

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

February 24, 2014

Council District: # 13

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

JOB ADDRESS: 6679 WEST HOLLYWOOD BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5547-009-021

On March 22, 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: **6679 West Hollywood 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	\$ 325.00
Late Charge/Collection fee (250%)	812.50
Accumulated Interest (1%/month)	203.96
Title Report fee	48.00
Grand Total	\$ 1,389.46

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,389.46** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,389.46** 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

for 
Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY 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

<i>Work Order No. T9912</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 01-14-2014</i>	<i>Dated as of: 01-11-2014</i>	<i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5547-009-021

Situs Address: 6679 W Hollywood Blvd. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 03-19-2007

As Document Number: 07-0611566

Documentary Transfer Tax: \$None

In Favor of: What's on Third, Inc., a California Corporation

Mailing Address: Gerard Soussan, Esq.

Law Offices of Gerard Soussan

9595 Wilshire Blvd., Suite 502

Beverly Hills, CA 90212

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The South 108 feet of Lot 4 in Block 2 of the Hollywood Ocean View Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1, Page(s) 62 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: T9912

-Schedule B Continued-

1. A Declaration of Covenant Recorded: 07-25-2006
Document Number: 06-1642718
By and Between: Adolfo Suaya as declarant, and The City of Los Angeles
See attached document for complete details

2. A Deed of Trust Recorded on 05-10-2007
as Document Number 07-1137300
Amount: \$3,000,000.00
Trustor: What's On Third?, Inc., a California Corporation
Trustee: American Securities Company, a Corporation
Beneficiary: Wells Fargo Bank, National Association

Mailing Address: Wells Fargo Bank, National Association
Business Lending
3033 Elder Street MAC# UI851-015
Boise, ID 83705

3. A Notice of Pending Lien Recorded 11-20-2009
as Document Number 09-1761824
Filed by the City of Los Angeles Dept. of Building and Safety

4. A Declaration of Covenant Recorded: 08-04-2010
Document Number: 10-1078382
By and Between: Adolfo Suaya as declarant, and The City of Los Angeles
See attached document for complete details

5. A Declaration of Covenant Recorded: 10-28-2013
Document Number: 13-1536634
By and Between: Adolfo Suaya as declarant, and The City of Los Angeles
See attached document for complete details

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: 5547-009-021
 Described As: LOT 4 BLK 2 *TR=HOLLYWOOD OCEAN VIEW TR*S 108 FT OF*
 Address: 6681 HOLLYWOOD BLVD LOS ANGELES CA 90028
 City: LOS ANGELES CITY-44
 Billing Address: 6541 HOLLYWOOD BLVD STE 202 LOS ANGELES CA 90028
 Assessed Owner(s): WHATS ON THIRD INC

Tax Rate Area:	0000200	Value	Conveyance Date:	12/24/1998
Use Code:	1100	Land:	Conveying Instrument:	2330587
Store		Improvements:	Date Transfer Acquired:	
Region Code:	28	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1925
Zoning Code:	LAC4	Inventory:	Year Last Modified:	1925
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	13628
Issue Date:	10/15/2013	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	43,266.59
		All Other:		
		Net Taxable Value:		2,705,329.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	21,633.30	2,163.33	12/10/2013	PAID	12/13/2013	0:00
2nd	21,633.29	2,173.33	04/10/2014	UNPAID		21,633.29
Total Balance:						21,633.29

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	91.81
188.51	LOS ANGELES LIGHT MAINT	687.18
188.69	L.A. STORMWATER POLL ABATE	73.19
189.68	HOLLYWOOD ENTERTAINMENT	8,558.97
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	73.35
36.92	LA CO PARK DISTRICTS	78.77
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	577.82
61.11	L.A. CNTY WEST MOSQ ABATE	5.95

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 ***

RECORDING REQUESTED BY:

Gerard Soussan, Esq.

AND WHEN RECORDED MAIL TO:

Gerard Soussan, Esq.
Law Offices of Gerard Soussan
9595 Wilshire Blvd., Suite 502
Beverly Hills, CA 90212

2

03/19/07



20070611566

Space Above This Line For Recorder's Use

Grantor declares that:

The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T 11923(d).

- (1) The documentary transfer tax is \$0 IR&T 11923 (d) interest in the property, R&T 11923(d).
- (2) The property is located in the City of Los Angeles
The Parcel No. is: 5547009021
- (3) Computed on the full value of the property conveyed

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Adolfo A. Suaya, an unmarried man

does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to

WHAT'S ON THIRD, INC., a California corporation

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

THE SOUTH 108 FEET OF LOT 4 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of December ,2006.

"GRANTOR"

Adolfo A. Suaya

MAIL TAX STATEMENTS TO

What's On Third, Inc.
6541 Hollywood Blvd., Suite 202
Los Angeles, CA 90028

This page is part of your document - DO NOT DISCARD

06 1642718

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

11:01 AM JUL 25 2006

TITLE(S) :



LEAD SHEET

FEE

FEE \$ 34.20
DAF \$ 2.00
C-20

D.T.T.

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

Recording requested by and mail to:

Name: Elizabeth Peterson Group, Inc.
Address: 6381 Hollywood Boulevard, Suite 570
Hollywood CA 90028

06 1642718

*****Space Above This Line For Recorder's Use*****

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

Lot 4, Block 2, Hollywood Ocean View Tract

Site Address 1710 North Las Palmas, LA CA 90028

That in consideration of the approval of Case No. ZA-2005-7932-CUB-CUX by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we) acknowledge and will comply with Condition Nos. 1 through 48 (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

Adolfo Suaya
(Print Name of Property Owner)
[Signature]
(Signature of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this 7 day of July 2006.

*****Space Below This Line For Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On 7-7-06, before me Beata Kulish, a Notary Public, personally appeared

Adolfo Alexander Suaya, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Beata Kulish (SEAL)
Notary Public Signature



Case No. ZA 2005-7932 CUB CUX PAGES 1-8
Condition No(s). 1-48
Approved for recording by [Signature] Date: 7-14-06
(Department of City Planning)

2

05/10/07



20071137300

Stewart Title of California

Recording Requested By,
And After Recording, Return To:
**WELLS FARGO BANK, NATIONAL
ASSOCIATION**
Business Lending
3033 Elder Street MAC# U1851-015
Boise, ID 83705

State of California

21-309030
5547-9-21



100062026658018435

21 37

DEED OF TRUST AND ASSIGNMENT OF RENTS AND LEASES

THIS DEED OF TRUST AND ASSIGNMENT (this "Deed of Trust") is executed as of May 03, 2007, by **WHAT'S ON THIRD?, INC.**, who acquired title as What's On Third, Inc., A California Corporation ("Trustor"), to **AMERICAN SECURITIES COMPANY**, a corporation ("Trustee"), for the benefit of **WELLS FARGO BANK, NATIONAL ASSOCIATION** ("Beneficiary").

ARTICLE I. GRANT IN TRUST

UNRECORDED LEASES

11 Grant. For the purposes and upon the terms and conditions in this Deed of Trust, Trustor irrevocably grants, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, Trustor's interest in: (a) all real property located in Los Angeles County, California, and described on Exhibit A attached hereto; (b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property; (c) all tenements, hereditaments and appurtenances thereof and thereto; (d) all right, title and interest of Trustor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property; (e) all buildings, improvements and landscaping now or hereafter erected or located on said real property; (f) all development rights, governmental or quasi-governmental licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property; (g) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undeclared, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights

\$3,000,000.00

EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **February 24, 2014**

JOB ADDRESS: **6679 WEST HOLLYWOOD BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5547-009-021**

Last Full Title: **01/11/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LAW OFFICE OF GERARD SOUSSAN
GERARD SOUSSAN, ESQ.
9595 WILSHIRE BLVD., SUITE 502
BEVERLY HILLS, CA 90212
CAPACITY: OWNERS

- 2.) WHATS ON THIRD INC.
6541 HOLLYWOOD BLVD., #202
LOS ANGELES, CA 90028-6272
CAPACITY: OWNERS

- 3.) WELLS FARGO BANK, NATIONAL ASSOCIATION
BUSINESS LNDING
MAC# U1851-015
3033 ELDER STREET
BOISE, ID 83705
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
6681 HOLLYWOOD BLVD, LOS ANGELES, CA 90028



Owner Information

Owner Name: **WHATS ON THIRD INC**
 Mailing Address: **6541 HOLLYWOOD BLVD #202, LOS ANGELES CA 90028-6272 C003**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TR=HOLLYWOOD OCEAN VIEW TR S 108 FT OF LOT 4	APN:	5547-009-021
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1902.02 / 2	Subdivision:	HOLLYWOOD OCEAN VIEW TR
Township-Range-Sect:		Map Reference:	34-B3 / 593-E4
Legal Book/Page:	212-90	Tract #:	
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:	2	School District Name:	
Market Area:	C20	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/19/2007 / 12/19/2006	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	611566		

Last Market Sale Information

Recording/Sale Date:	12/24/1998 /	1st Mtg Amount/Type:	\$1,300,000 / CONV
Sale Price:	\$2,250,020	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:		1st Mtg Document #:	/
Document #:	2330587	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$165.10
New Construction:		Multi/Spilt Sale:	
Title Company:	NORTH AMERICAN TITLE		
Lender:	BANK OF YORBA LINDA		
Seller Name:	IVERSON BEVERLY J (TE)		

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:	1925 / 1925	Total Rooms/Offices		Garage Area:	
Gross Area:	13,628	Total Restrooms:		Garage Capacity:	
Building Area:	13,628	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.22	County Use:	STORES (1100)
Lot Area:	9,751	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$2,705,329	Assessed Year:	2013	Property Tax:	\$43,729.09
Land Value:	\$1,273,095	Improved %:	53%	Tax Area:	200
Improvement Value:	\$1,432,234	Tax Year:	2012	Tax Exemption:	
Total Taxable Value:	\$2,705,329				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6681 HOLLYWOOD BLVD, LOS ANGELES, CA 90028**8 Comparable(s) Selected.**

Report Date: 01/28/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,250,020	\$775,000	\$26,250,000	\$9,409,643
Bldg/Living Area	13,628	12,801	15,546	13,950
Price/Sqft	\$165.10	\$54.73	\$2,003.82	\$697.56
Year Built	1925	1938	2011	1975
Lot Area	9,751	6,829	73,557	28,300
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$2,705,329	\$956,084	\$15,800,000	\$5,768,195
Distance From Subject	0.00	0.84	24.55	11.09

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.84 (miles)
Address:	1050 N HIGHLAND AVE, LOS ANGELES, CA 90038-2407		
Owner Name:	1050 N HIGHLAND AVENUE LLC		
Seller Name:	LIVERMORE PLAZA LLC		
APN:	5532-027-018	Map Reference:	34-B4 / 593-E6
County:	LOS ANGELES, CA	Census Tract:	1919.01
Subdivision:	4287	Zoning:	LAM1
Rec Date:	05/13/2013	Prior Rec Date:	12/03/2010
Sale Date:	05/10/2013	Prior Sale Date:	11/30/2010
Sale Price:	\$13,600,000	Prior Sale Price:	\$4,210,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	714416	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,999
Total Value:	\$4,950,738	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	1.61 (miles)
Address:	7500 MELROSE AVE, LOS ANGELES, CA 90046-7418		
Owner Name:	Y-OPCO LLC		
Seller Name:	FRESH & EASY NEIGHBORHOOD MARK		
APN:	5526-017-027	Map Reference:	34-A5 / 593-C6
County:	LOS ANGELES, CA	Census Tract:	1920.02
Subdivision:	6143	Zoning:	LAC4
Rec Date:	11/27/2013	Prior Rec Date:	10/11/2011
Sale Date:	11/25/2013	Prior Sale Date:	10/07/2011
Sale Price:	\$8,500,000	Prior Sale Price:	\$8,100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1688899	Acres:	0.41
1st Mtg Amt:		Lot Area:	17,725
Total Value:	\$8,262,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	3.27 (miles)
Address:	145 N ROBERTSON BLVD, WEST HOLLYWOOD, CA 90048-3116		
Owner Name:	ASB 145 N ROBERTSON LLC		
Seller Name:	L3 GFIII ROBERTSON LLC		
APN:	4334-001-018	Map Reference:	33-D6 / 632-J1
County:	LOS ANGELES, CA	Census Tract:	2149.01
Subdivision:	7615	Zoning:	WDC2A*
Rec Date:	10/23/2013	Prior Rec Date:	07/20/2012
Sale Date:	10/21/2013	Prior Sale Date:	07/20/2012
Sale Price:	\$26,250,000	Prior Sale Price:	\$15,800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1517451	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,829
Total Value:	\$15,800,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	4.05 (miles)
Address:	3138 W PICO BLVD, LOS ANGELES, CA 90019-4709		
Owner Name:	1836 W PICO PARTNERS LLC		
Seller Name:	DOWENT FAMILY LLC		
APN:	5073-008-001	Map Reference:	43-D3 / 633-H5
County:	LOS ANGELES, CA	Census Tract:	2213.03
Subdivision:	NEVIN W G TR	Zoning:	LAC2
Rec Date:	08/02/2013	Prior Rec Date:	11/02/2005
Sale Date:	07/31/2013	Prior Sale Date:	10/25/2005
Sale Price:		Prior Sale Price:	\$3,450,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1137454	Acres:	0.60
1st Mtg Amt:		Lot Area:	26,293
Total Value:	\$3,029,022	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	5	Distance From Subject: 13.05 (miles)	
Address:	6170 TELEGRAPH RD, COMMERCE, CA 90040-2520		
Owner Name:	6150-70 TELEGRAPH ROAD LLC		
Seller Name:	S & S COMMERCE LLC		
APN:	6336-008-013	Map Reference:	54-A3 / 675-J4
County:	LOS ANGELES, CA	Census Tract:	5323.03
Subdivision:	7185	Zoning:	CMM2*
Rec Date:	07/03/2013	Prior Rec Date:	04/30/2009
Sale Date:	02/20/2013	Prior Sale Date:	04/25/2009
Sale Price:	\$7,042,500	Prior Sale Price:	\$4,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	982513	Acres:	0.49
1st Mtg Amt:	\$4,700,000	Lot Area:	21,205
Total Value:	\$3,009,664	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 18.82 (miles)	
Address:	21785 HAWTHORNE BLVD, TORRANCE, CA 90503		
Owner Name:	EM-50 UAV SLBCO LLC		
Seller Name:	FRESH & EASY NEIGHBORHOOD MARK		
APN:	7366-002-010	Map Reference:	68-A4 / 763-D6
County:	LOS ANGELES, CA	Census Tract:	6507.01
Subdivision:	DOMINGUEZ MANUEL	Zoning:	TOHC-CTR
Rec Date:	11/27/2013	Prior Rec Date:	06/03/2011
Sale Date:	11/25/2013	Prior Sale Date:	10/12/2010
Sale Price:	\$5,800,000	Prior Sale Price:	\$7,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1688901	Acres:	1.69
1st Mtg Amt:		Lot Area:	73,557
Total Value:	\$9,127,684	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 22.55 (miles)	
Address:	15416 FAIRGROVE AVE, LA PUENTE, CA 91744-1618		
Owner Name:	FAIRGROW PROPERTIES LLC		
Seller Name:	DAY JAMES G & MICHELLE M		
APN:	8252-015-002	Map Reference:	48-F4 / 638-D4
County:	LOS ANGELES, CA	Census Tract:	4076.01
Subdivision:	18677	Zoning:	LPC2*
Rec Date:	05/01/2013	Prior Rec Date:	10/11/1988
Sale Date:	02/14/2013	Prior Sale Date:	08/1988
Sale Price:	\$775,000	Prior Sale Price:	\$1,125,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	657611	Acres:	0.61
1st Mtg Amt:	\$500,000	Lot Area:	26,446
Total Value:	\$1,010,365	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 24.56 (miles)	
Address:	111 N AZUSA AVE, WEST COVINA, CA 91791-1342		
Owner Name:	CRYSTAL CAL 1 LLC		
Seller Name:	CRICKS CHARLES R & DORIS L		
APN:	8455-022-023	Map Reference:	88-D6 / 598-J7
County:	LOS ANGELES, CA	Census Tract:	4056.00
Subdivision:	16472	Zoning:	WCCS*
Rec Date:	11/27/2013	Prior Rec Date:	
Sale Date:	10/28/2013	Prior Sale Date:	
Sale Price:	\$3,900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1686728	Acres:	1.09
1st Mtg Amt:	\$2,100,000	Lot Area:	47,345
Total Value:	\$956,084	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **February 24, 2014**

JOB ADDRESS: **6679 WEST HOLLYWOOD BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5547-009-021**

CASE#: **246968**

ORDER NO: **A-2040349**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 20, 2009**

COMPLIANCE EXPECTED DATE: **March 22, 2009**

DATE COMPLIANCE OBTAINED: **April 19, 2010**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2040349

**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

WHATS ON THIRD INC
6541 HOLLYWOOD BLVD STE 202
LOS ANGELES, CA 90028

CASE #: 246968
ORDER #: A-2040349
EFFECTIVE DATE: February 20, 2009
COMPLIANCE DATE: March 22, 2009

OWNER OF

SITE ADDRESS: 6679 W HOLLYWOOD BLVD SCORPION BAR
ASSESSORS PARCEL NO.: 5547-009-021
ZONE: C4; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of Section 12.29 of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION OF ZONING ADMINISTRATOR CASE NUMBER ZA2004-4547-CUB-PA1

- 1. Failure to maintain a valid Conditional Use Permit (CUP) allowing the sale and dispensing of a full line of alcoholic beverages.

You are therefore ordered to: Discontinue the sale and dispensing of a full line of alcoholic beverages in conjunction with the operation of the restaurant until the required Conditional use approval has been obtained from the Department of City Planning.

Violation of Condition: 43

Comments: ZA 2004-4547-CUB-CUX-PA1 expired 2/8/08.

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.



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

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NON-COMPLIANCE FEE WARNING:

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 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 NOTICE. MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (213)252-3963. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: David Hickman

Date: February 10, 2009

DAVID HICKMAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3963

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REVIEWED BY



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