

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 28, 2015

Council District: # 5

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

JOB ADDRESS: **8931 WEST VENICE BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4312-012-035**

On November 06, 2012 and December 25, 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: **8931 West Venice 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, pursuant to Section 98.0421, the property owner was issued an order October 12, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	3,590.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	778.41
Title Report fee	42.00
Grand Total	\$ 5,916.97

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 **\$5,916.97** 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 **\$5,916.97** 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 Ongie
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY 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. T12193
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4312-012-035

Property Address: 8931 W VENICE BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : ENID ENGLE TRUSTEE OF THE MARITAL TRUST CREATED BY ENGLE TRUST

Grantor : ENGLE, ENID; ENGLE TRUST

Deed Date : 05/15/2003

Recorded : 06/24/2003

Instr No. : 03-1807807

MAILING ADDRESS: ENID ENGLE TRUSTEE OF THE MARITAL TRUST CREATED BY ENGLE TRUST
 78 6920 ALI I DR KAILUA KONA HI 96740

SCHEDULE B

LEGAL DESCRIPTION

Lot: 280 **Tract No:** 625 **Abbreviated Description:** LOT:280 CITY:REGION/CLUSTER: 25/25890 TR#:625 TRACT # 625 LOT
 280 City/Muni/Twp: REGION/CLUSTER: 25/25890

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

03 1807807 ✓

AND WHEN RECORDED MAIL TO

Name ENID ENGLE, Successor Trustee
Street c/o LIONEL B. LEBEL
HROMADKA & GAULKE
Address 11661 San Vicente Blvd., #410
City & Los Angeles, CA 90049-5112
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

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 is a bonafide gift and the grantor received nothing in return, R&T 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:
Trust for benefit of Grantor(s) spouse

☐ Transfer to a revocable trust;

☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

☒ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other: _____

GRANTOR: ENID ENGLE, Successor Trustee of the ENGLE TRUST U/T/D December 23, 1979

hereby GRANTS to ENID ENGLE, Trustee of the Marital Trust created by the ENGLE TRUST U/T/D December 23, 1979, an undivided 46.2711% interest in and to the following described real property in the County of Los Angeles, State of California:

Lot 280 of Tract No. 625, as per map recorded in Book 18, page 125 of Maps in the office of the County Recorder of said county.

Commonly known as: 8931-8945 Venice Boulevard, Los Angeles, California 90034-3327

Dated May 15/2003

Enid Engle
ENID ENGLE, Successor Trustee of the
ENGLE TRUST U/T/D December 23, 1979

STATE OF CALIFORNIA Hawaii)
COUNTY OF LOS ANGELES Hawaii)

On this 15th day of May, 2003, before me,

Janice A. Shores
Notary Public, personally appeared ENID ENGLE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Janice A. Shores
My commission expires 11/29/03



MAIL TAX STATEMENTS TO: ENID ENGLE, 78-6920 ALII DRIVE, UNIT 221, KAILUA-KONA, HI 96740
Name Address City, State, Zip

ASSESSOR'S PARCEL NO. 4312-012-035

EXHIBIT B

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: September 28, 2015

JOB ADDRESS: **8931 WEST VENICE BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4312-012-035**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ENID ENGLE, TRUSTEE
THE MARITAL TRUST CREATED BY ENGLE TRUST
78 6920 ALI I DR.
KAILUA KONA, HI 96740
CAPACITY: OWNER

Property Detail Report

For Property Located At:
8931 VENICE BLVD, LOS ANGELES, CA 90034-3327



CoreLogic

RealQuest Professional

Owner Information

Owner Name: ENGLE ENID/ENGLE TRUST
 Mailing Address: 78 6920 ALI I DR, KAILUA KONA HI 96740
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT # 625 LOT 280	APN:	4312-012-035
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2701.00 / 2	Subdivision:	625
Township-Range-Sect:		Map Reference:	42-C5 /
Legal Book/Page:	18-125	Tract #:	625
Legal Lot:	280	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C09	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/24/2003 / 05/15/2003	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	1807807		

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:	1946 / 1946	Total Rooms/Offices		Garage Area:	
Gross Area:	3,540	Total Restrooms:		Garage Capacity:	
Building Area:	3,540	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM1	Acres:	0.27	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	11,903	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$185,791	Assessed Year:	2015	Property Tax:	\$2,869.42
Land Value:	\$154,198	Improved %:	17%	Tax Area:	67
Improvement Value:	\$31,593	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$185,791				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8931 VENICE BLVD, LOS ANGELES, CA 90034-3327**20 Comparable(s) Selected.**

Report Date: 09/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$3,000	\$15,000,000	\$2,284,200
Bldg/Living Area	3,540	3,068	4,040	3,689
Price/Sqft	\$0.00	\$0.94	\$3,712.87	\$608.17
Year Built	1946	1926	1987	1954
Lot Area	11,903	3,477	14,501	6,445
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$185,791	\$27,687	\$1,671,511	\$349,708
Distance From Subject	0.00	0.08	10.36	7.57

*= user supplied for search only

Comp #:	1		Distance From Subject:	0.08 (miles)
Address:	8936 NATIONAL BLVD, LOS ANGELES, CA 90034			
Owner Name:	BEIT TSHUVAH			
Seller Name:	8932 NATIONAL BOULEVARD LLC			
APN:	4312-011-038	Map Reference:	42-D5 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2701.00	Total Rooms/Offices:
Subdivision:	625	Zoning:	LAM1	Total Restrooms:
Rec Date:	06/12/2015	Prior Rec Date:	04/21/1999	Yr Built/Eff:
Sale Date:	06/02/2015	Prior Sale Date:	04/08/1999	Air Cond:
Sale Price:	\$4,225,000	Prior Sale Price:	\$850,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	694342	Acres:	0.33	
1st Mtg Amt:		Lot Area:	14,501	
Total Value:	\$1,108,753	# of Stories:		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/	

Comp #:	2		Distance From Subject:	3.11 (miles)
Address:	5707 MESMER AVE 9, CULVER CITY, CA 90230-6316			
Owner Name:	5707-09 MESMER LLC			
Seller Name:	JEWEL C 1998 TRUST			
APN:	4220-014-034	Map Reference:	50-C4 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2756.03	Total Rooms/Offices:
Subdivision:	6265	Zoning:	LAM2	Total Restrooms:
Rec Date:	02/26/2015	Prior Rec Date:	09/18/1987	Yr Built/Eff:
Sale Date:	01/12/2015	Prior Sale Date:	09/1987	Air Cond:
Sale Price:	\$1,500,000	Prior Sale Price:	\$3,200,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	211753	Acres:	0.11	
1st Mtg Amt:		Lot Area:	5,000	
Total Value:	\$92,366	# of Stories:		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/	

Comp #:	3		Distance From Subject:	4.41 (miles)
Address:	1107 N KINGS RD, WEST HOLLYWOOD, CA 90069-2801			
Owner Name:	EMSER INTERNATIONAL LLC			
Seller Name:	KALER K M LIVING TRUST			
APN:	5554-026-018	Map Reference:	33-E4 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	7003.00	Total Rooms/Offices:
Subdivision:	1444	Zoning:	WDC2A*	Total Restrooms:
Rec Date:	08/18/2015	Prior Rec Date:	07/27/1992	Yr Built/Eff:
Sale Date:	08/12/2015	Prior Sale Date:	07/1992	Air Cond:
Sale Price:	\$15,000,000	Prior Sale Price:	\$1,700,000	Pool:
Sale Type:	UNKNOWN	Prior Sale Type:	FULL	Roof Mat:
Document #:	1009132	Acres:	0.24	
1st Mtg Amt:	\$10,000,000	Lot Area:	10,244	
Total Value:	\$158,052	# of Stories:		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/	

Comp #:	4		Distance From Subject:	5.17 (miles)
Address:	6120 S VAN NESS AVE, LOS ANGELES, CA 90047-1332			
Owner Name:	GO WEST ADVENTURES INC			
Seller Name:	PISANO ANTHONY L			
APN:	6001-010-001	Map Reference:	51-D4 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2372.02	Total Rooms/Offices:
Subdivision:	6581	Zoning:	LAM1	Total Restrooms:
Rec Date:	01/12/2015	Prior Rec Date:		Yr Built/Eff:
Sale Date:	12/31/2014	Prior Sale Date:		Air Cond:
Sale Price:	\$460,000	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	33300	Acres:	0.10	
1st Mtg Amt:		Lot Area:	4,230	
Total Value:	\$27,687	# of Stories:		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/	

Comp #:	5	Distance From Subject: 6.66 (miles)	
Address:	161 W 33RD ST, LOS ANGELES, CA 90007-4106		
Owner Name:	DREAM INVESTOR LLC		
Seller Name:	YOON JONG S		
APN:	5122-006-016	Map Reference:	44-B6 /
County:	LOS ANGELES, CA	Census Tract:	2246.00
Subdivision:	HODGE	Zoning:	LAM1
Rec Date:	07/02/2015	Prior Rec Date:	11/27/2013
Sale Date:	06/30/2015	Prior Sale Date:	11/22/2013
Sale Price:	\$780,000	Prior Sale Price:	\$590,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	795297	Acres:	0.08
1st Mtg Amt:	\$624,000	Lot Area:	3,477
Total Value:	\$601,787	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,584
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/ 1964
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	6	Distance From Subject: 7.18 (miles)	
Address:	547 E 31ST ST, LOS ANGELES, CA 90011-2001		
Owner Name:	CHO JANG H & SUNG S		
Seller Name:	SEONG SPERO LLC		
APN:	5128-014-018	Map Reference:	52-B1 /
County:	LOS ANGELES, CA	Census Tract:	2267.00
Subdivision:	FORD	Zoning:	LAM1
Rec Date:	05/28/2015	Prior Rec Date:	09/08/2010
Sale Date:	04/14/2015	Prior Sale Date:	08/03/2010
Sale Price:	\$3,080,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	623822	Acres:	0.11
1st Mtg Amt:	\$1,848,000	Lot Area:	4,989
Total Value:	\$426,400	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	4,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1972 / 1972
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	7	Distance From Subject: 7.36 (miles)			
Address:	11547 PRAIRIE AVE, HAWTHORNE, CA 90250-2603				
Owner Name:	STG & JBG LLC				
Seller Name:	ROBER-MARTINEZ E TRUST				
APN:	4047-008-010	Map Reference:	57-B5 /	Building Area:	3,476
County:	LOS ANGELES, CA	Census Tract:	6021.04	Total Rooms/Offices:	
Subdivision:	6713	Zoning:	HACMY	Total Restrooms:	
Rec Date:	06/23/2015	Prior Rec Date:		Yr Built/Eff:	1961 / 1963
Sale Date:	06/19/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$410,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	746789	Acres:	0.14		
1st Mtg Amt:	\$384,000	Lot Area:	6,300		
Total Value:	\$263,681	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject: 7.58 (miles)	
Address:	510 E SLAUSON AVE, LOS ANGELES, CA 90011				
Owner Name:	HOFFMAN J & S TRUST/HOFFMAN JACK & SHIRLEY TRUST				
Seller Name:	HOFFMAN LA BREA LLC				
APN:	6006-032-002	Map Reference:	52-B4 /	Building Area:	3,200
County:	LOS ANGELES, CA	Census Tract:	2392.02	Total Rooms/Offices:	
Subdivision:	THORNE KROESEN SOUTH PARK TR	Zoning:	LAMR1	Total Restrooms:	
Rec Date:	04/20/2015	Prior Rec Date:	06/10/1964	Yr Built/Eff:	1965 / 1965
Sale Date:	04/17/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,000	Prior Sale Price:	\$19,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	437276	Acres:	0.23		
1st Mtg Amt:		Lot Area:	9,921		
Total Value:	\$65,016	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 7.86 (miles)	
Address:	135 EUCALYPTUS DR, EL SEGUNDO, CA 90245-3839		
Owner Name:	MILLER DONALD P		
Seller Name:	WERCK GROUP LLC		
APN:	4135-008-020	Map Reference:	56-B6 /
County:	LOS ANGELES, CA	Census Tract:	6201.02
Subdivision:	EL SEGUNDO	Zoning:	ESM-1*
Rec Date:	07/21/2015	Prior Rec Date:	10/31/2008
Sale Date:	06/17/2015	Prior Sale Date:	10/21/2008
Sale Price:	\$1,950,000	Prior Sale Price:	\$1,564,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	882545	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,605
Total Value:	\$1,671,511	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 7.98 (miles)	
Address:	800 E 61ST ST, LOS ANGELES, CA 90001		
Owner Name:	INFINITY MANAGEMENT HOLDINGS L		
Seller Name:	SONG IN O		
APN:	6007-009-013	Map Reference:	52-C4 /
County:	LOS ANGELES, CA	Census Tract:	2392.02
Subdivision:		Zoning:	LAM2
Rec Date:	06/19/2015	Prior Rec Date:	07/03/2014
Sale Date:	05/15/2015	Prior Sale Date:	06/25/2014
Sale Price:	\$535,000	Prior Sale Price:	\$365,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	730947	Acres:	0.17
1st Mtg Amt:	\$481,500	Lot Area:	7,500
Total Value:	\$365,000	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	4,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1940 / 1940
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject: 8.25 (miles)	
Address:	1510 E 25TH ST, LOS ANGELES, CA 90011-1814		
Owner Name:	1510 E 25TH ST LLC		
Seller Name:	SIGURDSON FAMILY TRUST		
APN:	5118-017-007	Map Reference:	52-D1 /
County:	LOS ANGELES, CA	Census Tract:	2281.00
	HARBERT & BUTTERWORTHS ADAMS ST TR	Building Area:	3,510
Subdivision:		Total Rooms/Offices:	
Rec Date:	04/15/2015	Zoning:	LAM1
Sale Date:	04/12/2015	Total Restrooms:	
Sale Price:	\$548,000		
Sale Type:	FULL		
Document #:	419489	Prior Rec Date:	10/12/1979
1st Mtg Amt:		Prior Sale Date:	
Total Value:	\$140,384	Prior Sale Price:	\$75,000
Land Use:	LIGHT INDUSTRIAL	Prior Sale Type:	FULL
		Acres:	0.10
		Lot Area:	4,152
		# of Stories:	
		Park Area/Cap#:	/

Comp #:	12			Distance From Subject: 8.26 (miles)	
Address:	1525 E 25TH ST, LOS ANGELES, CA 90011-1813				
Owner Name:	MJH 1525 LLC				
Seller Name:	BORNA LLC				
APN:	5118-019-009	Map Reference:	52-D1 /	Building Area:	3,517
County:	LOS ANGELES, CA	Census Tract:	2270.10	Total Rooms/Offices:	
	HARBERT & BUTTERWORTHS				
Subdivision:	ADAMS ST TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	07/15/2015	Prior Rec Date:	05/30/2008	Yr Built/Eff:	1926 / 1926
Sale Date:	07/07/2015	Prior Sale Date:	04/04/2008	Air Cond:	
Sale Price:	\$2,220,000	Prior Sale Price:	\$1,020,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	855877	Acres:	0.10		
1st Mtg Amt:	\$1,887,000	Lot Area:	4,156		
Total Value:	\$292,350	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 8.28 (miles)	
Address:	1522 E 24TH ST, LOS ANGELES, CA 90011		
Owner Name:	MJH 1525 LLC		
Seller Name:	BORNA LLC		
APN:	5118-019-008	Map Reference:	52-D1 /
County:	LOS ANGELES, CA	Census Tract:	2270.10
		Building Area:	3,952
		Total Rooms/Offices:	
Subdivision:	BUTTERWORTHS	Zoning:	LAM1
	ADAMS ST TR	Total Restrooms:	
Rec Date:	07/15/2015	Prior Rec Date:	05/30/2008
Sale Date:	07/07/2015	Prior Sale Date:	
Sale Price:	\$2,220,000	Prior Sale Price:	\$1,020,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	855877	Acres:	0.10
1st Mtg Amt:	\$1,887,000	Lot Area:	4,156
Total Value:	\$303,278	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 9.55 (miles)	
Address:	2315 RANDOLPH ST, HUNTINGTON PARK, CA 90255-3543		
Owner Name:	LPC INVESTMENTS LLC		
Seller Name:	ACME CASTINGS INC		
APN:	6321-004-017	Map Reference:	52-E4 /
County:	LOS ANGELES, CA	Census Tract:	5326.03
Subdivision:	2510	Zoning:	HPM2YY
Rec Date:	03/13/2015	Prior Rec Date:	
Sale Date:	03/09/2015	Prior Sale Date:	
Sale Price:	\$228,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	272245	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,585
Total Value:	\$234,519	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,399
		Total Rooms/Offices:	
		Total Restrooms:	1.00
		Yr Built/Eff:	1976 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	15	Distance From Subject: 9.83 (miles)	
Address:	3033 N COOLIDGE AVE, LOS ANGELES, CA 90039-3413		
Owner Name:	3033 COOLIDGE LLC		
Seller Name:	DENBY ENTS		
APN:	5442-023-007	Map Reference:	35-D3 /
County:	LOS ANGELES, CA	Census Tract:	1872.00
Subdivision:	5485	Zoning:	LACM
Rec Date:	01/06/2015	Prior Rec Date:	
Sale Date:	10/28/2014	Prior Sale Date:	
Sale Price:	\$825,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	11716	Acres:	0.11
1st Mtg Amt:	\$700,000	Lot Area:	4,797
Total Value:	\$68,083	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,960
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1966 / 1966
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	16			Distance From Subject: 9.83 (miles)	
Address:	3030 N COOLIDGE AVE, LOS ANGELES, CA 90039-3414				
Owner Name:	FROGTOWN VILLAGE LLC				
Seller Name:	AERO-ENGINES INC				
APN:	5442-022-008	Map Reference:	35-D3 /	Building Area:	3,380
County:	LOS ANGELES, CA	Census Tract:	1872.00	Total Rooms/Offices:	
Subdivision:	5485	Zoning:	LACM	Total Restrooms:	
Rec Date:	09/04/2015	Prior Rec Date:		Yr Built/Eff:	1952 / 1952
Sale Date:	08/21/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,950,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1096716	Acres:	0.13		
1st Mtg Amt:	\$1,622,000	Lot Area:	5,559		
Total Value:	\$85,427	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 9.83 (miles)	
Address:	2930 DENBY AVE, LOS ANGELES, CA 90039		
Owner Name:	DENBY KNOX HOLDING CO LLC		
Seller Name:	RIVERBANK DENBY PROPERTIES LLC		
APN:	5442-018-006	Map Reference:	35-D3 /
County:	LOS ANGELES, CA	Census Tract:	1872.00
Subdivision:	5485	Zoning:	LACM
Rec Date:	05/20/2015	Prior Rec Date:	04/20/1990
Sale Date:	05/14/2015	Prior Sale Date:	03/1990
Sale Price:	\$1,700,000	Prior Sale Price:	\$320,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	587690	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,557
Total Value:	\$284,707	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	4,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff.	1960 / 1960
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	18	Distance From Subject: 9.84 (miles)	
Address:	2939 DENBY AVE, LOS ANGELES, CA 90039		
Owner Name:	DENBY KNOX HOLDING CO LLC		
Seller Name:	RIVERBANK DENBY PROPERTIES LLC		
APN:	5442-022-017	Map Reference:	35-D3 /
County:	LOS ANGELES, CA	Census Tract:	1872.00
Subdivision:	5485	Zoning:	LACM
Rec Date:	05/20/2015	Prior Rec Date:	06/21/1996
Sale Date:	05/14/2015	Prior Sale Date:	
Sale Price:	\$1,700,000	Prior Sale Price:	\$763,640
Sale Type:	FULL	Prior Sale Type:	
Document #:	587690	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,678
Total Value:	\$207,318	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	4,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1966 / 1966
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	19	Distance From Subject: 9.95 (miles)			
Address:	11145 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2437				
Owner Name:	AVALON LODGING LLC				
Seller Name:	RSP SOUTH WEST INVESTMENTS LLC				
APN:	2337-031-005	Map Reference:	23-E1 /	Building Area:	3,068
County:	LOS ANGELES, CA	Census Tract:	1242.04	Total Rooms/Offices:	
Subdivision:	1479	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/26/2015	Prior Rec Date:	02/13/2015	Yr Built/Eff:	1950 /
Sale Date:	06/25/2015	Prior Sale Date:	01/29/2015	Air Cond:	YES
Sale Price:	\$4,200,000	Prior Sale Price:	\$1,700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1052848	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,347		
Total Value:	\$344,776	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 10.36 (miles)	
Address:	112 N AVENUE 23, LOS ANGELES, CA 90031		
Owner Name:	S & R PARTNERS LLC		
Seller Name:	YEN FAMILY TRUST		
APN:	5205-023-005	Map Reference:	36-A6 /
County:	LOS ANGELES, CA	Census Tract:	1990.00
Subdivision:	GRIFFINS ADD	Zoning:	LAC2
Rec Date:	05/01/2015	Prior Rec Date:	07/31/2002
Sale Date:	04/13/2015	Prior Sale Date:	07/22/2002
Sale Price:	\$1,150,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	499075	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,145
Total Value:	\$253,057	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,102
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1987 / 1987
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: September 28, 2015

JOB ADDRESS: **8931 WEST VENICE BLVD., UNIT #A, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4312-012-035**

CASE#: 481176

ORDER NO: A-3123740

EFFECTIVE DATE OF ORDER TO COMPLY: **October 12, 2012**

COMPLIANCE EXPECTED DATE: **November 06, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3123740

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATTILOS
VICTOR H. CUEVAS
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

ENID ENGLE (TR), ENGLE TRUST
78 6920 ALI I DR
KAILUA KONA, HI 96740

CASE #: 481176
ORDER #: A-3123740
EFFECTIVE DATE: October 12, 2012
COMPLIANCE DATE: November 06, 2012

OWNER OF

SITE ADDRESS: 8931 W VENICE BLVD UNIT#A
ASSESSORS PARCEL NO.: 4312-012-035
ZONE: M1; Limited Industrial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WHICH WILL BE BILLED TO YOU SEPARATELY.** Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. (V #1-BUILDING) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition.

Or

Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for a AUTO REPAIR / BODY use within a building approved for STORAGE.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

Comments: AS PER PERMIT# 07020-20000-02320.

NON-COMPLIANCE FEE WARNING:

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

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)252-3030.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: October 05, 2012

AUGUSTUS ALBAS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3030

REVIEWED BY

NP
OCT 05 2012

EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**
JOB ADDRESS: **8931 WEST VENICE BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4312-012-035**

Date: September 28, 2015

CASE#: 186487
ORDER NO: A-3169320

EFFECTIVE DATE OF ORDER TO COMPLY: **December 20, 2012**
COMPLIANCE EXPECTED DATE: **December 25, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3169320

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY

ENID ENGLE (TR), ENGLE TRUST
78 6920 ALI I DR
KAILUA KONA, HI 96740

CASE #: 186487

ORDER #: A-3169320

EFFECTIVE DATE: December 20, 2012

COMPLIANCE DATE: December 25, 2012

PROPERTY OWNER OF
SITE ADDRESS: 8931 W VENICE BLVD
ASSESSORS PARCEL NO.: 4312-012-035
ZONE: M1; Limited Industrial Zone
NAME OF BUSINESS IN VIOLATION: ELITE AUTO SALES INC

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).

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 03, 2012 and billed on invoice # 561888.

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:

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3030.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: _____

AUGUSTUS ALBAS

3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3030

REVIEWED BY _____

Date: December 13, 2012

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

DEC 14 2012

To the address as shown on the
last equalized assessment roll.
Initialed by JL