

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
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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

July 11, 2013

Council District: # 9

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

JOB ADDRESS: 8514 SOUTH AVALON BLVD., LOS ANGELES, CA
ASSESSOR'S PARCEL NO. (APN): 6029-032-012

On May 20, 2009, 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: **8514 South Avalon 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 425.00
Late Charge/Collection fee (250%)	1,062.50
Accumulated Interest (1%/month)	843.89
Title Report fee	48.00
Grand Total	\$ 2,379.30

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,379.30** 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 **\$2,379.30** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9544
Type of Report: GAP Report
Order Date: 06-20-2013

Prepared for: City of Los Angeles

Dated as of: 06-13-2013

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 6029-032-012

Situs Address: 8514 S Avalon Blvd. **City:** Los Angeles **County:** Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-30-2011
As Document Number: 11-1175125
Documentary Transfer Tax: \$None
In Favor of: Delores Montgomery, Trustee Montgomery Living Trust, dated December 15, 2005

Mailing Address: Delores Montgomery, Trustee Montgomery Living Trust, dated December 15, 2005
406 East 82nd Street
Los Angeles, CA 90003

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 36 of Tract No. 6534, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 70, Page(s) 59 of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9544

-Schedule B Continued-

1. A Revised Statement Recorded on 11-30-2007
as Document Number 07-2636433
Filed by: Community Redevelopment Agency of the City of Los Angeles
(see attached document for details)

2. A Notice of Pending Lien Recorded 08-28-2009
as Document Number 09-1328883
Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

APN: 6029-032-012
 Described As: LOT 36 TRACT NO 6534
 Address: 8514 AVALON BLVD LOS ANGELES CA 90003
 City: LOS ANGELES CITY-44
 Billing Address: 406 E 82ND ST LOS ANGELES CA 90003
 Assessed Owner(s): MONTGOMERY,DELORES TR

Tax Rate Area:	0008832	Value	Conveyance Date:	08/30/2011
Use Code:	1200	Land: 14,121.00	Conveying Instrument:	
Store and office combination		Improvements: 7,052.00	Date Transfer Acquired:	
Region Code:	26	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1923
Zoning Code:	LAC2	Inventory:	Year Last Modified:	1927
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	2218
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	566.81
		All Other:		
		Net Taxable Value:		21,173.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	283.41	28.34	12/10/2012	PAID	11/07/2012	0.00
2nd	283.40	38.34	04/10/2013	PAID	01/25/2013	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	37.86
36.92	LA CO PARK DISTRICTS	14.70
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	94.04
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	13.71
188.51	LOS ANGELES LIGHT MAINT	97.97
188.71	L.A. POLICE/911 BOND TAX	2.66
188.69	L.A. STORMWATER POLL ABATE	30.18

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

*** END OF REPORT ***

2

**RECORDING REQUESTED BY
COLLINS LAW GROUP**

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:**
Delores Montgomery, Trustee
Montgomery Living Trust, dated
December 15, 2005
406 East 82nd Street
Los Angeles, California 90003



SPACE ABOVE FOR RECORDER'S USE
APN: 6029-032-012
8514 AVALON BLVD., LOS ANGELES, CA 90003

AFFIDAVIT OF DEATH OF TRUSTEE

3

RECORDING REQUESTED BY
COLLINS LAW GROUP

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
X Delores Montgomery, Trustee
Montgomery Living Trust, dated
December 15, 2005 X
406 East 82nd Street
Los Angeles, California 90003

SPACE ABOVE FOR RECORDER'S USE
APN: 6029-032-012
8514 AVALON BLVD., LOS ANGELES, CA 90003

AFFIDAVIT OF DEATH OF TRUSTEE

State of California
County of Los Angeles

X Delores Montgomery, of legal age, being duly sworn, says:

1. Ed Muriel Montgomery, the decedent mentioned in the attached certified copy of the Certificate of Death, is the same person named as the Co-Trustee in the certain Declaration of Trust dated December 15, 2005 executed by Ed Muriel Montgomery and Delores Montgomery as trustor(s).
2. At the time of the decedent's death, decedent was the owner, as Trustee, of certain real property acquired by a deed recorded on January 17, 2006, as Instrument No. 06 0103605, in the Official Records of Los Angeles County, California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

3. I am the surviving Trustee of the same trust under which said decedent held title as trustee pursuant to the deed described above, and am designated and empowered pursuant to the terms of said trust to serve as the Sole Trustee thereof.

Dated: August 16, 2011

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Exhibit "A"

X LOT 36 OF TRACT NO. 6534, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGE(S) 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. X

Affidavit of Death of Trustee

APN: 6029-032-012

8514 AVALON BLVD., LOS ANGELES, CA 90003

11/30/07



20072636433

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Community Redevelopment Agency of
the City of Los Angeles
354 South Spring Street, Suite 800
Los Angeles, CA 90013
Attn: Kim Pfoser, Principal Planner

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov. Code § 27383]

REVISED STATEMENT

REGARDING PROPERTY LOCATED WITHIN THE **BROADWAY MANCHESTER RECOVERY REDEVELOPMENT PROJECT**, ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA ON DECEMBER 19, 1994 BY ORDINANCE 170,175 AND THE APPLICABILITY OF EMINENT DOMAIN ON THAT PROPERTY

California Health & Safety Code, Section 33373, subparagraphs (a) and (b), requires redevelopment agencies to record a statement with their county's recorder within 60 days of the adoption of a redevelopment plan describing the land within the project area and a statement that proceedings for the redevelopment of the project area have been initiated under this part. If the redevelopment plan authorizes the agency to acquire property by eminent domain, the statement shall contain a prominent heading in boldface type noting that the property that is the subject of the statement is located within a redevelopment project; a general description of the provisions of the plan that authorize the use of eminent domain by the agency, and a general description of any limitations on the use of the power of eminent domain contained in the redevelopment plan, including, without limitation, the time limit for the use of eminent domain as required by California Health & Safety Code, Section 33333.2

Section 33373(c) requires that for redevelopment plans adopted on or before December 31, 2006, that authorize the acquisition of property by eminent domain, the agency shall, on or before December 31, 2007, cause a revised statement to be recorded with the county recorder containing all of the information revised statement containing the requirements of subparagraphs (a) and (b), noted above.

THIS NOTICE PERTAINS TO ALL PROPERTY LOCATED WITHIN THE BROADWAY MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA, AS DEFINED BY THE BOUNDARY DESCRIPTION AND MAP ATTACHED HERETO. Proceedings for the redevelopment of the project area have been initiated under the California Health & Safety Code.

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (invoice No. 4671549)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 6534 36 MB 70-59

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6029-032-012
AKA 8514 S AVALON BLVD
LOS ANGELES

Owner:
MONTGOMERY ED M AND DELORES TRS MON
406 E 82ND ST
LOS ANGELES CA, 90003

DATED: This 20th Day of August, 2009

CITY OF LOS ANGELES
Department of Building and Safety

By *Karen Penner*
Karen Penner, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: JOHN KLARIN
JOB ADDRESS: 8514 SOUTH AVALON BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6029-032-012

Date: July 11, 2013

Last Full Title: 06/13/2013

Last Update to Title:

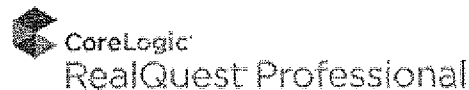
LIST OF OWNERS AND INTERESTED PARTIES

- 1). DELORES MONTGOMERY
TRUSTEE MONTGOMERY LIVING TRUST
406 EAST 82ND STREET
LOS ANGELES, CA 90003

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
8514 AVALON BLVD, LOS ANGELES, CA 90003-3114



Owner Information

Owner Name: **MONTGOMERY DELORES/MONTGOMERY TRUST**
 Mailing Address: **406 E 82ND ST, LOS ANGELES CA 90003-3121 C015**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 6534 LOT 36	APN:	6029-032-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2398.02 / 3	Subdivision:	6534
Township-Range-Sect:		Map Reference:	58-C1 / 704-D2
Legal Book/Page:	70-59	Tract #:	6534
Legal Lot:	36	School District:	LOS ANGELES
Legal Block:		Munic/Township:	
Market Area:			
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/30/2011 / 08/16/2011	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	1175125		

Last Market Sale Information

Recording/Sale Date:	02/29/1980 /	1st Mtg Amount/Type:	/
Sale Price:	\$12,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	208433	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$5.41
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:	1923 / 1927	Total Rooms/Offices:		Garage Area:	
Gross Area:	2,218	Total Restrooms:		Garage Capacity:	
Building Area:	2,218	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.09	County Use:	STORE & OFFICE (1200)
Lot Area:	4,000	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$21,173	Assessed Year:	2012	Property Tax:	\$566.81
Land Value:	\$14,121	Improved %:	33%	Tax Area:	8832
Improvement Value:	\$7,052	Tax Year:	2012	Tax Exemption:	
Total Taxable Value:	\$21,173				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8514 AVALON BLVD, LOS ANGELES, CA 90003-3114**7 Comparable(s) Selected.**

Report Date: 07/10/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$12,000	\$20,000	\$3,200,000	\$1,290,000
Bldg/Living Area	2,218	1,923	2,385	2,155
Price/Sqft	\$5.41	\$10.08	\$1,437.56	\$595.23
Year Built	1923	1926	1965	1947
Lot Area	4,000	3,531	21,183	8,244
Bedrooms	0	2	4	3
Bathrooms/Restrooms	0	1	5	2
Stories	0.00	1.00	2.00	1.50
Total Value	\$21,173	\$182,295	\$823,296	\$474,328
Distance From Subject	0.00	2.90	22.66	12.68

* = user supplied for search only

Comp #:	1	Distance From Subject:	2.9 (miles)
Address:	4907 S HOOVER ST, LOS ANGELES, CA 90037-3350		
Owner Name:	NGUYEN TRANG M/PHAM LINH T M		
Seller Name:	RIVERA AMADEO R		
APN:	5018-015-031	Map Reference:	52-A3 / 674-B4
County:	LOS ANGELES, CA	Census Tract:	2321.10
Subdivision:		Zoning:	LAC2
Rec Date:	02/22/2013	Prior Rec Date:	02/12/2003
Sale Date:	01/23/2013	Prior Sale Date:	12/23/2002
Sale Price:	\$280,000	Prior Sale Price:	\$219,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	278171	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,404
Total Value:	\$297,471	# of Stories:	2.00
Land Use:	STORES & OFFICES	Park Area/Cap#:	/
Building Area:	2,385	Total Rooms/Offices:	
Total Restrooms:	2.00	Yr Built/Eff:	1927 /
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	2	Distance From Subject:	4.71 (miles)
Address:	901 W COMPTON BLVD, COMPTON, CA 90220-2926		
Owner Name:	PM INVESTMENTS GROUPS INC		
Seller Name:	MERCADO VICTOR		
APN:	6156-016-067	Map Reference:	64-E3 / 734-G4
County:	LOS ANGELES, CA	Census Tract:	5427.00
Subdivision:	5627	Zoning:	COCL*
Rec Date:	10/10/2012	Prior Rec Date:	03/14/2005
Sale Date:	09/20/2012	Prior Sale Date:	01/21/2005
Sale Price:	\$160,000	Prior Sale Price:	\$383,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1525709	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,496
Total Value:	\$425,031	# of Stories:	1.00
Land Use:	STORES & OFFICES	Park Area/Cap#:	/
Building Area:	2,300	Total Rooms/Offices:	
Total Restrooms:	5.00	Yr Built/Eff:	1959 /
Air Cond:	NONE	Pool:	
Roof Mat:	CONCRETE		

Comp #:	3	Distance From Subject:	10.98 (miles)
Address:	1849 POTRERO GRANDE DR, MONTEREY PARK, CA 91755-6847		
Owner Name:	GONZALEZ MARICELA/ACOSTA JOSE J		
Seller Name:	LOPEZ PATRICIA C		
APN:	5276-021-032	Map Reference:	46-E3 / 636-E5
County:	LOS ANGELES, CA	Census Tract:	4826.00
Subdivision:	701	Zoning:	MPC4*
Rec Date:	04/03/2013	Prior Rec Date:	
Sale Date:	02/27/2013	Prior Sale Date:	
Sale Price:	\$565,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	493242	Acres:	0.49
1st Mtg Amt:	\$525,000	Lot Area:	21,183
Total Value:	\$452,512	# of Stories:	
Land Use:	STORES & OFFICES	Park Area/Cap#:	/ 2
Building Area:	1,923	Total Rooms/Offices:	5
Total Restrooms:	1.00	Yr Built/Eff:	1950 / 1973
Air Cond:	YES	Pool:	
Roof Mat:	COMPOSITION SHINGLE		

Comp #:	4	Distance From Subject:	13.78 (miles)
Address:	820 WILSHIRE BLVD, SANTA MONICA, CA 90401-1810		
Owner Name:	HAN KYUBOK B & JEAN S		
Seller Name:	SCHULTZE J P & E A TRUST		
APN:	4282-009-024	Map Reference:	40-F6 / 671-E1
County:	LOS ANGELES, CA	Census Tract:	7015.02
Subdivision:	SANTA MONICA	Zoning:	SMC8*
Rec Date:	03/05/2013	Prior Rec Date:	
Sale Date:	01/16/2013	Prior Sale Date:	
Sale Price:	\$2,025,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	332611	Acres:	0.11
1st Mtg Amt:	\$1,012,500	Lot Area:	5,001
Total Value:	\$544,693	# of Stories:	
Land Use:	STORES & OFFICES	Park Area/Cap#:	/
Building Area:	1,932	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1965 / 1965
Air Cond:		Pool:	
Roof Mat:			

Comp #:	5		Distance From Subject:	15.01 (miles)	
Address:	4632 W MAGNOLIA BLVD, BURBANK, CA 91505-2731				
Owner Name:	PARAMOUNT RECORDING STUDIOS				
Seller Name:	MOGUL GROUP LLC				
APN:	2419-028-001	Map Reference:	23-F2 / 563-B2	Building Area:	1,984
County:	LOS ANGELES, CA	Census Tract:	1253.10	Total Rooms/Offices:	
Subdivision:	6331	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	03/19/2013	Prior Rec Date:	03/31/1995	Yr Built/Eff:	1948 / 1951
Sale Date:	03/13/2013	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$20,000	Prior Sale Price:	\$250,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	408214	Acres:	0.08		
1st Mlg Amt:		Lot Area:	3,531		
Total Value:	\$595,000	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	6		Distance From Subject:	18.69 (miles)	
Address:	3637 BALDWIN PARK BLVD, BALDWIN PARK, CA 91706-4002				
Owner Name:	KLL INVESTMENTS LLC				
Seller Name:	KENNAN TRUST				
APN:	8552-017-069	Map Reference:	/ 598-B6	Building Area:	2,336
County:	LOS ANGELES, CA	Census Tract:	4048.01	Total Rooms/Offices:	
Subdivision:		Zoning:	BPR1*	Total Restrooms:	1.00
Rec Date:	11/27/2012	Prior Rec Date:		Yr Built/Eff:	1926 /
Sale Date:	11/07/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,780,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1801202	Acres:	0.18		
1st Mlg Amt:	\$2,000,000	Lot Area:	7,781		
Total Value:	\$182,295	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	7		Distance From Subject:	22.66 (miles)	
Address:	19987 VENTURA BLVD, WOODLAND HILLS, CA 91364-2631				
Owner Name:	TOLDOT INVESTMENT LLC				
Seller Name:	HODEDA JOSH				
APN:	2164-001-016	Map Reference:	13-F1 / 560-E2	Building Area:	2,226
County:	LOS ANGELES, CA	Census Tract:	1375.01	Total Rooms/Offices:	
Subdivision:	13940	Zoning:	LAC4	Total Restrooms:	
Rec Date:	04/12/2013	Prior Rec Date:	12/30/2002	Yr Built/Eff:	1955 /
Sale Date:	04/04/2013	Prior Sale Date:	12/24/2002	Air Cond:	YES
Sale Price:	\$3,200,000	Prior Sale Price:	\$3,514,530	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	543737	Acres:	0.24		
1st Mlg Amt:	\$2,200,000	Lot Area:	10,311		
Total Value:	\$823,296	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN KLARIN**
JOB ADDRESS: **8514 SOUTH AVALON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6029-032-012**

Date: **July 11, 2013**

CASE# **266064**
ORDER NO: **A-2127637**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 20, 2009**
COMPLIANCE EXPECTED DATE: **May 20, 2009**
DATE COMPLIANCE OBTAINED: **April 3, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2127637

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS

HELENA JUBANY
ELENORE A. WILLIAMS

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

MONTGOMERY, ED M AND DELORES TRS MONTGOMERY TRUST
406 E 82ND ST
LOS ANGELES, CA 90003

CASE #: 266064
ORDER #: A-2127637
EFFECTIVE DATE: April 20, 2009
COMPLIANCE DATE: May 20, 2009

OWNER OF
SITE ADDRESS: 8514 S AVALON BLVD
ASSESSORS PARCEL NO.: 6029-032-012
ZONE: C2; Commercial 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.) as follows:

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the excessive or overgrown vegetation from the premises.
Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The exterior walls or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the exterior walls .
2) Continue to maintain in good repair.
Code Section(s) in Violation: 91.8104, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. Graffiti on the exterior walls .

You are therefore ordered to: 1) Remove all graffiti where such graffiti is visible from a public street or alley.

The Los Angeles Office of Community Beautification (OCB) provides limited graffiti removal services free of charge. To request service, call 311 or go to <http://www.laocb.org>.

NOTE: If OCB is unable to remove the graffiti, it is the property owner's responsibility to remove and maintain the property free of graffiti.

Code Section(s) in Violation: 91.8104, 91.8104.15, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).



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10206 17 2009 3567

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

5. Rubbish, garbage, trash and debris on the premises.

- You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
- 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 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 \$425.00 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 \$1,487.50.

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.

APPEAL PROCEDURES:

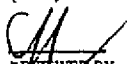
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when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

If you have any questions or require any additional information please feel free to contact me at (213)485-7274. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: 

Date: April 15, 2009

JOHN UTRERAS
3982 S. FIGUEROA ST., STE. 201
LOS ANGELES, CA 90037
(213)485-7274


REVIEWED BY



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