

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

September 26, 2017

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**
Re: Invoice #675296-5

On March 6, 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.

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 Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	348.70
Title Report Fee	42.00
Grand Total	\$ 2,315.70

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 **\$2,315.70** 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 **\$2,315.70** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14530
Dated as of: 07/19/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6058-024-009

Property Address: 10715 S WESTERN AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: INDIVIDUAL QUITCLAIM DEED

Grantee : JOHN C. SALVARY

Grantor : DENNIS DARABIE

Deed Date : 01/18/1996

Recorded : 09/03/1996

Instr No. : 96-1447678

MAILING ADDRESS: JOHN C. SALVARY

PO BOX 1486 GARDENA CA 90249

SCHEDULE B

LEGAL DESCRIPTION

Lot: 22,23 Tract No: 9759 Abbreviated Description: LOT:22,23 CITY:REGION/CLUSTER: 25/25624

TR#:9759 TRACT # 9759 LOTS 22 AND LOT 23 City/Muni/Twp: REGION/CLUSTER: 25/25624

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

NCPF Code 19 \$ 3

TO 1922 CA (1-78)

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
RECONVEYANCES OF REALTY UPON SATISFACTION OF A DEBT
R+T 11921*

Dated January 18, 1996

Dennis Darabie
Dennis Darabie

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

On 1-18-96 before me, the under-
signed, 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*

(This area for official notarial seal)

Title Order No. _____

Escrow or Loan No. _____

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: September 26, 2017

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

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

Last Full Title: 07/19/2017

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: 135-81 Subdivision: 9759
 Legal Book/Page: 23 Map Reference: 57-E4 /
 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:	\$206,300	Assessed Year:	2017	Property Tax:	\$5,824.41
Land Value:	\$90,017	Improved %:	56%	Tax Area:	296
Improvement Value:	\$116,283	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$206,300				

Comparable Summary

For Property Located At



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	\$365,000	\$10,700,000	\$3,485,375
Bldg/Living Area	8,241	7,418	9,314	8,333
Price/Sqft	\$0.00	\$48.67	\$1,244.34	\$416.41
Year Built	1955	1923	2007	1952
Lot Area	14,641	6,300	22,206	13,151
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$206,300	\$69,877	\$5,541,161	\$1,544,370
Distance From Subject	0.00	2.80	18.01	9.79

*= 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	401 E HILLCREST BLVD	\$1,750,000	1946			08/31/2017	8,872	11,437	2.8
<input checked="" type="checkbox"/>	2	1138 W GARDENA BLVD	\$365,000	1946			08/01/2017	7,500	15,227	4.06
<input checked="" type="checkbox"/>	3	6420 S ALAMEDA ST	\$867,500	1923			02/28/2017	8,952	16,070	5.15
<input checked="" type="checkbox"/>	4	2566 E FLORENCE AVE	\$2,581,500	1937			05/16/2017	7,700	11,998	5.37
<input checked="" type="checkbox"/>	5	6501 PACIFIC BLVD	\$2,850,000	1927			06/29/2017	8,550	8,757	5.61
<input checked="" type="checkbox"/>	6	3806 TWEEDY BLVD	\$1,510,000	2000			05/02/2017	8,232	10,070	5.93
<input checked="" type="checkbox"/>	7	3300 W JEFFERSON BLVD	\$2,600,000	1951			06/30/2017	8,530	10,336	6.14
<input checked="" type="checkbox"/>	8	960 E 12TH ST	\$4,650,000	1968			08/07/2017	8,282	11,683	7.29
<input checked="" type="checkbox"/>	9	941 S VERMONT AVE	\$2,700,000	1928			06/05/2017	7,575	16,345	8.06
<input checked="" type="checkbox"/>	10	14127 DOWNEY AVE	\$2,375,000	1978			06/01/2017	8,880	18,454	9.34
<input checked="" type="checkbox"/>	11	4801 WHITTIER BLVD	\$1,000,000	1938			12/21/2016	8,458	8,339	10.13
<input checked="" type="checkbox"/>	12	3002 MAIN ST	\$4,038,500	2001			06/23/2017	7,418	6,300	10.62
<input checked="" type="checkbox"/>	13	2652 PASADENA AVE	\$1,850,000	1926			06/29/2017	7,938	7,956	11.05
<input checked="" type="checkbox"/>	14	12431 ROCHESTER AVE	\$7,100,000	1927			06/13/2017	8,771	14,518	11.43
<input checked="" type="checkbox"/>	15	4931 WOODRUFF AVE	\$7,950,000	1960			05/04/2017	8,280	22,206	12.69
<input checked="" type="checkbox"/>	16	1119 S PACIFIC AVE	\$890,000	1947			03/31/2017	7,800	15,002	14.2
<input checked="" type="checkbox"/>	17	13019 ROSECRANS AVE	\$9,900,000	2007			06/30/2017	7,956	18,668	14.82
<input checked="" type="checkbox"/>	18	217 N GARFIELD AVE	\$1,500,000	1923			01/20/2017	9,314	13,110	15.07
<input checked="" type="checkbox"/>	19	1186 E WALNUT ST	\$2,530,000	1961			06/09/2017	8,400	15,372	17.96
	20	2990 HUNTINGTON DR	\$10,700,000	1957			01/12/2017	9,247	11,181	18.01



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: 09/14/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$365,000	\$10,700,000	\$3,485,375
Bldg/Living Area	8,241	7,418	9,314	8,333
Price/Sqft	\$0.00	\$48.67	\$1,244.34	\$416.41
Year Built	1955	1923	2007	1952
Lot Area	14,641	6,300	22,206	13,151
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$206,300	\$69,877	\$5,541,161	\$1,544,370
Distance From Subject	0.00	2.80	18.01	9.79

*= user supplied for search only

Comp #:	1	Distance From Subject: 2.8 (miles)			
Address:	401 E HILLCREST BLVD, INGLEWOOD, CA 90301-2430				
Owner Name:	BRUIN INGLEWOOD LLC				
Seller Name:	DBS ENTS				
APN:	4021-012-007	Map Reference:	57-A2 /	Building Area:	8,872
County:	LOS ANGELES, CA	Census Tract:	6010.01	Total Rooms/Offices:	
Subdivision:	916	Zoning:	INC1*	Total Restrooms:	
Rec Date:	08/31/2017	Prior Rec Date:	11/04/2002	Yr Built/Eff:	1946 / 1965
Sale Date:	06/05/2017	Prior Sale Date:	06/17/2002	Air Cond:	NONE
Sale Price:	\$1,750,000	Prior Sale Price:	\$1,001,010	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	992966	Acres:	0.26		
1st Mtg Amt:	\$1,125,000	Lot Area:	11,437		
Total Value:	\$1,237,797	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 4.06 (miles)			
Address:	1138 W GARDENA BLVD, GARDENA, CA 90247-4824				
Owner Name:	KOMAE KENT M & GLENN T				
Seller Name:	KOMAE TRUST				
APN:	6111-005-001	Map Reference:	63-F4 /	Building Area:	7,500
County:	LOS ANGELES, CA	Census Tract:	6031.02	Total Rooms/Offices:	
Subdivision:	MAPLE SQUARE	Zoning:	GACR	Total Restrooms:	
Rec Date:	08/01/2017	Prior Rec Date:		Yr Built/Eff:	1946 / 1954
Sale Date:	07/19/2017	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$365,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	864669	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,227		
Total Value:	\$518,451	# of Stories:	1.00		

Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **5.15 (miles)**
 Address: **6420 S ALAMEDA ST, HUNTINGTON PARK, CA 90255-3614**
 Owner Name: **OLD SCHOOL HOUSE CENTER LLC**
 Seller Name: **BECKER BROS STEEL SUPPLY CO IN**
 APN: **6321-018-058** Map Reference: **52-E5 /** Building Area: **8,952**
 County: **LOS ANGELES, CA** Census Tract: **5326.03** Total Rooms/Offices:
 Subdivision: **HUNTINGTON PARK 2ND ADD** Zoning: **HPM2** Total Restrooms:
 Rec Date: **02/28/2017** Prior Rec Date: Yr Built/Eff: **1923 / 1923**
 Sale Date: **02/28/2017** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$867,500** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **233790** Acres: **0.37**
 1st Mtg Amt: Lot Area: **16,070**
 Total Value: **\$69,877** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **5.37 (miles)**
 Address: **2566 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-4706**
 Owner Name: **M & M INVESTMENT LLC**
 Seller Name: **HKJ GOLD INC**
 APN: **6201-004-003** Map Reference: **52-F5 /** Building Area: **7,700**
 County: **LOS ANGELES, CA** Census Tract: **5348.03** Total Rooms/Offices:
 Subdivision: **2080** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **05/16/2017** Prior Rec Date: **04/18/1994** Yr Built/Eff: **1937 / 1937**
 Sale Date: **05/09/2017** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$2,581,500** Prior Sale Price: **\$800,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**
 Document #: **539820** Acres: **0.28**
 1st Mtg Amt: **\$2,076,000** Lot Area: **11,998**
 Total Value: **\$1,047,117** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **5.61 (miles)**
 Address: **6501 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-4105**
 Owner Name: **SOMERSET HOLDINGS LLC**
 Seller Name: **ESHCO INVESTMENTS LLC**
 APN: **6322-003-013** Map Reference: **52-F5 /** Building Area: **8,550**
 County: **LOS ANGELES, CA** Census Tract: **5326.05** Total Rooms/Offices:
 Subdivision: **HUNTINGTON PARK** Zoning: **HPCBD*** Total Restrooms:
 Rec Date: **06/29/2017** Prior Rec Date: Yr Built/Eff: **1927 / 1929**
 Sale Date: **06/22/2017** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$2,850,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **727560** Acres: **0.20**
 1st Mtg Amt: **\$2,280,000** Lot Area: **8,757**
 Total Value: **\$1,845,164** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **5.93 (miles)**
 Address: **3606 TWEEDY BLVD, SOUTH GATE, CA 90280-6044**
 Owner Name: **LA TRIANGLE II LLC**
 Seller Name: **3626 TWEEDY BLVD LLC**
 APN: **6223-006-053** Map Reference: **59-B3 /** Building Area: **8,232**
 County: **LOS ANGELES, CA** Census Tract: **5358.02** Total Rooms/Offices:
 Subdivision: **5772** Zoning: **SGC2*** Total Restrooms:
 Rec Date: **05/02/2017** Prior Rec Date: **01/13/2016** Yr Built/Eff: **2000 / 2000**
 Sale Date: **04/25/2017** Prior Sale Date: **10/27/2015** Air Cond: **NONE**
 Sale Price: **\$1,510,000** Prior Sale Price: **\$1,226,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **486321** Acres: **0.23**
 1st Mtg Amt: Lot Area: **10,070**
 Total Value: **\$1,250,520** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 7 Distance From Subject: 6.14 (miles)
 Address: 3300 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3232
 Owner Name: HADVENTURE HOLDINGS LLC
 Seller Name: JAPANESE LANGUAGE SCH UNIFIED
 APN: 5044-006-030 Map Reference: 43-C6 / Building Area: 8,530
 County: LOS ANGELES, CA Census Tract: 2193.00 Total Rooms/Offices:
 Subdivision: 5580 Zoning: LAC2 Total Restrooms:
 Rec Date: 06/30/2017 Prior Rec Date: Yr Built/Eff: 1951 / 1951
 Sale Date: 06/23/2017 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,600,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 728963 Acres: 0.24
 1st Mtg Amt: \$2,210,000 Lot Area: 10,336
 Total Value: \$196,202 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 8 Distance From Subject: 7.29 (miles)
 Address: 960 E 12TH ST, LOS ANGELES, CA 90021-2296
 Owner Name: KAMY INVESTMENT LLC
 Seller Name: PACIFIC UNITED HOLDINGS LLC
 APN: 5132-013-029 Map Reference: 44-D5 / Building Area: 8,282
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: J MARION BROOKS Zoning: LAM2 Total Restrooms:
 Rec Date: 08/07/2017 Prior Rec Date: 09/12/2013 Yr Built/Eff: 1968 / 1974
 Sale Date: 08/02/2017 Prior Sale Date: 08/16/2013 Air Cond:
 Sale Price: \$4,650,000 Prior Sale Price: \$3,600,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL COMPOSITION
 Document #: 885760 Acres: 0.27
 1st Mtg Amt: \$1,860,000 Lot Area: 11,683
 Total Value: \$3,802,482 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 9 Distance From Subject: 8.06 (miles)
 Address: 941 S VERMONT AVE, LOS ANGELES, CA 90006-1686
 Owner Name: 941 VERMONT LLC
 Seller Name: TOWNE STORES LLC
 APN: 5078-009-023 Map Reference: 43-F2 / Building Area: 7,575
 County: LOS ANGELES, CA Census Tract: 2133.20 Total Rooms/Offices:
 Subdivision: ELECTRIC RAILWAY HOMESTEAD ASSOC Zoning: LAC2 Total Restrooms:
 Rec Date: 06/05/2017 Prior Rec Date: 08/29/2014 Yr Built/Eff: 1928 / 1948
 Sale Date: 05/24/2017 Prior Sale Date: 08/28/2014 Air Cond: NONE
 Sale Price: \$2,700,000 Prior Sale Price: \$2,700,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL COMPOSITION
 Document #: 615127 Acres: 0.38
 1st Mtg Amt: \$1,850,000 Lot Area: 16,345
 Total Value: \$2,795,998 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 9.34 (miles)
 Address: 14127 DOWNEY AVE, DOWNEY, CA 90242
 Owner Name: ROSEDOWN CENTER LLC
 Seller Name: PIFER DIMITRA B LIVING TRUST
 APN: 6265-028-080 Map Reference: 66-A2 / Building Area: 8,880
 County: LOS ANGELES, CA Census Tract: 5512.02 Total Rooms/Offices:
 Subdivision: CALIFORNIA CO OP COLONY TR Zoning: PAC3* Total Restrooms:
 Rec Date: 06/01/2017 Prior Rec Date: Yr Built/Eff: 1978 / 1978
 Sale Date: 02/27/2017 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,375,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 604488 Acres: 0.42
 1st Mtg Amt: \$1,325,000 Lot Area: 18,454
 Total Value: \$675,877 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 10.13 (miles)

Address: **4801 WHITTIER BLVD, LOS ANGELES, CA 90022-3023**

Owner Name: **ELIZABETH PUEBLO LLC**

Seller Name: **EAGLE PROPERTIES LLC**

APN: **5240-006-011** Map Reference: **45-E6 /** Building Area: **8,458**

County: **LOS ANGELES, CA** Census Tract: **5316.04** Total Rooms/Offices:

Subdivision: **4074** Zoning: **LCM1*** Total Restrooms:

Rec Date: **12/21/2016** Prior Rec Date: **09/12/2000** Yr Built/Eff: **1938 / 1938**

Sale Date: **12/15/2016** Prior Sale Date: **08/28/2000** Air Cond: **YES**

Sale Price: **\$1,000,000** Prior Sale Price: **\$715,000** Pool:

Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**

Document #: **1624503** Acres: **0.19**

1st Mtg Amt: **\$460,000** Lot Area: **8,339**

Total Value: **\$820,000** # of Stories: **1.00**

Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **10.62 (miles)**

Address: **3002 MAIN ST, SANTA MONICA, CA 90405-5318**

Owner Name: **3002 MAIN LLC**

Seller Name: **SANTA MONICA PIER STREET LTD**

APN: **4288-007-009** Map Reference: **49-B3 /** Building Area: **7,418**

County: **LOS ANGELES, CA** Census Tract: **7021.02** Total Rooms/Offices:

Subdivision: **7425** Zoning: **SMCM4*** Total Restrooms:

Rec Date: **06/23/2017** Prior Rec Date: **10/21/1999** Yr Built/Eff: **2001 /**

Sale Date: **06/07/2017** Prior Sale Date: **10/14/1999** Air Cond: **NONE**

Sale Price: **\$4,038,500** Prior Sale Price: Pool:

Sale Type: **FULL** Prior Sale Type: Roof Mat:

Document #: **703070** Acres: **0.14**

1st Mtg Amt: Lot Area: **6,300**

Total Value: **\$1,281,474** # of Stories:

Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **11.05 (miles)**

Address: **2652 PASADENA AVE, LOS ANGELES, CA 90031-2301**

Owner Name: **MRST PASADENA LLC**

Seller Name: **2652 PASADENA AVENUE PTRS LLC**

APN: **5205-021-020** Map Reference: **36-A6 /** Building Area: **7,938**

County: **LOS ANGELES, CA** Census Tract: **1992.01** Total Rooms/Offices:

Subdivision: **H T HAZARDS** Zoning: **LAC4** Total Restrooms:

Rec Date: **06/29/2017** Prior Rec Date: **12/26/2014** Yr Built/Eff: **1926 / 1926**

Sale Date: **05/05/2017** Prior Sale Date: **12/22/2014** Air Cond: **NONE**

Sale Price: **\$1,850,000** Prior Sale Price: **\$850,000** Pool:

Sale Type: **FULL** Prior Sale Type: Roof Mat: **TAR & GRAVEL**

Document #: **723276** Acres: **0.18**

1st Mtg Amt: Lot Area: **7,956**

Total Value: **\$880,220** # of Stories: **1.00**

Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **11.43 (miles)**

Address: **12431 ROCHESTER AVE, LOS ANGELES, CA 90025-2011**

Owner Name: **FAMIGLIETTI ALICE F**

Seller Name: **SUNSET STRIP PROPERTIES LLC**

APN: **4267-034-020** Map Reference: **41-C4 /** Building Area: **8,771**

County: **LOS ANGELES, CA** Census Tract: **2674.02** Total Rooms/Offices:

Subdivision: **1727** Zoning: **LAC2** Total Restrooms:

Rec Date: **06/13/2017** Prior Rec Date: **04/09/2007** Yr Built/Eff: **1927 / 1935**

Sale Date: **05/17/2017** Prior Sale Date: **04/04/2007** Air Cond: **NONE**

Sale Price: **\$7,100,000** Prior Sale Price: **\$4,800,000** Pool:

Sale Type: **FULL** Prior Sale Type: Roof Mat:

Document #: **649239** Acres: **0.33**

1st Mtg Amt: Lot Area: **14,518**

Total Value: **\$5,541,161** # of Stories:

Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **12.69 (miles)**

Address: **4931 WOODRUFF AVE, LAKEWOOD, CA 90713-1525**

Owner Name: **HAPPY LANE PROPERTIES LP**

Seller Name: **99 CENTS ONLY STORES LLC**

APN:	7173-018-026	Map Reference:	71-D2 /	Building Area:	8,280
County:	LOS ANGELES, CA	Census Tract:	5709.02	Total Rooms/Offices:	
Subdivision:	16216	Zoning:	LKC3	Total Restrooms:	
Rec Date:	05/04/2017	Prior Rec Date:	10/08/1996	Yr Built/Eff:	1960 / 1960
Sale Date:	04/27/2017	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$7,950,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	496299	Acres:	0.51		
1st Mtg Amt:		Lot Area:	22,206		
Total Value:	\$1,190,483	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	14.2 (miles)
Address:	1119 S PACIFIC AVE, SAN PEDRO, CA 90731		
Owner Name:	SHAMA CAPITAL LLC		
Seller Name:	PERAZZOLA VINCENT S & ROSALIE M		
APN:	7454-019-014	Map Reference:	79-A4 /
County:	LOS ANGELES, CA	Census Tract:	2969.02
Subdivision:	RUDECINDA	Zoning:	LAC2
Rec Date:	03/31/2017	Prior Rec Date:	05/27/1994
Sale Date:	03/15/2017	Prior Sale Date:	
Sale Price:	\$890,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	358050	Acres:	0.34
1st Mtg Amt:	\$890,000	Lot Area:	15,002
Total Value:	\$430,925	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	14.82 (miles)
Address:	13019 ROSECRANS AVE, NORWALK, CA 90650-0500		
Owner Name:	K2 COMMON LLC		
Seller Name:	FIRST CALIFORNIA INV LLC		
APN:	8059-002-073	Map Reference:	82-C2 /
County:	LOS ANGELES, CA	Census Tract:	5523.02
Subdivision:	CITY/NORWALK	Zoning:	NOM1-P*
Rec Date:	06/30/2017	Prior Rec Date:	03/05/2014
Sale Date:	05/01/2017	Prior Sale Date:	02/28/2014
Sale Price:	\$9,900,000	Prior Sale Price:	\$9,100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	730175	Acres:	0.43
1st Mtg Amt:	\$4,200,000	Lot Area:	18,668
Total Value:	\$4,330,604	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	15.07 (miles)
Address:	217 N GARFIELD AVE, ALHAMBRA, CA 91801-2561		
Owner Name:	MANDARIN BAPTIST CH OF LOS ANGELE		
Seller Name:	TREASURES IN HEAVEN 217 LLC		
APN:	5337-020-031	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4803.04
Subdivision:	POMEROY & STIMSONS	Zoning:	ALCBD/DRD*
Rec Date:	01/20/2017	Prior Rec Date:	03/18/2008
Sale Date:	01/17/2017	Prior Sale Date:	03/17/2008
Sale Price:	\$1,500,000	Prior Sale Price:	\$1,200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	84647	Acres:	0.30
1st Mtg Amt:		Lot Area:	13,110
Total Value:	\$1,358,124	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	17.96 (miles)
Address:	1186 E WALNUT ST, PASADENA, CA 91106-1845		
Owner Name:	MABILLON LLC		
Seller Name:	ALO INC		
APN:	5738-014-022	Map Reference:	27-C3 /
County:	LOS ANGELES, CA	Census Tract:	4623.02
Subdivision:	RIGGINS BROS SUB	Zoning:	PSC-
Rec Date:	06/09/2017	Prior Rec Date:	
		Building Area:	8,400
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1961 / 1961

Sale Date:	05/02/2017	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$2,530,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	638736	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,372		
Total Value:	\$326,976	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20				Distance From Subject:	18.01 (miles)
Address:	2990 HUNTINGTON DR, SAN MARINO, CA 91108-2237					
Owner Name:	2956 HUNTINGTON-SYSTEM LLC					
Seller Name:	FARMERS NEW WORLD LIFE INS CO					
APN:	5332-001-004	Map Reference:	27-F6 /	Building Area:	9,247	
County:	LOS ANGELES, CA	Census Tract:	4642.00	Total Rooms/Offices:		
Subdivision:	8839	Zoning:	SOC1YY	Total Restrooms:		
Rec Date:	01/12/2017	Prior Rec Date:	03/19/1985	Yr Built/Eff:	1957 / 1957	
Sale Date:	01/11/2017	Prior Sale Date:		Air Cond:	YES	
Sale Price:	\$10,700,000	Prior Sale Price:	\$4,350,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION	
Document #:	50230	Acres:	0.26			
1st Mtg Amt:		Lot Area:	11,181			
Total Value:	\$1,287,950	# of Stories:	1.00			
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: September 26, 2017

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" OVROM
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



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

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 98.0411 L.A.M.C.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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


APPEAL PROCEDURES:

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

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