

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

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

April 24, 2015

Council District: # 9

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

JOB ADDRESS: **5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5001-001-020**

On July 5, 2013, 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: **5150 South Vermont Avenue, 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 September 23, 2013 and September 30, 2014, 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	\$ 1,371.00
System Development Surcharge	82.26
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	288.58
Title Report fee	42.00
Grand Total	\$ 3,708.84

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 **\$3,708.84** 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 **\$3,708.84** 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

fw
Signature of Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10883
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5001-001-020

Property Address: 5150 S VERMONT AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: PACIFIC CITY BANK

Grantee: KAREN KIM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Instrument: 20100229630

Book/Page: N/A

Dated: 02/11/2010

Recorded: 02/19/2010

MAILING ADDRESS: KAREN KIM
310 PORTSIDE DR. EDGEWATER NJ 07020

MAILING ADDRESS: KAREN KIM
5150 S. VERMONT AVE. LOS ANGELES, CA 90037

SCHEDULE B

LEGAL DESCRIPTION

LOTS 32 AND 33 OF RESUBDIVISION OF LOTS 2 TO 62 AND PART OF LOTS 1 AND 63 OF BURCK'S GOLDEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: KAREN KIM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: PACIFIC CITY BANK

Trustee: OLD REPUBLIC TITLE COMPANY

Instrument: 20100229631

Book/Page: N/A

Amount: \$364,000.00

Open Ended: YES

Dated: 02/09/2010

Recorded: 02/19/2010

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

Work Order No. T10883

SCHEDULE B (Continued)

Maturity Date: 02/09/2040

MAILING ADDRESS: PACIFIC CITY BANK ROWLAND HEIGHTS BRANCH 18160
COLIMA ROAD ROWLAND HEIGHTS, CA 91748

MAILING ADDRESS: PACIFIC CITY BANK NOTE DEPARTMENT 3701 WILSHIRE
BLVD. #418 LOS ANGELES, CA 90010

MAILING ADDRESS: KAREN KIM, A MARRIED WOMAN AS HER SOLE AND
SEPARATE PROPERTY 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA 90037

MAILING ADDRESS: OLD REPUBLIC TITLE COMPANY 450 NORTH BRAND BLVD.,
GLENDALE, CA 91203

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF RENTS, FROM DATED
02/09/2010, RECORDED 02/19/2010 AS INSTRUMENT NO. 20100229632.

MAILING ADDRESS: PACIFIC CITY BANK ROWLAND HEIGHTS BRANCH 18160
COLIMA ROAD ROWLAND HEIGHTS, CA 91748

MAILING ADDRESS: PACIFIC CITY BANK NOTE DEPARTMENT 3701 WILSHIRE
BLVD. #418 LOS ANGELES, CA 90010

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 11/01/2010, RECORDED 12/03/2010 AS
INSTRUMENT NO. 20101780108.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: KIM KAREN 5150 S VERMONT AVE LOS ANGELES CA 90037-3536

NOTICE OF PENDING LIEN, DATED 06/17/2011, RECORDED 07/01/2011 AS
INSTRUMENT NO. 20110898820.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: KIM KAREN 5150 S VERMONT AVE LOS ANGELES CA 90037

NOTICE OF PENDING LIEN, DATED 07/31/2013, RECORDED 08/12/2013 AS
INSTRUMENT NO. 20131180539.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

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

Work Order No. T10883

SCHEDULE B (Continued)

MAILING ADDRESS: KIM KAREN 5150 S VERMONT AVE LOS ANGELES CA
900373536

NOTICE OF PENDING LIEN, DATED 07/31/2013, RECORDED 08/12/2013 AS
INSTRUMENT NO. 20131180553.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: KIM KAREN 5150 S VERMONT AVE LOS ANGELES CA 90037

NOTICE OF PENDING LIEN, DATED 01/16/2014, RECORDED 02/07/2014 AS
INSTRUMENT NO. 20140138982.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: KIM KAREN 5150 S VERMONT AVE LOS ANGELES CA 90037

NOTICE OF PENDING LIEN, DATED 01/16/2014, RECORDED 02/07/2014 AS
INSTRUMENT NO. 20140138990.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: KIM KAREN 5150 S VERMONT AVE LOS ANGELES CA
900373536

NOTICE OF PENDING LIEN DATED 01/31/2013, RECORDED 02/21/2014 AS INSTRUMENT NO.
20140186598.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: KIM KAREN 5150 S VERMONT AVE LOS ANGELES CA 90037

STEWART

RECORDING REQUESTED BY:
Stewart Title of California, Inc.,
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Karen Kim
5150 S. Vermont Ave.
Los Angeles, CA 90037

ORDER NO. 3234-281707
ESCROW NO. 3218-281707
APN. 5001-001-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: \$616.00

CITY TAX \$2,520.00

- Monument Preservation Fee is:
- 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 Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Pacific City Bank

hereby GRANT(S) to

Karen Kim, a married woman as her sole and separate property

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

See "Exhibit A" attached hereto

(property commonly known as: 5150 S. Vermont Ave., Los Angeles, CA)

DATE: February 11, 2010

Pacific City Bank

By: Henry Kim
Henry Kim, Secretary

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

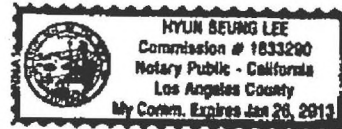
On FEB. 12, 2010 before me,
HYUN SEUNG LEE a Notary
Public, personally appeared HENRY KIM

, 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 Hyun Seung Lee



(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5001-001-020**

Date: **April 24, 2015**

Last Full Title: **11/14/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). KAREN KIM
310 PORTSIDE DR.
EDGEWATER, NJ. 07020-1163
CAPACITY: OWNER

- 2). KAREN KIM
5150 SOUTH VERMONT AVE.
LOS ANGELES, CA. 90037-3536
CAPACITY: OWNER

- 3). PACIFIC CITY BANK
ROWLAND HEIGHTS BRANCH
18160 COLIMA RD.
ROWLAND HEIGHTS, CA. 91748
CAPACITY: INTERESTED PARTIES

- 4). PACIFIC CITY BANK
NOTE DEPT.
3701 WILSHIRE BLVD., #418
LOS ANGELES, CA. 90010
CAPACITY: INTERESTED PARTIES

- 5). OLD REPUBLIC TITLE CO.
450 NORTH BRAND BLVD.
GLENDALE, CA. 91203
CAPACITY: INTERESTED PARTIES

EXHIBIT C**Property Detail Report**

For Property Located At :
5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536



Bldg Card: 000 of 002

Owner Information

Owner Name: **KIM KAREN**
 Mailing Address: **310 PORTSIDE DR, EDGEWATER NJ 07020-1163 C007**
 Vesting Codes: **MW//SE**

Location Information

Legal Description: **RESUB OF LOTS 2 TO 62 AND PART OF LOTS 1 AND 63 OF BURCKS GOLDEN TRACT LOTS 32 AND LOT 33**

County:	LOS ANGELES, CA	APN:	5001-001-020
Census Tract / Block:	2321.10 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	BURCKS GOLDEN TR RESUB
Legal Book/Page:	11-159	Map Reference:	51-F3 /
Legal Lot:	33	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	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:	02/19/2010 / 02/11/2010	1st Mtg Amount/Type:	\$364,000 / CONV
Sale Price:	\$560,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	229631
Document #:	229630	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$140.88
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE/CA		
Lender:	PACIFIC CTY BK		
Seller Name:	PACIFIC CTY BK		

Prior Sale Information

Prior Rec/Sale Date:	04/07/1988 / 03/1988	Prior Lender:	
Prior Sale Price:	\$310,000	Prior 1st Mtg Amt/Type:	\$310,000 / PRIVATE PARTY
Prior Doc Number:	474953	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1939 /	Total Rooms/Offices:		Garage Area:	
Gross Area:	3,975	Total Restrooms:		Garage Capacity:	
Building Area:	3,975	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

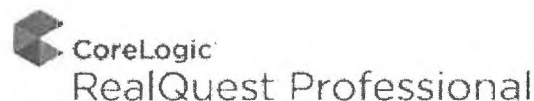
Zoning:	LAC2	Acres:	0.30	County Use:	AUTO SVC-NO GAS (2670)
Lot Area:	13,002	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$589,671	Assessed Year:	2014	Property Tax:	\$11,112.48
Land Value:	\$436,989	Improved %:	26%	Tax Area:	6660
Improvement Value:	\$152,682	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$589,671				

Comparable Sales Report

For Property Located At

5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536

17 Comparable(s) Selected.

Report Date: 04/24/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$560,000	\$100,000	\$6,035,000	\$1,660,294
Bldg/Living Area	3,975	3,456	4,352	3,786
Price/Sqft	\$140.88	\$28.94	\$1,571.61	\$434.91
Year Built	1939	1920	2004	1962
Lot Area	13,002	4,314	73,860	16,615
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$589,671	\$76,637	\$2,196,800	\$751,151
Distance From Subject	0.00	2.98	18.62	9.64

*= user supplied for search only

Comp #:	1			Distance From Subject:	2.98 (miles)
Address:	7872 CRENSHAW BLVD, LOS ANGELES, CA 90043-4941				
Owner Name:	SNB CENTRAL LLC				
Seller Name:	MATSUMOTO FAMILY TRUST				
APN:	4012-009-025	Map Reference:	57-C1 /	Building Area:	3,496
County:	LOS ANGELES, CA	Census Tract:	2352.02	Total Rooms/Offices:	
Subdivision:	8044	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/14/2015	Prior Rec Date:	04/02/1993	Yr Built/Eff:	1984 / 1984
Sale Date:	03/20/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	410490	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,133		
Total Value:	\$462,700	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	3.07 (miles)
Address:	2745 W MANCHESTER BLVD, INGLEWOOD, CA 90305-2435				
Owner Name:	THREE KIDS LAUNDRY LLC				
Seller Name:	DONEL INVESTMENTS LLC				
APN:	4010-010-028	Map Reference:	57-C2 /	Building Area:	4,352
County:	LOS ANGELES, CA	Census Tract:	6008.01	Total Rooms/Offices:	
Subdivision:	11156	Zoning:	INC2*	Total Restrooms:	
Rec Date:	09/24/2014	Prior Rec Date:		Yr Built/Eff:	1946 / 1975
Sale Date:	08/25/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,175,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1010397	Acres:	0.40		
1st Mtg Amt:	\$587,500	Lot Area:	17,461		
Total Value:	\$780,000	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	3.1 (miles)
Address:	2020 S WESTERN AVE, LOS ANGELES, CA 90018-1539				
Owner Name:	PICO PLACE LLC				
Seller Name:	BROEMSE HEINZ W & ERIKA B				
APN:	5074-034-031	Map Reference:	43-E4 /	Building Area:	3,858
County:	LOS ANGELES, CA	Census Tract:	2214.02	Total Rooms/Offices:	
Subdivision:	WEST ADAMS HEIGHTS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/30/2015	Prior Rec Date:		Yr Built/Eff:	1967 / 1967
Sale Date:	03/11/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,800,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	340361	Acres:	0.55		
1st Mtg Amt:	\$1,000,000	Lot Area:	23,922		
Total Value:	\$349,019	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	4.1 (miles)
Address:	318 N LA BREA AVE, INGLEWOOD, CA 90302-3407		
Owner Name:	HEKMAT SOHELL & ROYA		
Seller Name:	WEERANARAWAT FAMILY TRUST		
APN:	4016-028-001	Map Reference:	57-A1 /
County:	LOS ANGELES, CA	Census Tract:	6009.02
Subdivision:	INGLEWOOD PROP	Zoning:	INC3*
Rec Date:	02/17/2015	Prior Rec Date:	02/15/1990
Sale Date:	01/29/2015	Prior Sale Date:	02/1990
Sale Price:	\$1,400,000	Prior Sale Price:	\$675,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	169491	Acres:	0.60
1st Mtg Amt:		Lot Area:	26,043
Total Value:	\$1,023,089	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,949	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1969 /
Air Cond:	NONE	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	5	Distance From Subject:	5.45 (miles)
Address:	11003 HAWTHORNE BLVD, INGLEWOOD, CA 90304-2315		
Owner Name:	ARTCO ENTS LLC		
Seller Name:	SADAF PROPERTIES LLC		
APN:	4037-015-003	Map Reference:	57-A4 /
County:	LOS ANGELES, CA	Census Tract:	6017.00
Subdivision:	287	Zoning:	LCM1*
Rec Date:	09/05/2014	Prior Rec Date:	02/28/2006
Sale Date:	08/22/2014	Prior Sale Date:	02/16/2006
Sale Price:	\$1,890,000	Prior Sale Price:	\$2,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	936309	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,505
Total Value:	\$305,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,500	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1980 / 1980
Air Cond:		Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	6.64 (miles)
Address:	959 N GOWER ST, LOS ANGELES, CA 90038-3015		
Owner Name:	SIMPSON J L & M G FAMILY TRUST		
Seller Name:	DORSEY-VIRZE DOROTHEA A		
APN:	5534-025-025	Map Reference:	34-D4 /
County:	LOS ANGELES, CA	Census Tract:	1918.10
Subdivision:	EL CENTRO TR	Zoning:	LAC2
Rec Date:	07/31/2014	Prior Rec Date:	05/10/1994
Sale Date:	07/22/2014	Prior Sale Date:	
Sale Price:	\$100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	794333	Acres:	0.30
1st Mtg Amt:		Lot Area:	12,997
Total Value:	\$339,501	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,456	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1927 / 1950
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	7.82 (miles)
Address:	11317 ATLANTIC AVE, LYNWOOD, CA 90262-3007		
Owner Name:	VALDIVIA RUBEN		
Seller Name:	ANDERSON J & G 1995 TRUST		
APN:	6193-020-016	Map Reference:	59-C6 /
County:	LOS ANGELES, CA	Census Tract:	5401.02
Subdivision:	9288	Zoning:	LYC3*
Rec Date:	11/05/2014	Prior Rec Date:	12/16/1992
Sale Date:	10/07/2014	Prior Sale Date:	
Sale Price:	\$325,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1172136	Acres:	0.12
1st Mtg Amt:	\$50,000	Lot Area:	5,013
Total Value:	\$76,637	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,750	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1947 / 1947
Air Cond:		Pool:	
Roof Mat:			

Comp #:	8	Distance From Subject:	8.47 (miles)
Address:	3211 VERDUGO RD, LOS ANGELES, CA 90065-2035		
Owner Name:	M SHOP LLC		
Seller Name:	ACCORNERO RUSSELL F TRUST		
APN:	5457-015-012	Map Reference:	35-E2 /
County:	LOS ANGELES, CA	Census Tract:	1864.04
Subdivision:	1	Zoning:	LAM1
Rec Date:	10/06/2014	Prior Rec Date:	06/28/1993
Sale Date:	09/24/2014	Prior Sale Date:	
Sale Price:	\$975,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Building Area:	3,651	Total Rooms/Offices:	
Total Restrooms:	2.00	Yr Built/Eff:	1950 /
Air Cond:		Pool:	
Roof Mat:			

Document #: **1054251** Acres: **0.28**
 1st Mtg Amt: **\$780,000** Lot Area: **12,043**
 Total Value: **\$81,756** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **10.12 (miles)**
 Address: **11827 SANTA MONICA BLVD, LOS ANGELES, CA 90025-2201**
 Owner Name: **TULLER ONE LLC**
 Seller Name: **SMITH FAMILY TRUST**
 APN: **4262-004-001** Map Reference: **41-D4 /** Building Area: **3,840**
 County: **LOS ANGELES, CA** Census Tract: **2675.01** Total Rooms/Offices:
 Subdivision: **ARTESIAN TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **12/24/2014** Prior Rec Date: **04/22/1998** Yr Built/Eff: **1920 / 1945**
 Sale Date: **12/23/2014** Prior Sale Date: **04/13/1998** Air Cond:
 Sale Price: **\$6,035,000** Prior Sale Price: **\$2,070,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1399825** Acres: **0.10**
 1st Mtg Amt: **\$4,840,000** Lot Area: **4,314**
 Total Value: **\$2,196,800** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **10.4 (miles)**
 Address: **4802 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-2621**
 Owner Name: **TRIMAR PROPERTIES LLC**
 Seller Name: **BERNARDINO ANNETTE**
 APN: **5685-009-037** Map Reference: **26-A5 /** Building Area: **3,626**
 County: **LOS ANGELES, CA** Census Tract: **1816.00** Total Rooms/Offices:
 Subdivision: **1222** Zoning: **LAC4** Total Restrooms:
 Rec Date: **03/06/2015** Prior Rec Date: **09/15/2006** Yr Built/Eff: **1963 / 1980**
 Sale Date: **02/02/2015** Prior Sale Date: **08/04/2006** Air Cond:
 Sale Price: **\$545,000** Prior Sale Price: **\$1,950,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **245597** Acres: **0.46**
 1st Mtg Amt: Lot Area: **19,902**
 Total Value: **\$1,340,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **11.26 (miles)**
 Address: **525 N GLENDALE AVE, GLENDALE, CA 91206-3307**
 Owner Name: **SIMSOLLO FAMILY TRUST/Y S INVESTMENTS LLC**
 Seller Name: **KOVALIK & FAMILY LLC**
 APN: **5643-011-046** Map Reference: **564-F4 /** Building Area: **3,992**
 County: **LOS ANGELES, CA** Census Tract: **3019.00** Total Rooms/Offices:
 Subdivision: **1922** Zoning: **GLC2** Total Restrooms:
 Rec Date: **11/07/2014** Prior Rec Date: **06/13/1997** Yr Built/Eff: **1998 / 1998**
 Sale Date: **10/30/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$3,250,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1183731** Acres: **0.25**
 1st Mtg Amt: Lot Area: **11,044**
 Total Value: **\$1,493,219** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **12.2 (miles)**
 Address: **817 E MAIN ST, ALHAMBRA, CA 91801**
 Owner Name: **GARFF PROPERTIES-ALN LLC**
 Seller Name: **OBAC INC**
 APN: **5336-021-027** Map Reference: **37-C3 /** Building Area: **3,750**
 County: **LOS ANGELES, CA** Census Tract: **4803.02** Total Rooms/Offices:
 Subdivision: **STANTON & WEEKS** Zoning: **ALCPD*** Total Restrooms:
 Rec Date: **10/10/2014** Prior Rec Date: **03/30/1984** Yr Built/Eff: **1962 / 1962**
 Sale Date: **10/06/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$4,650,000** Prior Sale Price: **\$125,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1073796** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,536**
 Total Value: **\$112,558** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **12.9 (miles)**
 Address: **2711 W BURBANK BLVD, BURBANK, CA 91505**
 Owner Name: **IBNOUJALA MUSTAPHA/BOUBKRI BOUCHRA**
 Seller Name: **ANTHONY TROY J**
 APN: **2438-001-025** Map Reference: **17-B6 /** Building Area: **3,575**
 County: **LOS ANGELES, CA** Census Tract: **3113.00** Total Rooms/Offices:
 Subdivision: **9785** Zoning: **BUC3YY** Total Restrooms:

Rec Date:	04/06/2015	Prior Rec Date:	12/03/2004	Yr Built/Eff:	1964 / 1964
Sale Date:	10/22/2014	Prior Sale Date:	11/09/2004	Air Cond:	
Sale Price:	\$975,000	Prior Sale Price:	\$1,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	370724	Acres:	0.18		
1st Mtg Amt:	\$499,800	Lot Area:	7,814		
Total Value:	\$1,137,085	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject:	14.7 (miles)
Address:	10139 GARVEY AVE, EL MONTE, CA 91733-2005		
Owner Name:	GARVEY AVE PROPERTIES LLC		
Seller Name:	JANNEBERG HARRY T H TRUST		
APN:	8581-025-022	Map Reference:	93-B1 /
County:	LOS ANGELES, CA	Census Tract:	4331.01
Subdivision:	E J BALDWINS	Zoning:	EMC3*
Rec Date:	10/06/2014	Prior Rec Date:	09/20/1994
Sale Date:	06/25/2014	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1053293	Acres:	0.44
1st Mtg Amt:		Lot Area:	19,064
Total Value:	\$189,599	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	15.68 (miles)
Address:	7418 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91605-3134		
Owner Name:	HTC SOLUTIONS INC		
Seller Name:	CALEFATO BLANCA E		
APN:	2317-014-029	Map Reference:	16-C3 /
County:	LOS ANGELES, CA	Census Tract:	1224.10
Subdivision:	15142	Zoning:	LAM2
Rec Date:	12/26/2014	Prior Rec Date:	08/17/1987
Sale Date:	12/08/2014	Prior Sale Date:	08/1987
Sale Price:	\$755,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1409994	Acres:	0.15
1st Mtg Amt:	\$450,000	Lot Area:	6,334
Total Value:	\$473,848	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	16.43 (miles)
Address:	12154 VALLEY BLVD, EL MONTE, CA 91732-3106		
Owner Name:	KKW COIN LAUNDRY LLC		
Seller Name:	MA YUNG C & HSIU L		
APN:	8106-008-001	Map Reference:	47-F2 /
County:	LOS ANGELES, CA	Census Tract:	4339.01
Subdivision:	10848	Zoning:	EMC4*
Rec Date:	04/14/2015	Prior Rec Date:	01/25/2002
Sale Date:	04/08/2015	Prior Sale Date:	01/23/2002
Sale Price:	\$850,000	Prior Sale Price:	\$340,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	408842	Acres:	0.47
1st Mtg Amt:		Lot Area:	20,469
Total Value:	\$409,727	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	18.62 (miles)
Address:	9827 SAN FERNANDO RD, PACOIMA, CA 91331		
Owner Name:	SAN FERNANDO ROAD PROPERTY LLC		
Seller Name:	COURTNEY DAVID		
APN:	2624-019-011	Map Reference:	9-B4 /
County:	LOS ANGELES, CA	Census Tract:	1048.10
Subdivision:	22964	Zoning:	LAM2
Rec Date:	01/23/2015	Prior Rec Date:	08/02/1984
Sale Date:	12/16/2014	Prior Sale Date:	
Sale Price:	\$2,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	81572	Acres:	1.70
1st Mtg Amt:	\$1,087,500	Lot Area:	73,860
Total Value:	\$1,999,034	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5001-001-020**

Date: **April 24, 2015**

CASE#: **78662**
ORDER NO: **A-3255655**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 10, 2013**
COMPLIANCE EXPECTED DATE: **July 5, 2013**
DATE COMPLIANCE OBTAINED: **September 30, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3255655

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAD SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
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

KAREN KIM
5150 S VERMONT AVE
LOS ANGELES, CA 90037-3536

CASE #: 78662
ORDER #: A-3255655
EFFECTIVE DATE: June 10, 2013
COMPLIANCE DATE: July 05, 2013

PROPERTY OWNER OF
SITE ADDRESS: 5150 S VERMONT AVE
ASSESSORS PARCEL NO.: 5001-001-020
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: TORRES AUTO BODY SHOP

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

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

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

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

You are therefore ordered to: Discontinue the unapproved use of land and restore the site to its approved condition

Or

Submit plans, obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Use of Land as a Car Wash.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E2, 91.104.2.5, 91.106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1 of the L.A.M.C.

2. (V #18.) Graffiti.

You are therefore ordered to: 1) Remove all graffiti from the building, structure or fence at the site that is visible from a public street or alley.

Code Section(s) in Violation: 91.8104, and 91.8104.15 of the L.A.M.C.

3. (V #21.) Unapproved signs, pennants, banners, ribbons, streamer, balloons, or spinners.

You are therefore ordered to: 1) Discontinue the use of the unapproved/unpermitted signs, pennants, banners, ribbons, streamer, balloons, or spinners from the site.

Code Section(s) in Violation: 91.6202.1, 91.6205.11, 91.6216.1, 91.6216.2, 91.6216.3, 91.6216.4, 91.6216.5, 91.103.1, and 12.21A.1.(a) of the L.A.M.C.

4. (V #3-STANDARD) The two approximate 10'x20' metal framed canopies were constructed without the required plans, permits, inspection, and approvals.

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.104.2.4, and 91.104.2.2 of th L.A.M.C.

5. (V #5-YARD) Dismantling, repairing, wrecking, modifying, processing, stripping or otherwise working on any vehicles or other automotive parts or materials outside of the required approved enclosure.

You are therefore ordered to: 1) Discontinue the dismantling, repairing, wrecking, modifying, processing, stripping or otherwise working on any vehicles or other automotive parts or materials outside of the required approved enclosure.

Code Section(s) in Violation: M1 12.17.6A.8.(c), M2 12.19A.4.(b)(2), M3 12.20A.6.(b)(1) and 12.21A.1.(a) of the L.A.M.C.

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.

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

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

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

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

PENALTY WARNING:

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

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)252-3337. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 

Date: May 15, 2013

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


REVIEWED BY

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

JUN 04 2013

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