

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

August 28, 2014

Council District: # 8

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

JOB ADDRESS: 10715 SOUTH WESTERN AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6058-024-009

On February 4, 2013, 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: **10715 South Western 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 4, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	192.70
Title Report fee	42.00
Grand Total	\$ 1,481.26

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 **\$1,481.26** 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 **\$1,481.26** 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on: *11/11/14 11:53:10*

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 176
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10201
Dated as of: 04/18/2014

Prepared for: City of Los Angeles

APN # 6058-024-009 ✓

SCHEDULE A
(Reported Property Information)

Property Address: 10715 S Western Ave ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument Quitclaim Deed

Grantor: Dennis Darabie

Grantee: John C. Salvary

Instrument: 96-1447678

Dated: 01/18/1996

Book/Page: N/A

Recorded: 09/03/1996

Mailing Address: John C. Salvary
Po Box 1486, Gardena, CA 90249-0486

SCHEDULE B

LEGAL DESCRIPTION

Lot 22 and 23 of tract no. 9759, as per map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said county.

MORTGAGES/LIENS

Type of Instrument Deed of Trust

Trustor/Mortgagor: John Salvary, (his sole and separate property)

Lender/Beneficiary: Dennis Darabir, 6717 Everhart Road, 3515 Corpus Christi, Texas

Trustee: Title Insurance and Trust Company

Instrument: 90-1143660

Amount: 100,000.00

Dated: 11/14/1984

Maturity Date: 11/14/2014

Book/Page: N/A

Open Ended: N/A

Recorded: 06/27/1990

No open mortgage found

John Salvary
P.O. Box 1486
Gardena, CA. 90249

96-1447678

AND WHEN RECORDED MAIL TO

John C. Salvary
P.O. Box 1486
Gardena, CA. 90249

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:01 PM SEP 03 1996

MAIL TAX STATEMENTS TO

John C. Salvary
P.O. Box 1486
Gardena, CA. 90249

F
\$7
G

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

NCPF Code 19 \$ 35

TO 1922 CA (1-75)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ None * (R&T-11911)

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of Los Angeles, and

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

DENNIS DARABIE, Does

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to **JOHN C. SALVARY**

the following described real property in the **City and** County of **LOS ANGELES**
State of California:

Lot 22 and 23 of Tract No. 9759, as per Map recorded in Book 135, Pages 81 and 82 of Maps, in the office of the County Recorder of said County. COMMONLY KNOWN AS:

10715 South Western Avenue, Los Angeles, California 90047

I, Dennis Darabie also Quitclaim to John C. Salvary my beneficial interest in the Deed of Trust recorded as Instrument 90-1143660, which was recorded June 27, 1990, dated November 14, 1984 in the face amount of \$100,000.00.

*** This Conveyance establishes sole and separate property of a spouse, of which case No. SWC 106385 Post Judgment Settlement Agreement and Order was filed April 15, 1991.**

THIS IS A RE CONVEYANCES OF REALTY UPON SATISFACTION OF A DEBT R+T 11921


Dated January 18, 1996

Dennis Darabie
Dennis Darabie

STATE OF ~~CALIFORNIA~~ **TEXAS**
COUNTY OF MCCOY } SS.

On 1-18-96 before me, the undersigned, a Notary Public in and for said State, personally appeared **Dennis Darabie**

_____, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

 **SANDRA J. YOUNG**
MY COMMISSION EXPIRES
October 7, 1996

Signature *Sandra J. Young*

Title Order No. _____ Escrow or Loan No. _____

RECORDING REQUESTED BY
Dennis Darabie
 Suite- 3515
 6717 Everhart Road
 Corpus Christi, Texas 78413
 AND WHEN RECORDED MAIL TO

90- 1143660

Name: **Dennis Darabie** Snt: **3515**
 Street Address: **6717 Everhart Road,**
 City & State: **Corpus Christi, Texas 78413**

RECORDED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 21 MIN. PAST. 11:00 AM JUN 27 1990

FEE
\$5
 P.

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL) - APN

This Deed of Trust, made this 14 th July of November, 1984, between
JOHN SALVARY, (his sole and separate property)
 whose address is 10715 South Western Ave., Los Angeles, California 90047 herein called TRUSTOR,
(number and street) (city) (state) (zip)
 This Insurance and Trust Company, a California corporation, herein called TRUSTEE, and
DENNIS DARABIE herein called BENEFICIARY,
 Witnesseth: That TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,
 that property in City of Los Angeles, Los Angeles County, California, described as:
Lot 22 and 23 of Tract No. 9759, as per map recorded in Book 135,
Pages 81 and 82 of Maps, in the office of the County Recorder
of said County.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof in the principal sum of **\$ 100,000.00** secured by Trustor in favor of beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the aforesaid deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	458	484	Kings	792	835	Placer	899	281	Sierra	29	323
Alpine	1	280	Lake	342	39	Plumas	151	5	St. Louis	460	381
Amador	194	348	Lassen	171	471	Riverside	3805	523	Selma	1165	182
Butte	1145	1	Los Angeles	12055	879	Sacramento	4331	63	Seneca	1851	689
Calaveras	148	13	Madras	810	170	San Benito	371	283	Stanislaus	1715	225
Colusa	396	61	Marin	1509	327	San Bernardino	3347	61	Sutter	372	207
Contra Costa	3778	67	Mariposa	77	193	San Francisco	4332	908	Tehama	401	399
Del Norte	78	414	Monterey	579	520	San Joaquin	2470	311	Tulare	99	264
El Dorado	148	454	Navajo	1247	328	San Luis Obispo	119	13	Yuba	2294	373
Fresno	4626	572	Neada	184	851	San Mateo	4078	490	Yulupa	133	47
Gleason	422	184	Nevada	52	423	Santa Barbara	1878	840	Yuba	2082	206
Humboldt	637	527	Orange	2194	838	Santa Clara	3324	241	Yuba	453	243
Inyo	1091	501	Placer	629	84	Santa Cruz	1431	494	Yuba	284	284
Sierra	147	598	San Diego	303	320	Shasta	454	528			
Sonoma	3427	60		5829	411	San Diego	Series 2 Book 1961, Page 123887				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

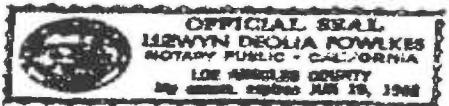
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA,
 COUNTY OF Los Angeles } ss.
 On June 5, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared
John C. Salvary

SIGNATURE OF TRUSTOR
John C. Salvary
JOHN C. SALVARY
 COLUMBIAN
 ORIGINAL DATE: NOV. 10, 84

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
 WITNESS my hand and official seal.

Signature Lizwyn Deolia Fowlkes



This Order No. _____
 Borrow or Loan No. _____

(This area for official notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: August 28, 2014

JOB ADDRESS: 10715 SOUTH WESTERN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6058-024-009

Last Full Title: 04/18/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). JOHN C. SALVARY
PO BOX 1486
GARDENA, CA. 90249-0486

CAPACITY: OWNER

Property Detail Report

For Property Located At :
10715 S WESTERN AVE, LOS ANGELES, CA 90047-4429



Owner Information

Owner Name: **SALVARY JOHN C**
 Mailing Address: **PO BOX 1486, GARDENA CA 90249-0486 B009**
 Vesting Codes: **UM / /**

Location Information

Legal Description:	TRACT # 9759 LOTS 22 AND LOT 23		
County:	LOS ANGELES, CA	APN:	6058-024-009
Census Tract / Block:	2380.00 / 6	Alternate APN:	
Township-Range-Sect:		Subdivision:	9759
Legal Book/Page:	135-81	Map Reference:	57-E4 / 703-H6
Legal Lot:	23	Tract #:	9759
Legal Block:		School District:	LOS ANGELES
Market Area:	C36	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:	09/03/1996 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1447678	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	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:	1955 / 1955	Total Rooms/Offices:		Garage Area:	
Gross Area:	8,241	Total Restrooms:		Garage Capacity:	
Building Area:	8,241	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:	0.34	County Use:	STORES (1100)
Lot Area:	14,641	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$194,435	Assessed Year:	2013	Property Tax:	\$5,587.55
Land Value:	\$84,840	Improved %:	56%	Tax Area:	296
Improvement Value:	\$109,595	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$194,435				

Comparable Summary

For Property Located At



CoreLogic
RealQuest Professional

10715 S WESTERN AVE, LOS ANGELES, CA 90047-4429

20 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$480,000	\$7,300,000	\$2,810,026
Bldg/Living Area	8,241	7,032	9,477	8,144
Price/Sqft	\$0.00	\$51.64	\$1,005.65	\$351.74
Year Built	1955	1911	1987	1942
Lot Area	14,641	6,255	22,972	12,198
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$194,435	\$91,940	\$3,878,843	\$1,363,279
Distance From Subject	0.00	1.65	12.00	9.08

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			10715 S WESTERN AVE		1955			09/03/1996	8,241	14,641	0.0
Comparables											
<input checked="" type="checkbox"/>	1		1253 W EL SEGUNDO BLVD	\$1,480,000	1965			07/15/2014	7,842	15,460	1.65
<input checked="" type="checkbox"/>	2		7007 PACIFIC BLVD	\$1,450,000	1937			04/04/2014	7,600	11,409	5.45
<input checked="" type="checkbox"/>	3		6800 PACIFIC BLVD	\$2,330,000	1950			11/22/2013	8,550	8,778	5.53
<input checked="" type="checkbox"/>	4		1910 W ADAMS BLVD	\$975,000	1917			12/16/2013	7,500	7,500	6.5
<input checked="" type="checkbox"/>	5		4525 W ADAMS BLVD	\$480,000	1932			04/01/2014	9,295	10,052	6.72
<input checked="" type="checkbox"/>	6		956 S SAN PEDRO ST A-C	\$6,000,000	1922			06/11/2014	9,448	11,967	7.53
<input checked="" type="checkbox"/>	7		655 S HOPE ST 101200	\$6,523,500	1964			05/16/2014	7,890	11,674	8.16
<input checked="" type="checkbox"/>	8		15000 PARAMOUNT BLVD	\$1,400,000	1962			02/19/2014	9,477	20,029	9.02
<input checked="" type="checkbox"/>	9		8826 W OLYMPIC BLVD	\$3,550,000	1924			03/21/2014	7,100	7,800	9.39
<input checked="" type="checkbox"/>	10		556 N WESTERN AVE	\$1,325,000	1911			03/26/2014	9,176	6,255	9.85
<input checked="" type="checkbox"/>	11		11240 W OLYMPIC BLVD	\$3,400,000	1946			11/27/2013	7,311	10,577	10.2
<input checked="" type="checkbox"/>	12		5176 SANTA MONICA BLVD	\$3,440,000	1924			12/06/2013	9,000	11,127	10.51
<input checked="" type="checkbox"/>	13		9100 FIRESTONE BLVD	\$2,350,000	1973			05/01/2014	8,260	22,972	10.74
<input checked="" type="checkbox"/>	14		2300 LINCOLN BLVD	\$3,665,000	1924		3	01/10/2014	7,032	9,362	10.92
<input checked="" type="checkbox"/>	15		801 PICO BLVD		1987			08/06/2014	7,068	17,176	11.19
<input checked="" type="checkbox"/>	16		105 E ANAHEIM ST	\$822,000	1924			05/30/2014	8,260	10,015	11.27
<input checked="" type="checkbox"/>	17		9742 ARTESIA BLVD	\$550,000	1961			12/06/2013	8,500	20,873	11.43
<input checked="" type="checkbox"/>	18		1018 WESTWOOD BLVD	\$7,300,000	1929			01/03/2014	7,259	8,184	11.54
<input checked="" type="checkbox"/>	19		5601 SOUTH ST	\$1,450,000	1954			12/30/2013	8,047	15,220	11.95
<input checked="" type="checkbox"/>	20		1215 WILSHIRE BLVD	\$4,900,000	1946			05/22/2014	8,271	7,520	12

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

10715 S WESTERN AVE, LOS ANGELES, CA 90047-4429**20 Comparable(s) Selected.**

Report Date: 08/20/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$480,000	\$7,300,000	\$2,810,026
Bldg/Living Area	8,241	7,032	9,477	8,144
Price/Sqft	\$0.00	\$51.64	\$1,005.65	\$351.74
Year Built	1955	1911	1987	1942
Lot Area	14,641	6,255	22,972	12,198
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$194,435	\$91,940	\$3,878,843	\$1,363,279
Distance From Subject	0.00	1.65	12.00	9.08

* = user supplied for search only

Comp #: 1 Distance From Subject: 1.65 (miles)
 Address: 1253 W EL SEGUNDO BLVD, GARDENA, CA 90247-1521
 Owner Name: WON & SUN ENT INC
 Seller Name: CHIN KYO H
 APN: 6089-031-029 Map Reference: 57-F6 / 734-A1 Building Area: 7,842
 County: LOS ANGELES, CA Census Tract: 6028.02 Total Rooms/Offices:
 Subdivision: HOWARD Zoning: LCM1YY Total Restrooms:
 Rec Date: 07/15/2014 Prior Rec Date: 07/15/2010 Yr Built/Eff: 1965 / 1965
 Sale Date: 06/26/2014 Prior Sale Date: 06/15/2010 Air Cond: NONE
 Sale Price: \$1,480,000 Prior Sale Price: \$1,295,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 728107 Acres: 0.35
 1st Mtg Amt: \$1,620,000 Lot Area: 15,460
 Total Value: \$1,347,318 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 5.45 (miles)
 Address: 7007 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-4717
 Owner Name: HUMMINGBIRD STREET VENTURES LL/ABERGEL MICHAEL
 Seller Name: JONES FAMILY TRUST
 APN: 6322-023-020 Map Reference: 52-F5 / 674-J7 Building Area: 7,600
 County: LOS ANGELES, CA Census Tract: 5331.04 Total Rooms/Offices:
 Subdivision: HUNTINGTON PARK Zoning: HPCBD* Total Restrooms:
 Rec Date: 04/04/2014 Prior Rec Date: 10/19/1995 Yr Built/Eff: 1937 / 1943
 Sale Date: 02/11/2014 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,450,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 341609 Acres: 0.26
 1st Mtg Amt: \$950,000 Lot Area: 11,409
 Total Value: \$114,796 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 3 Distance From Subject: 5.53 (miles)
 Address: 6800 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-4112
 Owner Name: MIDDLE SANTA FE LLC
 Seller Name: SCOTTINO P & C TRUST
 APN: 6322-017-009 Map Reference: 52-F5 / 674-J7 Building Area: 8,550
 County: LOS ANGELES, CA Census Tract: 5331.04 Total Rooms/Offices:
 Subdivision: HUNTINGTON PARK Zoning: HPCBD* Total Restrooms:
 Rec Date: 11/22/2013 Prior Rec Date: 01/20/1998 Yr Built/Eff: 1950 / 1955
 Sale Date: 11/14/2013 Prior Sale Date: 01/14/1998 Air Cond: NONE
 Sale Price: \$2,330,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1670095 Acres: 0.20
 1st Mtg Amt: \$1,272,000 Lot Area: 8,778
 Total Value: \$174,042 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 4 Distance From Subject: 6.5 (miles)
 Address: 1910 W ADAMS BLVD, LOS ANGELES, CA 90018-3506
 Owner Name: 1909 W ADAMS BLVD LLC
 Seller Name: 1910 WEST ADAMS BLVD LLC
 APN: 5053-019-001 Map Reference: 43-E5 / 633-H7 Building Area: 7,500
 County: LOS ANGELES, CA Census Tract: 2222.00 Total Rooms/Offices:
 Subdivision: 152 Zoning: LAC1 Total Restrooms:
 Rec Date: 12/16/2013 Prior Rec Date: Yr Built/Eff: 1917 / 1917
 Sale Date: 12/04/2013 Prior Sale Date: Air Cond: NONE
 Sale Price: \$975,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1766022 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,500
 Total Value: \$1,300,000 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #:	5	Distance From Subject: 6.72 (miles)	
Address:	4525 W ADAMS BLVD, LOS ANGELES, CA 90016		
Owner Name:	SOUTH OVERLAND INVESTMENT PROP		
Seller Name:	4525-4539 W ADAMS LLC		
APN:	5050-008-057	Map Reference:	43-B5 / 633-E7
County:	LOS ANGELES, CA	Census Tract:	2187.02
Subdivision:	2072	Zoning:	LAC2
Rec Date:	04/01/2014	Prior Rec Date:	04/24/1974
Sale Date:	02/13/2014	Prior Sale Date:	
Sale Price:	\$480,000	Prior Sale Price:	\$24,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	324780	Acres:	0.23
1st Mtg Amt:		Lot Area:	10,052
Total Value:	\$91,940	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 7.53 (miles)	
Address:	956 S SAN PEDRO ST A-C, LOS ANGELES, CA 90015-1824		
Owner Name:	PAIK 2012 FAMILY TRUST		
Seller Name:	YH FAMILY TRUST		
APN:	5132-001-021	Map Reference:	44-D4 / 634-F6
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	CLARK & BRYAN TR	Zoning:	LAM2
Rec Date:	06/11/2014	Prior Rec Date:	09/07/1994
Sale Date:	04/24/2014	Prior Sale Date:	
Sale Price:	\$6,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	602183	Acres:	0.27
1st Mtg Amt:	\$3,600,000	Lot Area:	11,967
Total Value:	\$990,993	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 8.16 (miles)	
Address:	655 S HOPE ST 101200, LOS ANGELES, CA 90017-3237		
Owner Name:	BELFORD MANOR LP		
Seller Name:	SECK GROUP LLC		
APN:	5144-006-031	Map Reference:	/ 634-E4
County:	LOS ANGELES, CA	Census Tract:	2077.10
Subdivision:	67656	Zoning:	LAC2
Rec Date:	05/16/2014	Prior Rec Date:	
Sale Date:	05/09/2014	Prior Sale Date:	
Sale Price:	\$6,523,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	508977	Acres:	0.27
1st Mtg Amt:	\$3,660,000	Lot Area:	11,674
Total Value:	\$3,878,843	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 9.02 (miles)	
Address:	15000 PARAMOUNT BLVD, PARAMOUNT, CA 90723-3411		
Owner Name:	PARAMOUNT CROSSING LLC		
Seller Name:	MICHEL JAVIER & LETICIA		
APN:	6241-013-029	Map Reference:	65-F3 / 735-H4
County:	LOS ANGELES, CA	Census Tract:	5535.02
Subdivision:	5790	Zoning:	PACM*
Rec Date:	02/19/2014	Prior Rec Date:	11/04/2003
Sale Date:	12/23/2013	Prior Sale Date:	08/07/2003
Sale Price:	\$1,400,000	Prior Sale Price:	\$785,000
Sale Type:	UNKNOWN	Prior Sale Type:	UNKNOWN
Document #:	171007	Acres:	0.46
1st Mtg Amt:		Lot Area:	20,029
Total Value:	\$1,171,319	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 9.39 (miles)	
Address:	8826 W OLYMPIC BLVD, BEVERLY HILLS, CA 90211-3614		
Owner Name:	AMGED LLC		
Seller Name:	ALLSURE INVESTMENT INC		
APN:	4332-013-030	Map Reference:	42-D2 / 632-H3
County:	LOS ANGELES, CA	Census Tract:	7009.01
Subdivision:	6380	Zoning:	BHC3YY
Rec Date:	03/21/2014	Prior Rec Date:	01/02/2004
Sale Date:	01/30/2014	Prior Sale Date:	12/09/2003
Sale Price:	\$3,550,000	Prior Sale Price:	\$1,118,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	285403	Acres:	0.18
1st Mtg Amt:	\$3,017,000	Lot Area:	7,800
Total Value:	\$3,060,000	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	7,100	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1924 / 1955
Air Cond:	NONE	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	10	Distance From Subject: 9.85 (miles)	
Address:	556 N WESTERN AVE, LOS ANGELES, CA 90004		
Owner Name:	CONROY FAMILY TRUST		
Seller Name:	STEINBERG LIVING TRUST		
APN:	5521-014-007	Map Reference:	34-E5 / 593-H7
County:	LOS ANGELES, CA	Census Tract:	1925.10
Subdivision:	LA PALOMA ADD	Zoning:	LAC2
Rec Date:	03/26/2014	Prior Rec Date:	
Sale Date:	02/27/2014	Prior Sale Date:	
Sale Price:	\$1,325,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	306005	Acres:	0.14
1st Mtg Amt:	\$795,000	Lot Area:	6,255
Total Value:	\$166,999	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	9,176	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1911 / 1911
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	11	Distance From Subject: 10.2 (miles)	
Address:	11240 W OLYMPIC BLVD, LOS ANGELES, CA 90064-1713		
Owner Name:	PARK SHIL & MINAH LIVING TRUST		
Seller Name:	SWITZER NORMAN & I TRUST		
APN:	4260-020-016	Map Reference:	41-E4 / 632-B6
County:	LOS ANGELES, CA	Census Tract:	2677.00
Subdivision:	PACIFIC FARMS	Zoning:	LAM2
Rec Date:	11/27/2013	Prior Rec Date:	08/29/1978
Sale Date:	11/25/2013	Prior Sale Date:	
Sale Price:	\$3,400,000	Prior Sale Price:	\$364,600
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1687047	Acres:	0.24
1st Mtg Amt:	\$2,380,000	Lot Area:	10,577
Total Value:	\$456,233	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	7,311	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1946 / 1955
Air Cond:		Pool:	
Roof Mat:			

Comp #:	12	Distance From Subject: 10.51 (miles)	
Address:	5176 SANTA MONICA BLVD, LOS ANGELES, CA 90029-2428		
Owner Name:	CHAPLIN STUDIOS LLC		
Seller Name:	GRAHM ROBERT		
APN:	5537-019-006	Map Reference:	34-E4 / 593-J5
County:	LOS ANGELES, CA	Census Tract:	1916.20
Subdivision:	NEUMANN	Zoning:	LAC2
Rec Date:	12/06/2013	Prior Rec Date:	05/26/1982
Sale Date:	12/05/2013	Prior Sale Date:	
Sale Price:	\$3,440,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1729645	Acres:	0.26
1st Mtg Amt:	\$3,096,000	Lot Area:	11,127
Total Value:	\$280,990	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	9,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1924 / 1950
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	13	Distance From Subject: 10.74 (miles)	
Address:	9100 FIRESTONE BLVD, DOWNEY, CA 90241-5319		
Owner Name:	FVDD LLC		
Seller Name:	ARMBRUSTER G E 1988 TRUST		
APN:	6284-005-021	Map Reference:	60-C4 / 706-C6
County:	LOS ANGELES, CA	Census Tract:	5511.02
Subdivision:	RANCHO SANTA GERTRUDES SUB	Zoning:	DOM1-P*
Rec Date:	05/01/2014	Prior Rec Date:	01/13/1989
Sale Date:	02/27/2014	Prior Sale Date:	12/1988
Sale Price:	\$2,350,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	453189	Acres:	0.53
1st Mtg Amt:	\$4,000,000	Lot Area:	22,972
Total Value:	\$1,407,017	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 10.92 (miles)	
Address:	2300 LINCOLN BLVD, SANTA MONICA, CA 90405-2530		
Owner Name:	2300 LINCOLN BLVD LLC		
Seller Name:	ALBEK ELI		
APN:	4289-001-006	Map Reference:	49-B2 / 671-G3
County:	LOS ANGELES, CA	Census Tract:	7020.02
Subdivision:	ARCADIA	Zoning:	SMC4*
Rec Date:	01/10/2014	Prior Rec Date:	06/07/2004
Sale Date:	11/20/2013	Prior Sale Date:	04/20/2004
Sale Price:	\$3,665,000	Prior Sale Price:	\$1,840,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	30960	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,362
Total Value:	\$2,124,442	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject: 11.19 (miles)	
Address:	801 PICO BLVD, SANTA MONICA, CA 90405		
Owner Name:	MAX 801 PICO BLVD LLC		
Seller Name:	OLDFIELD A M FAMILY TRUST		
APN:	4283-020-038	Map Reference:	49-B1 / 671-F3
County:	LOS ANGELES, CA	Census Tract:	7018.02
Subdivision:	AUSTIN HEIGHTS	Zoning:	SMC4*
Rec Date:	08/06/2014	Prior Rec Date:	04/01/1985
Sale Date:	07/22/2014	Prior Sale Date:	
Sale Price:		Prior Sale Price:	\$12,500
Sale Type:	N	Prior Sale Type:	FULL
Document #:	817860	Acres:	0.39
1st Mtg Amt:		Lot Area:	17,176
Total Value:	\$2,897,273	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 11.27 (miles)	
Address:	105 E ANAHEIM ST, WILMINGTON, CA 90744-4513		
Owner Name:	BEACH FRONT CLASSIC LLC		
Seller Name:	VFC PROPERTIES 26 LLC		
APN:	7423-003-022	Map Reference:	74-C4 / 794-E6
County:	LOS ANGELES, CA	Census Tract:	2947.01
Subdivision:	CANAL ST TR	Zoning:	LAC2
Rec Date:	05/30/2014	Prior Rec Date:	03/29/1990
Sale Date:	05/24/2014	Prior Sale Date:	01/1990
Sale Price:	\$822,000	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	562119	Acres:	0.23
1st Mtg Amt:		Lot Area:	10,015
Total Value:	\$924,158	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #: 17 Distance From Subject: 11.43 (miles)
 Address: 9742 ARTESIA BLVD, BELLFLOWER, CA 90706-6638
 Owner Name: KAL-PRO INVESTMENTS LLC
 Seller Name: JUNG G W TRUST
 APN: 7161-009-002 Map Reference: 66-C5 / 736-C7 Building Area: 8,500
 County: LOS ANGELES, CA Census Tract: 5544.04 Total Rooms/Offices:
 Subdivision: BELL FLOWER ACRES Zoning: BFCG* Total Restrooms:
 Rec Date: 12/06/2013 Prior Rec Date: Yr Built/Eff: 1961 /
 Sale Date: 08/06/2013 Prior Sale Date: Air Cond: NONE
 Sale Price: \$550,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1724811 Acres: 0.48
 1st Mtg Amt: Lot Area: 20,873
 Total Value: \$190,100 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 11.54 (miles)
 Address: 1018 WESTWOOD BLVD, LOS ANGELES, CA 90024-2903
 Owner Name: 1018-1024 WESTWOOD BOULEVARD L
 Seller Name: INDIVEST INC
 APN: 4363-020-007 Map Reference: 41-E2 / 632-A3 Building Area: 7,259
 County: LOS ANGELES, CA Census Tract: 2652.02 Total Rooms/Offices:
 Subdivision: 10600 Zoning: LAC4 Total Restrooms:
 Rec Date: 01/03/2014 Prior Rec Date: 10/03/2000 Yr Built/Eff: 1929 / 1941
 Sale Date: 12/06/2013 Prior Sale Date: 09/27/2000 Air Cond: YES
 Sale Price: \$7,300,000 Prior Sale Price: \$2,850,020 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 5530 Acres: 0.19
 1st Mtg Amt: Lot Area: 8,184
 Total Value: \$3,487,434 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 11.95 (miles)
 Address: 5601 SOUTH ST, LAKEWOOD, CA 90713-1303
 Owner Name: URIHAN LLC
 Seller Name: E & H GROUP INC
 APN: 7165-014-001 Map Reference: 71-C1 / 766-C2 Building Area: 8,047
 County: LOS ANGELES, CA Census Tract: 5700.01 Total Rooms/Offices:
 Subdivision: 13149 Zoning: LKC1* Total Restrooms:
 Rec Date: 12/30/2013 Prior Rec Date: 05/31/2005 Yr Built/Eff: 1954 / 1954
 Sale Date: 12/12/2013 Prior Sale Date: 05/17/2005 Air Cond: NONE
 Sale Price: \$1,450,000 Prior Sale Price: \$899,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1818598 Acres: 0.35
 1st Mtg Amt: Lot Area: 15,220
 Total Value: \$1,546,659 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 12 (miles)
 Address: 1215 WILSHIRE BLVD, SANTA MONICA, CA 90403-5487
 Owner Name: FRENCH SAILOR LLC
 Seller Name: OKHOVAT FARAMARZ & FARIBA
 APN: 4281-019-024 Map Reference: 41-A6 / 671-E1 Building Area: 8,271
 County: LOS ANGELES, CA Census Tract: 7015.01 Total Rooms/Offices:
 Subdivision: SANTA MONICA Zoning: SMC6-R2* Total Restrooms:
 Rec Date: 05/22/2014 Prior Rec Date: 06/03/1999 Yr Built/Eff: 1946 / 1948
 Sale Date: 05/19/2014 Prior Sale Date: 05/04/1999 Air Cond: NONE
 Sale Price: \$4,900,000 Prior Sale Price: \$1,300,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 531764 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,520
 Total Value: \$1,655,021 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: August 28, 2014

JOB ADDRESS: 10715 SOUTH WESTERN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6058-024-009

CASE#: 489931

ORDER NO: A-3192249

EFFECTIVE DATE OF ORDER TO COMPLY: February 4, 2013

COMPLIANCE EXPECTED DATE: March 6, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3192249

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

JOHN SALVARY
P O BOX 1486
GARDENA, CA 90249

CASE #: 489931
ORDER #: A-3192249
EFFECTIVE DATE: February 04, 2013
COMPLIANCE DATE: March 06, 2013

OWNER OF
SITE ADDRESS: 10715 S WESTERN AVE
ASSESSORS PARCEL NO.: 6058-024-009
ZONE: C2; Commercial Zone

MAILED
2/30/13

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. 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. 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.

Location: Rear lot

2. The construction of a storage room to the building was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

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, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: North of 10715 in setback and rear parking lot.

CITY OF LOS ANGELES



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.

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 98.04 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 chage 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 LosAngeles 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 chaged 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:

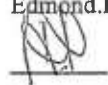
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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 (323)789-1490. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 29, 2013

EDMOND DECKERT
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490
Edmond.Deckert@lacity.org


REVIEWED BY

