01
Subdivision:	SANTA GERTRUDES RHO	Zoning:	DOC4*
Rec Date:	05/07/2015	Prior Rec Date:	03/17/2000
Sale Date:	05/01/2015	Prior Sale Date:	
Sale Price:	\$3,700,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	528102	Acres:	0.41
1st Mtg Amt:		Lot Area:	18,053
Total Value:	\$2,552,014	# of Stories:	1.00
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	9.98 (miles)
Address:	800 N PACIFIC AVE, GLENDALE, CA 91203-1028		
Owner Name:	NORTH PACIFIC INVESTMENT LLC		
Seller Name:	CIRCLE K STORES INC		
APN:	5636-015-192	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	3018.01
Subdivision:	OLIVERS WEST GLENDALE TR	Zoning:	GLC3*
Rec Date:	07/02/2015	Prior Rec Date:	
Sale Date:	06/30/2015	Prior Sale Date:	
Sale Price:	\$1,480,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	795958	Acres:	0.47
1st Mtg Amt:	\$1,332,000	Lot Area:	20,310
Total Value:	\$1,196,744	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	10.66 (miles)
Address:	1107 N LA CIENEGA BLVD, WEST HOLLYWOOD, CA 90069-2409		
Owner Name:	HOLLICIEN INC		
Seller Name:	CHEVRON USA INC		
APN:	5555-005-007	Map Reference:	33-E4 /
County:	LOS ANGELES, CA	Census Tract:	7005.02
Subdivision:	11244	Zoning:	WDC2A*
Rec Date:	12/30/2014	Prior Rec Date:	09/10/1986
Sale Date:	12/04/2014	Prior Sale Date:	08/1986
Sale Price:	\$4,582,000	Prior Sale Price:	\$220,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1418021	Acres:	0.15
1st Mtg Amt:	\$3,450,000	Lot Area:	6,528
Total Value:	\$1,370,569	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	10.96 (miles)
Address:	17101 BELLFLOWER BLVD, BELLFLOWER, CA 90706-5923		
Owner Name:	CF UNITED PROPCO LLC		
Seller Name:	CONVENIENCE RETAILERS LLC		
APN:	7110-024-001	Map Reference:	66-C5 /
County:	LOS ANGELES, CA	Census Tract:	5544.04
Subdivision:	BELLFLOWER ACRES	Zoning:	BFCG*
Rec Date:	07/02/2015	Prior Rec Date:	04/04/1997
Sale Date:	06/03/2015	Prior Sale Date:	
Sale Price:	\$2,870,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	797699	Acres:	0.31
1st Mtg Amt:	\$115,000,000	Lot Area:	13,559
Total Value:	\$550,089	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	11.55 (miles)
Address:	3495 E SOUTH ST, LONG BEACH, CA 90805-4510		
Owner Name:	TWO UNOIL LLC		
Seller Name:	CF UNITED PROPCO LLC		
APN:	7121-009-037	Map Reference:	71-A1 /
County:	LOS ANGELES, CA	Census Tract:	5701.00
Subdivision:	27057	Zoning:	LBCCA
Rec Date:	08/07/2015	Prior Rec Date:	07/31/2003
Sale Date:	08/05/2015	Prior Sale Date:	07/24/2003
Sale Price:	\$2,775,000	Prior Sale Price:	\$1,411,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	969010	Acres:	0.45
1st Mtg Amt:	\$3,206,500	Lot Area:	19,577
Total Value:	\$1,500,000	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #: 9 Distance From Subject: 11.6 (miles)
 Address: 11305 CULVER BLVD, CULVER CITY, CA 90066-6007
 Owner Name: CULVER INVESTMENT CORP
 Seller Name: PAREDES VICTOR I
 APN: 4217-002-019 Map Reference: 50-B2 / Building Area: 1,710
 County: LOS ANGELES, CA Census Tract: 7028.02 Total Rooms/Offices:
 Subdivision: 7026 Zoning: CCC3* Total Restrooms:
 Rec Date: 03/19/2015 Prior Rec Date: 07/03/2007 Yr Built/Eff: 1967 / 1967
 Sale Date: 03/11/2015 Prior Sale Date: 05/14/2007 Air Cond:
 Sale Price: \$1,780,000 Prior Sale Price: \$1,525,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 297097 Acres: 0.25
 1st Mtg Amt: \$1,630,000 Lot Area: 10,956
 Total Value: \$1,581,116 # of Stories:
 Land Use: SERVICE STATION Park Area/Cap#: /

Comp #: 10 Distance From Subject: 12.27 (miles)
 Address: 16809 PIONEER BLVD, ARTESIA, CA 90701-1719
 Owner Name: JOHAL OIL CORP INC
 Seller Name: VERKOUNY LLC
 APN: 7014-004-005 Map Reference: 82-A5 / Building Area: 1,608
 County: LOS ANGELES, CA Census Tract: 5548.01 Total Rooms/Offices:
 Subdivision: 25764 Zoning: ATM1* Total Restrooms:
 Rec Date: 12/18/2014 Prior Rec Date: Yr Built/Eff: 1968 / 1968
 Sale Date: 12/11/2014 Prior Sale Date: Air Cond:
 Sale Price: \$2,000,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1379482 Acres: 0.43
 1st Mtg Amt: \$1,300,000 Lot Area: 18,658
 Total Value: \$1,839,500 # of Stories:
 Land Use: SERVICE STATION Park Area/Cap#: /

Comp #: 11 Distance From Subject: 13.93 (miles)
 Address: 551 N SUNSET AVE, LA PUENTE, CA 91744-3530
 Owner Name: GTY-PACIFIC 1031 LLC
 Seller Name: CONVENIENCE RETAILERS LLC
 APN: 8203-020-030 Map Reference: 48-D4 / Building Area: 1,653
 County: LOS ANGELES, CA Census Tract: 4071.02 Total Rooms/Offices:
 Subdivision: 606 Zoning: LPR3VV Total Restrooms:
 Rec Date: 07/15/2015 Prior Rec Date: 04/04/1997 Yr Built/Eff: 1966 / 1966
 Sale Date: 06/03/2015 Prior Sale Date: Air Cond:
 Sale Price: \$8,212,500 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 855969 Acres: 0.43
 1st Mtg Amt: Lot Area: 18,843
 Total Value: \$1,178,630 # of Stories:
 Land Use: SERVICE STATION Park Area/Cap#: /

Comp #: 12 Distance From Subject: 14.24 (miles)
 Address: 1030 S HACIENDA BLVD, LA PUENTE, CA 91745-1501
 Owner Name: 1030 HACIENDA LLC
 Seller Name: CIRCLE K STORES INC
 APN: 8245-012-015 Map Reference: 85-E1 / Building Area: 1,373
 County: LOS ANGELES, CA Census Tract: 4085.01 Total Rooms/Offices:
 Subdivision: 17609 Zoning: LCC3BE+ Total Restrooms:
 Rec Date: 05/28/2015 Prior Rec Date: 02/23/2012 Yr Built/Eff: 1970 / 1970
 Sale Date: 05/27/2015 Prior Sale Date: 02/22/2012 Air Cond:
 Sale Price: \$1,350,000 Prior Sale Price: \$1,011,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 618339 Acres: 0.49
 1st Mtg Amt: \$1,350,000 Lot Area: 21,524
 Total Value: \$1,567,652 # of Stories:
 Land Use: SERVICE STATION Park Area/Cap#: /

Comp #: 13 Distance From Subject: 16.31 (miles)
 Address: 14478 VENTURA BLVD, SHERMAN OAKS, CA 91423-2607
 Owner Name: ORION REAL ESTATE HOLDINGS LLC
 Seller Name: MASSCO INVESTMENTS LLC
 APN: 2266-001-026 Map Reference: 22-D3 / Building Area: 1,568
 County: LOS ANGELES, CA Census Tract: 1412.02 Total Rooms/Offices:
 Subdivision: 5822 Zoning: LAC2 Total Restrooms:
 Rec Date: 03/27/2015 Prior Rec Date: 12/26/2013 Yr Built/Eff: 1968 /
 Sale Date: 03/20/2015 Prior Sale Date: 12/18/2013 Air Cond:
 Sale Price: \$3,218,000 Prior Sale Price: \$3,200,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 334850 Acres: 0.32
 1st Mtg Amt: \$2,448,000 Lot Area: 13,727
 Total Value: \$1,693,166 # of Stories:
 Land Use: SERVICE STATION Park Area/Cap#: /

Comp #:	14	Distance From Subject: 17.2 (miles)	
Address:	701 REDONDO AVE, LONG BEACH, CA 90804-5140		
Owner Name:	BFT CA LLC		
Seller Name:	SB GAS & WASH MANAGEMENT INC		
APN:	7258-022-027	Map Reference:	76-A5 /
County:	LOS ANGELES, CA	Census Tract:	5769.04
Subdivision:	2223	Zoning:	LBCCP
Rec Date:	01/21/2015	Prior Rec Date:	11/10/2014
Sale Date:	01/16/2015	Prior Sale Date:	10/30/2014
Sale Price:	\$2,055,000	Prior Sale Price:	\$1,393,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	70644	Acres:	0.32
1st Mtg Amt:		Lot Area:	14,104
Total Value:	\$1,203,000	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 19.7 (miles)	
Address:	123 N GRAND AVE, WEST COVINA, CA 91791-1710		
Owner Name:	WILLIAMS LLC		
Seller Name:	CF UNITED PROPCO LLC		
APN:	8451-015-054	Map Reference:	93-A1 /
County:	LOS ANGELES, CA	Census Tract:	4036.00
Subdivision:	PHILLIPS TR	Zoning:	WCC2*
Rec Date:	08/21/2015	Prior Rec Date:	10/29/2009
Sale Date:	08/19/2015	Prior Sale Date:	10/09/2009
Sale Price:	\$2,400,000	Prior Sale Price:	\$1,200,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1031119	Acres:	0.70
1st Mtg Amt:	\$1,450,000	Lot Area:	30,391
Total Value:	\$1,856,100	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 22.98 (miles)	
Address:	8000 RESEDA BLVD, RESEDA, CA 91335-1341		
Owner Name:	ELHILU ESMAT Y & FATEN		
Seller Name:	QAMMOUH HANI & CATHY		
APN:	2102-002-037	Map Reference:	14-C1 /
County:	LOS ANGELES, CA	Census Tract:	1314.00
Subdivision:	30279	Zoning:	LAC2
Rec Date:	12/31/2014	Prior Rec Date:	06/02/2006
Sale Date:	12/03/2014	Prior Sale Date:	01/05/2006
Sale Price:	\$1,100,000	Prior Sale Price:	\$1,700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1425223	Acres:	0.57
1st Mtg Amt:	\$812,500	Lot Area:	24,705
Total Value:	\$1,790,000	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

Comp #:	17	Distance From Subject: 23.4 (miles)	
Address:	18050 NORDHOFF ST, NORTHRIDGE, CA 91325-2854		
Owner Name:	J & K ENTS INVESTMENT LLC		
Seller Name:	GK SEKHON INC		
APN:	2768-001-004	Map Reference:	7-D5 /
County:	LOS ANGELES, CA	Census Tract:	1151.04
Subdivision:	18918	Zoning:	LAC2
Rec Date:	04/22/2015	Prior Rec Date:	06/27/2003
Sale Date:	07/10/2014	Prior Sale Date:	06/24/2003
Sale Price:	\$1,900,000	Prior Sale Price:	\$950,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	451711	Acres:	0.49
1st Mtg Amt:	\$1,830,000	Lot Area:	21,456
Total Value:	\$1,326,575	# of Stories:	
Land Use:	SERVICE STATION	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: September 11, 2015

JOB ADDRESS: 3144 EAST OLYMPIC BLVD., LOS ANGELES, CA

(AKA: 3154 EAST OLYMPIC BLVD., UNIT #A, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 5190-027-002

CASE#: 208599

ORDER NO: A-3412678

EFFECTIVE DATE OF ORDER TO COMPLY: January 14, 2014

COMPLIANCE EXPECTED DATE: January 19, 2014

DATE COMPLIANCE OBTAINED: November 17, 2014

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3412678

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY

AMERIGAS LLC
164 N WILLAMAN DR
BEVERLY HILLS, CA 90211

CASE #: 208599
ORDER #: A-3412678
EFFECTIVE DATE: January 14, 2014
COMPLIANCE DATE: January 19, 2014

PROPERTY OWNER OF
SITE ADDRESS: 3144 E OLYMPIC BLVD AKA 3154 E.OLYMPIC BL UNIT#A
ASSESSORS PARCEL NO.: 5190-027-002
ZONE: M1; Limited Industrial Zone
NAME OF BUSINESS IN VIOLATION: ELITE SMOG TEST ONLY

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on October 25, 2013 and billed on invoice # 596040.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: *Ulric Carpenter*

Date: January 07, 2014

ULRIC CARPENTER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3337
Ulric.Carpenter@lacity.org

Ulric Carpenter
REVIEWED BY

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

JAN 10 2014

To the address as shown on the
last annualized assessment roll,
mailed by *AM*



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