

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

April 17, 2015

Council District: # 8

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

JOB ADDRESS: 3770 SOUTH WESTERN AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5041-034-001

On September 3, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **3770 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 98.0402(e) of the L.A.M.C. on August 12, 2010 and July 23, 2013, the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed code violation inspection fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
Annual Inspection Fee	914.00
System Development Surcharge	75.00
Late Charge/Collection Fee (250%)	440.00
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	51.69
Title Report fee	42.00
Grand Total	\$ 1,909.09

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,909.09** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,909.09** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11027
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN#: 5041-034-001

Property Address: 3770 S WESTERN AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument: GRANT DEED

Grantee : Cheryl Aubry, Tia McNeill, Juana Bordenave, his children, as tenants in common

Grantor : Irwin Emil Bordenave, natural father and parent of

Deed Date : 11/2/2013

Recorded : 11/6/2013

Instr No. : 20131582124

MAILING ADDRESS: Cheryl Aubry, Tia McNeill, Juana Bordenave,
3770 South Western Avenue, Los Angeles, CA 90018

MAILING ADDRESS: Cheryl Aubry, Tia McNeill, Juana Bordenave,
3803 S RIDGELEY DR LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

The grantor does hereby convey the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

That portion of the Southwest quarter of section 1, Township 2 South, Range 14, West, S.B.M., in the City of Los Angeles, according to the official plat of the survey of said land on file in the Bureau of Land Management, described as follows:

Beginning at the point of intersection of the Easterly line Western Avenue, 80feet Wide, with the Northerly line of the right of way of the Southern Pacific Railway Company, (commonly known as "Airline"); thence Northerly along said Western Avenue to the point of intersection of said Easterly line with the Southerly line of 37th Place (formerly 41st Street) as described in the decree of condemnation entered in the Case No. 44184 of the Superior Court: Thence Easterly along said Southerly line, 140 feet, more or less, to a point in a line parallel with and distant 150 feet, at right, at right angles from the Easterly line of Western Avenue, 60 feet Wide, as shown on the map of Tract No. 4014

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

Work Order No. T11027

SCHEDULE B (Continued)

, recorded in Book 43, page 74 of Maps, in the Office of the County Recorder of said County: Thence Southerly along said parallel line, 540.24 feet to the Northerly line of said right of way of the Southern Pacific Railway Company: Thence Westerly along said Northerly line 140 feet to the point of beginning. Except: That portion of the above described land lying Northerly of a straight line, extending from a point in the East line of said land that is distant Northerly along said East line 132.50 feet from the North line of said land that is distant Northerly along said West line 142.99 feet from the North line of said right of way.

Assessor's Parcel No: 5041-034-001

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building And Safety Financial Services Division

Recorded : 12/3/2010

Instr No. : 20101780587

MAILING ADDRESS: Bordenave Irwin, 3777 Cimarron St, Los Angeles, CA-90018

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

JDC:eb TITLE INSURANCE & TRUST CO.
 RECORDING REQUESTED BY
 Title Insurance & Trust Company
 AND RECORDED MAIL TO
 Mr. Irwin E. Bordenave
 3751 South Western Ave.
 Los Angeles, California
 90018
 MAIL TAX STATEMENTS TO
 same as above

77- 4344

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
 27 MIN. 4 P.M. JAN 3 1977
 Recorder's Office

FEE
 \$4
 21

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY FIDOR TITLE INSURERS

A P N

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ 44.00
 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 _____ and _____
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. ATLANTIC RICIFIELD
 COMPANY, (formerly The Atlantic Refining Company, successor by merger to Richfield
 Oil Corporation, a Delaware corporation)
 a corporation organized under the laws of the State of Pennsylvania hereby GRANTS to
 IRWIN E. BORDENAVE, an unmarried man

the following described real property in the City of Los Angeles
 County of Los Angeles

See Exhibit "A" attached.

EXCEPTING and RESERVING unto the Grantor, its successor and assigns, all minerals
 and all oil, gas and other hydrocarbon substances in and under said land below a
 depth of 500 feet, without the right of surface entry.

SUBJECT TO taxes not delinquent, easements, encroachments, conditions, and any
 covenants and/or limitations which are of record or which would be visible to
 a prudent real estate buyer after a thorough inspection of the property at date
 of deed.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-
 ment to be executed by its Assistant Vice President and Assistant Secretary
 thereunto duly authorized.

Dated: October 22, 1976

ATLANTIC RICIFIELD COMPANY

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On October 29, 1976

before me, the undersigned, a Notary Public in and for said State, personally appeared
 John W. Bond known

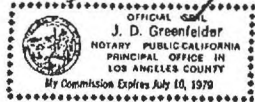
to me to be the Assistant Vice President, and
 Maureen T. Kilday known to me to be
 Assistant Secretary of the Corporation that executed the

within instrument, known to me to be the persons who executed the
 within instrument on behalf of the Corporation therein named, and
 acknowledged to me that such Corporation executed the within instru-
 ment pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal

Signature: *[Signature]*

By *[Signature]* President
[Signature] Assistant Secretary



(This area for official notarial seal)

Title Order No. B. Clegg

Escrow or Loan No. 74 82 061-PC:vrp

SS #5173

MAIL TAX STATEMENTS AS DIRECTED ABOVE



RECORDING REQUESTED BY

85-1346234

AND WHEN RECORDED MAIL TO

Mr. Irwin Bordenave
3777 Cimarron Street
Los Angeles, California
90018

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 11 A.M. NOV 13 1985
PAST.

FEE
\$5
N

MAIL TAX STATEMENTS TO

Ms. Juana Bordenave
3777 Cimarron Street
Los Angeles, California
90018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX 1% *1/100*
X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Irwin Bordenave
Signature of Declarant or Agent determining tax. Print Name

CG 1007

Quitclaim Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

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

Irwin E. Bordenave

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to: Cheryl Aubry, Tia McNeill,
Layne Bordenave, and Juana Bordenave, as tenants in common

the following described real property in the City of Los Angeles, county of Los Angeles,
State of California: That portion of the southwest quarter of Section 1, Township 2
South, Range 14 West, S.B.M., in the city of Los Angeles, according to the
official plat of the survey of said land on file in the Bureau of Land
Management, described as follows:

Beginning at the point of intersection of the easterly line of Western Avenue
60 feet wide, with the northerly line of the right of way of the Southern
Pacific Railway Company, (commonly known as "Airline"); thence northerly along
said Western Avenue to the point of intersection of said easterly line with
the southerly line of 37th Place (formerly 81st Street) as described in the
decree of condemnation entered in case no. 44134 of the Superior Court; thence
easterly along said southerly line 140 feet, more or less, to a point in a
line parallel with and distant easterly 150 feet, at right angles from the
easterly line of Western Avenue, 60 feet wide, as shown on the map of Tract
No. 4024, recorded in book 43 page 74 of Maps, in the office of the county
recorder of said county; thence southerly along said parallel line, 540.24
feet to the northerly line of said right of way of the Southern Pacific Rail-
road Company; thence westerly along said northerly line 140 feet to the
point of beginning.

EXCEPT that portion of the above described land lying northerly of a straight
line extending from a point in the east line of said land that is distant
northerly along said east line 132.90 feet from the north line of said rail-
road right of way to a point in the west line of said land that is distant
northerly along said west line 142.99 feet from the north line of said right
of way.

Dated November 4, 1985

Irwin Bordenave
IRWIN BORDENAVE

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On November 4, 1985 before me, the under-
signed, a Notary Public in and for said State, personally appeared

Irwin Bordenave

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

Derick W. Payne

Name (Typed or Printed)

If executed by a Corporation the Corporation Form
of Acknowledgment must be used.



(726 use for official notarial seal)

Title Order No. _____

File, Encrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

Cheryl Aubry
3777 Cimarron Street
Los Angeles, California
90018

AND WHEN RECORDED MAIL TO

Cheryl Aubry
3777 Cimarron Street
Los Angeles, California
90018

85-1694486

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 10 AM DEC 8 1986
PAST.

FEE
\$5
0

MAIL TAX STATEMENTS TO

Cheryl Aubry
3777 Cimarron Street
Los Angeles, California
90018

DOCUMENTARY TRANSFER TAX IS
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Cheryl Aubry
Signature of Declarant or Agent determining tax. Firm Name

Quitclaim Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Cheryl Aubry, Tia McNeill, Layne Bordenave, And Juana Bordenave,
as tenants in common

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to : Irwin Bordenave

the following described real property in the City of Los Angeles county of Los Angeles
state of California: That portion of the southwest quarter of section 1, Township 2
South, Range 14 West, S.B.M., in the City of Los Angeles, according to the
official plat of the survey of said land on file in the Bureau of Land
Management, described as follows:
Beginning at the point of intersection of the easterly line of Western Avenue,
80 feet wide, with the northerly line of the right of way of the Southern
Pacific Railway Company, (commonly known as "Airline"); thence northerly along
said Western Avenue to the point of intersection of said easterly line with
the southerly line of 37th Place (formerly 41st Street) as described in the
decree of condemnation entered in case no. 44184 of the Superior Court; Thence
easterly along said southerly line, 140 feet, more or less, to a point in a
line parallel with and distant easterly 150 feet, at right angles from the
easterly line of Western Avenue, 80 feet wide, as shown on the map of Tract
No. 4014, recorded in book 42 page 74 of Maps, in the office of the county
recorder of said county; Thence southerly along said parallel line, 540.24
feet to the northerly line of said right of way of the Southern Pacific Rail-
road Company; thence westerly along said northerly line 140 feet to the
point of beginning.
EXCEPT that portion of the above described land lying northerly of a straight
line extending from a point in the east line of said land that is distant
northerly along said east line 132.90 feet from the corner line of said Rail-
road right of way to a point in the west line of said land that is distant
northerly along said west line 142.99 feet from the north line of said right
of way.

This instrument cancels, revokes and rescinds that quitclaim deed by the
grantee herein to the grantors herein, recorded as instrument number
85-1346234, on November 13, 1985.

Dated December 4, 1986

Cheryl Aubry
Cheryl Aubry, tenant in common
Tia McNeill
Tia McNeill, tenant in common
Layne Bordenave
Layne Bordenave, tenant in common
Juana Bordenave
Juana Bordenave, tenant in common

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
On December 4, 1986 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Cheryl Aubry, Tia McNeill,
Layne Bordenave, Juana Bordenave

known to me
to be the persons whose names are subscribed in the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.
Signature *Jon L. Scarlett*
Jon L. Scarlett
Name (Typed or Printed)



If executed by a Corporation the Corporation Form
of Acknowledgment must be used

(This area for official notarial seal)

Title Order No. _____ File, Encow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Cheryl Aubry
3777 Cimarron Street
Los Angeles, CA 90018
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER
WISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

87 1417914

NAME: Cheryl Aubry
ADDRESS: 3777 Cimarron Street
CITY & STATE: Los Angeles, CA 90018
ZIP:

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST, 2 P.M. SEP 2 1987

FEE \$7 1
2

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

The undersigned declares that the documentary transfer tax is \$ None and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 unincorporated area city of

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

IRWIN BORDENAVE

do hereby remise, release and forever quitclaim to
Cheryl Aubry, Tia McNeill, Layne Bordenave, and Juana Bordenave,
as tenants in common

the following described real property in the City of Los Angeles county of Los Angeles
state of California:

(See Exhibit "A" attached hereto and made a part hereof)

5041-034-001
RECORDATION ONLY

RECORDATION ONLY

This is a bonafide gift and the grantor received nothing in return,
R & T 11911.

Date: July 24, 1987

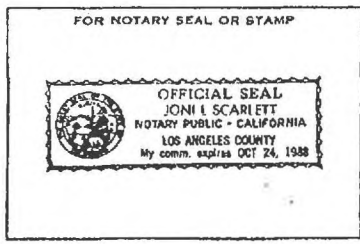
Irwin Bordenave
IRWIN BORDENAVE

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

On this the 24th day of July 1987, before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
IRWIN BORDENAVE

personally known to me
or proved to me on the basis of satisfactory evidence to be the
person whose name is subscribed to the within instrument
and acknowledged that he executed the same.

Joni L. Scarlett
Signature of Notary



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State
SAFECO Stock No. CAL-0011A (Rev. 12-83)

RECORDING REQUESTED BY

Irwin Bordenave

02 0358503

2

AND WHEN RECORDED MAIL TO:

Name
Street Address
City State Zip

Irwin Bordenave
3777 Cimarron Street
Los Angeles, California, 90018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

OD 868 ID

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

The undersigned Grantor (s) declare (s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 0 - This is the return of title, held in trust by Grantors, the natural children of Grantee, who retained beneficial interest.
() computed on full value of property conveyed or GIFT
() 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, Cheryl Aubry, Tia McNeill, Layne Bordenave, and Juana Bordenave, as tenants in common

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
Irwin Bordenave

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

See Attachment: Page 2, for property description.

Address: 3770 South Western Avenue, Los Angeles, California 90018

Dated February 13, 2002

State of California
County of LOS ANGELES

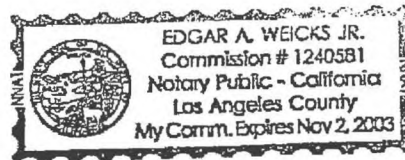
On FEBRUARY 13th 2002
before me, EDGAR A. WEICKS JR. "NOTARY PUBLIC"
personally appeared CHERYL AUBRY, TIA MCNEILL, LAYNE BORDENAVE
JUANA BORDENAVE, personally known to me (or proved to

X Cheryl Aubry
Cheryl Aubry
X Tia McNeill
Tia McNeill
X Layne Bordenave
Layne Bordenave
X Juana Bordenave
Juana Bordenave

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.

Signature Edgar A. Weicks Jr.



(This area for official notarial seal)

ASSESSORS PARCEL NO.

MAIL TAX STATEMENTS TO: Irwin Bordenave 3777 Cimarron Street, Los Angeles, California 90018

NAME

ADDRESS

CITY, STATE, ZIP

Page 1.

Recording Requested By
Irwin Emil Bordenave
And when recorded mail to:

Name Irwin Emil Bordenave
Street 3803 Ridgely Drive
Address Los Angeles, CA 90008
City
State
Zip
L

Space above this line for recorder's use

WOLCOTTS FORMS, INC.

WWW.WOLCOTTSFORMS.COM

SINCE 1893

GRANT DEED

Gift from parent to children

DOCUMENTARY TRANSFER TAX \$ (0) GIFT
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale

Autograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/~~WE~~
Irwin Emil Bordenave, natural father and parent of
(Name of grantor(s))
grant to Cheryl Aubry, Tia McNeill, Juana Bordenave, his children, as
tenants in common
(Name of grantee(s))

all that real property in the City of Los Angeles, County of Los Angeles, State of Calif.,
described as follows:

See Attachment: Page 2, for property description,

Address: 3770 South Western Avenue, Los Angeles, CA 90018

Assessor's parcel No. 5041-034-001

Executed on November 2, 2013, in the City of Los Angeles, State of Calif.

X Irwin Emil Bordenave
Irwin Emil Bordenave, Grantor

STATE OF _____

COUNTY OF _____

On _____ before me, Attached personally appeared _____ 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.

CAPACITY CLAIMED BY SIGNER(S)
 Individual(s)
 Corporate Officer(s)
 Partner(s) Limited General
 Attorney in Fact
 Trustee
 Guardian/Conservator

RIGHT THUMBPRINT (Optional)



Signature of Notary _____ (seal)

MAIL TAX Juana Bordenave

STATEMENTS TO: 3803 Ridgely Dr., Los Angeles, CA
90008

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7 67775 39778 9
#778 REV. 1-04

ACKNOWLEDGMENT

State of California
County of Los Angeles

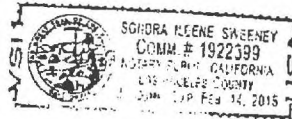
On 11-2-2013 before me, Sandra Deere Sweeney, Notary Public
(insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Recording requested by and mail to:

Name: Irwin Bordenave
Address: 3777 Cimarron Street
Los Angeles, CA 90018

02 0358502

2

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

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am ~~(was)~~ ^(we are) the owners 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):

See Attachment: Page 2

Site Address 3770 S. Western Ave., Los Angeles, CA 90018

That in consideration of the approval of Case No. _____ 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)~~:

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.

X _____
(Print Name of Property Owner)
Irwin Bordenave
Irwin Bordenave
(Signature of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this 13th day of FEBRUARY 2002.

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

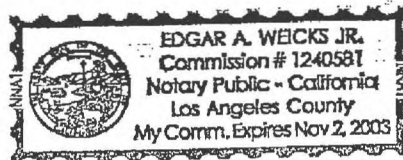
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On 2-13-2002 before me, EDGAR A. WEICKS JR. "NOTARY PUBLIC" (name and title of officer), personally appeared IRWIN BORDENAVE, 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/hers/their authorized capacity(ies), and that by his/hers/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.

Edgar A. Weicks (SEAL)
Notary Public Signature



Case No. _____

Condition No(s). _____

Approved for recording by _____

Date: _____

(Department of City Planning)

CP-6770 (8/15/01)

Page 1.

P:\DEPTWORDPROC\CPFORMS\ICP6000\6770.WPD

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7 35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4926870)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

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

SW 1/4 SEC 1 T2S R14W S SW 1/4 SEC 1 T2S R14W

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

APN 5041-034-001
AKA 3770 S WESTERN AVE UNIT A
LOS ANGELES

Owner
BORDENAVE IRWIN
3777 CIMARRON ST
LOS ANGELES CA, 90018

DATED This 01st Day of November, 2010

CITY OF LOS ANGELES

By *Karen Penea*
KP Karen Penea, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **GARY LYNCH**

Date: **April 17, 2015**

JOB ADDRESS: **3770 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5041-034-001**

Last Full Title: **03/07/2015**

Last Update to Title:

.....

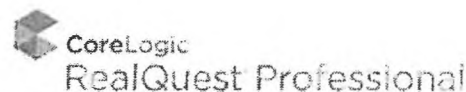
LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHERYL AUBRY, TIA MCNEILL AND
 JUANA BORDENAVE
 3770 WESTERN AVE.
 LOS ANGELES, CA. 90018-4435 CAPACITY: OWNERS

- 2). CHERYL AUBRY, TIA MCNEILL AND
 JUANA BORDENAVE
 3803 SOUTH RIDGELEY DR.
 LOS ANGELES, CA. 90008-1025 CAPACITY: OWNERS

Property Detail Report

For Property Located At :
3770 S WESTERN AVE, LOS ANGELES, CA 90018-4435



Owner Information

Owner Name: **AUBRY CHERYL/MCNEILL TIA**
 Mailing Address: **3803 S RIDGELEY DR, LOS ANGELES CA 90008-1025 C015**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **0.37 MORE OR LESS AC COM E ON S LINE OF 37TH ST PER CF397, 140 FT AND S 407.5 FT FROM INTERSECTION OF E LINE OF WESTERN AVE PER CF1396-2 WITH SD S LINE TH S TO N LINE OF EXPOSITION BLVD TH W THEREON LOT 1**

County:	LOS ANGELES, CA	APN:	5041-034-001
Census Tract / Block:	2225.00 / 3	Alternate APN:	
Township-Range-Sect:	2S-14-01	Subdivision:	
Legal Book/Page:		Map Reference:	43-E6 /
Legal Lot:	1	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	11/06/2013 / 11/02/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1582124		

Last Market Sale Information

Recording/Sale Date:	09/02/1987 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1417914	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: **BORDENAVE IRWIN**

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:	1969 / 1969	Total Rooms/Offices		Garage Area:	
Gross Area:	1,831	Total Restrooms:		Garage Capacity:	
Building Area:	1,831	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.35	County Use:	AUTO SVC SHOP (2600)
Lot Area:	15,070	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$500,000	Assessed Year:	2014	Property Tax:	\$6,706.84
Land Value:	\$425,000	Improved %:	15%	Tax Area:	210
Improvement Value:	\$75,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$500,000				

Comparable Summary

For Property Located At



3770 S WESTERN AVE, LOS ANGELES, CA 90018-4435

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	\$100,000	\$6,325,000	\$1,558,750
Bldg/Living Area	1,831	1,560	2,100	1,777
Price/Sqft	\$0.00	\$54.11	\$3,643.43	\$887.49
Year Built	1969	1903	1988	1950
Lot Area	15,070	3,584	27,023	8,864
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$500,000	\$54,045	\$2,800,000	\$330,791
Distance From Subject	0.00	2.84	16.87	8.69

*= 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										
		3770 S WESTERN AVE		1969			09/02/1987	1,831	15,070	0.0
Comparables										
<input checked="" type="checkbox"/>	1	6524 8TH AVE	\$225,000	1952			08/25/2014	2,078	3,584	2.84
<input checked="" type="checkbox"/>	2	6800 S HOOVER ST	\$660,000				10/01/2014	1,626	5,128	3.06
<input checked="" type="checkbox"/>	3	1551 E WASHINGTON BLVD	\$820,000	1922			02/11/2015	1,959	9,692	3.7
<input checked="" type="checkbox"/>	4	1422 BEVERLY BLVD	\$5,040,000	1903			02/02/2015	1,792	4,620	4.08
<input checked="" type="checkbox"/>	5	8212 S MAIN ST	\$225,000	1933			09/10/2014	1,560	5,250	4.22
<input checked="" type="checkbox"/>	6	11280 WASHINGTON BLVD	\$1,125,000	1971			12/31/2014	2,100	5,111	6.12
<input checked="" type="checkbox"/>	7	11624 PRAIRIE AVE	\$585,000	1988	2	1	03/25/2015	1,750	4,999	6.51
<input checked="" type="checkbox"/>	8	2600 MERCED ST	\$399,000	1930			02/10/2015	1,746	8,264	6.81
<input checked="" type="checkbox"/>	9	1855 WESTWOOD BLVD	\$4,900,000	1949			09/11/2014	1,782	6,892	7.58
<input checked="" type="checkbox"/>	10	4751 E CESAR E CHAVEZ AVE	\$1,475,000	1970			01/28/2015	1,800	10,625	8.47
<input checked="" type="checkbox"/>	11	2323 LINCOLN BLVD	\$1,650,000	1932			12/19/2014	1,610	6,522	9.78
<input checked="" type="checkbox"/>	12	2307 LINCOLN BLVD	\$2,500,000	1948			11/25/2014	1,647	11,312	9.78
<input checked="" type="checkbox"/>	13	407 N CRANE AVE	\$465,000	1949			04/02/2015	1,804	5,583	10.06
<input checked="" type="checkbox"/>	14	1236 E COMPTON BLVD	\$100,000	1940			12/19/2014	1,848	6,957	10.19
<input checked="" type="checkbox"/>	15	1129 S FAIR OAKS AVE	\$840,000	1949			12/16/2014	1,696	5,011	11.73
<input checked="" type="checkbox"/>	16	2137 N VERDUGO RD	\$1,491,000	1949			09/03/2014	1,680	5,998	12.04
<input checked="" type="checkbox"/>	17	8829 LINDELL AVE	\$725,000	1971			01/27/2015	1,664	5,625	12.08
<input checked="" type="checkbox"/>	18	6103 VAN NUYS BLVD	\$6,325,000	1967			12/11/2014	1,736	12,066	13.8
<input checked="" type="checkbox"/>	19	13720 VANOWEN ST	\$1,000,000	1972			10/09/2014	2,060	27,023	14.02
<input checked="" type="checkbox"/>	20	14021 WHITTIER BLVD	\$625,000	1955			10/31/2014	1,600	27,008	16.87

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3770 S WESTERN AVE, LOS ANGELES, CA 90018-4435**20 Comparable(s) Selected.**

Report Date: 04/16/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$6,325,000	\$1,558,750
Bldg/Living Area	1,831	1,560	2,100	1,777
Price/Sqft	\$0.00	\$54.11	\$3,643.43	\$887.49
Year Built	1969	1903	1988	1950
Lot Area	15,070	3,584	27,023	8,864
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$500,000	\$54,045	\$2,800,000	\$330,791
Distance From Subject	0.00	2.84	16.87	8.69

* = user supplied for search only

Comp #:	1			Distance From Subject:	2.84 (miles)
Address:	6524 8TH AVE, LOS ANGELES, CA 90043-4314				
Owner Name:	GIAGNI DANIELK J/MITCHELL-GIAGNI PAMELA				
Seller Name:	SNAILUM KYLE R				
APN:	4007-019-004	Map Reference:	51-C5 /	Building Area:	2,078
County:	LOS ANGELES, CA	Census Tract:	2348.00	Total Rooms/Offices:	
Subdivision:	4807	Zoning:	LACM	Total Restrooms:	
Rec Date:	08/25/2014	Prior Rec Date:	12/19/2012	Yr Built/Eff:	1952 /
Sale Date:	08/20/2014	Prior Sale Date:	11/27/2012	Air Cond:	NONE
Sale Price:	\$225,000	Prior Sale Price:	\$160,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	891042	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,584		
Total Value:	\$160,725	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	3.06 (miles)
Address:	6800 S HOOVER ST, LOS ANGELES, CA 90044-6247				
Owner Name:	ULKARIM MAHMUD				
Seller Name:	PERLSTEIN JUDITH E				
APN:	6013-020-027	Map Reference:	52-A5 /	Building Area:	1,626
County:	LOS ANGELES, CA	Census Tract:	2376.00	Total Rooms/Offices:	
Subdivision:	BURKE BROS FIGUEROA ST	Zoning:	LAC2	Total Restrooms:	
Rec Date:	10/01/2014	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	09/15/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$660,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1038779	Acres:	0.12		
1st Mtg Amt:	\$270,000	Lot Area:	5,128		
Total Value:	\$177,669	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	3.7 (miles)
Address:	1551 E WASHINGTON BLVD, LOS ANGELES, CA 90021				
Owner Name:	GUZMAN AIMEE Z				
Seller Name:	MARTES G E 2000 TRUST				
APN:	5129-010-024	Map Reference:	44-D6 /	Building Area:	1,959
County:	LOS ANGELES, CA	Census Tract:	2260.01	Total Rooms/Offices:	
Subdivision:	MCDONALD J G TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	02/11/2015	Prior Rec Date:		Yr Built/Eff:	1922 /
Sale Date:	09/23/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$820,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	154419	Acres:	0.22		
1st Mtg Amt:	\$670,000	Lot Area:	9,692		
Total Value:	\$56,773	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	4.08 (miles)
Address:	1422 BEVERLY BLVD, LOS ANGELES, CA 90026-5703				
Owner Name:	LINC-WESTLAKE APARTMENTS LP				
Seller Name:	BEVERLY & LUCAS LLC				
APN:	5153-030-003	Map Reference:	44-C2 /	Building Area:	1,792
County:	LOS ANGELES, CA	Census Tract:	2083.02	Total Rooms/Offices:	
Subdivision:	LOS ANGELES IMPROV COS SUB	Zoning:	LACW	Total Restrooms:	
Rec Date:	02/02/2015	Prior Rec Date:	02/24/2006	Yr Built/Eff:	1903 / 1903
Sale Date:	01/15/2015	Prior Sale Date:	02/21/2006	Air Cond:	NONE
Sale Price:	\$5,040,000	Prior Sale Price:	\$900,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	113550	Acres:	0.11		
1st Mtg Amt:	\$7,407,000	Lot Area:	4,620		
Total Value:	\$334,431	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5			Distance From Subject:	4.22 (miles)
Address:	8212 S MAIN ST, LOS ANGELES, CA 90003-2916				
Owner Name:	445 PARK STREET WEED LLC				
Seller Name:	YATES LESLIE J				
APN:	6030-007-003	Map Reference:	58-B1 /	Building Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	2397.01	Total Rooms/Offices:	
Subdivision:	1941	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/10/2014	Prior Rec Date:	04/11/1989	Yr Built/Eff:	1933 / 1933
Sale Date:	08/15/2014	Prior Sale Date:	03/1989	Air Cond:	
Sale Price:	\$225,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	948801	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,250		
Total Value:	\$54,045	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	6.12 (miles)
Address:	11280 WASHINGTON BLVD, CULVER CITY, CA 90230-4620				
Owner Name:	11280 WASHINGTON LLC				
Seller Name:	OZAKI F & F FAMILY TRUST				
APN:	4217-011-061	Map Reference:	50-A2 /	Building Area:	2,100
County:	LOS ANGELES, CA	Census Tract:	7028.02	Total Rooms/Offices:	
Subdivision:	7026	Zoning:	CCC3*	Total Restrooms:	
Rec Date:	12/31/2014	Prior Rec Date:		Yr Built/Eff:	1971 / 1971
Sale Date:	12/10/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,125,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1425594	Acres:	0.12		
1st Mtg Amt:	\$562,500	Lot Area:	5,111		
Total Value:	\$126,558	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	6.51 (miles)
Address:	11624 PRAIRIE AVE, HAWTHORNE, CA 90250-2606				
Owner Name:	AWAD HAIDAR M/AWAD MAHMOUD H				
Seller Name:	GUERRERO BEATRIZ M				
APN:	4048-016-059	Map Reference:	57-B5 /	Building Area:	1,750
County:	LOS ANGELES, CA	Census Tract:	6020.02	Total Rooms/Offices:	
Subdivision:	2603	Zoning:	HACMY	Total Restrooms:	1.00
Rec Date:	03/25/2015	Prior Rec Date:	09/24/1997	Yr Built/Eff:	1988 / 1988
Sale Date:	03/10/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$585,000	Prior Sale Price:	\$240,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	322597	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,999		
Total Value:	\$332,806	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	6.81 (miles)
Address:	2600 MERCED ST, LOS ANGELES, CA 90065				
Owner Name:	LOW KEY MAN LLC				
Seller Name:	NITE LLC				
APN:	5453-008-014	Map Reference:	35-F4 /	Building Area:	1,746
County:	LOS ANGELES, CA	Census Tract:	1853.20	Total Rooms/Offices:	
Subdivision:	MARSH ROBERT & COS COTTAGE HOME TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	02/10/2015	Prior Rec Date:	08/08/1997	Yr Built/Eff:	1930 /
Sale Date:	02/04/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$399,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	146433	Acres:	0.19		
1st Mtg Amt:	\$399,000	Lot Area:	8,264		
Total Value:	\$276,781	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9			Distance From Subject:	7.58 (miles)
Address:	1855 WESTWOOD BLVD, LOS ANGELES, CA 90025-4611				
Owner Name:	WESTWOOD REGENT LLC				
Seller Name:	REICHMAN T S & Z TRUST				
APN:	4323-001-008	Map Reference:	41-E3 /	Building Area:	1,782
County:	LOS ANGELES, CA	Census Tract:	2672.00	Total Rooms/Offices:	
Subdivision:	5609	Zoning:	LAC4	Total Restrooms:	
Rec Date:	09/11/2014	Prior Rec Date:	12/08/1997	Yr Built/Eff:	1949 /
Sale Date:	08/29/2014	Prior Sale Date:	08/26/1997	Air Cond:	
Sale Price:	\$4,900,000	Prior Sale Price:	\$882,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	962847	Acres:	0.16		
1st Mtg Amt:	\$2,700,000	Lot Area:	6,892		
Total Value:	\$315,378	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10			Distance From Subject:	8.47 (miles)
Address:	4751 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022				
Owner Name:	4755 CHAVEZ LLC				
Seller Name:	COMFORT ENTS LLC				
APN:	5235-020-045	Map Reference:	45-E4 /	Building Area:	1,800
County:	LOS ANGELES, CA	Census Tract:	5305.00	Total Rooms/Offices:	
Subdivision:	4949	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	01/28/2015	Prior Rec Date:	10/15/2012	Yr Built/Eff:	1970 / 1970
Sale Date:	01/23/2015	Prior Sale Date:	10/05/2012	Air Cond:	NONE
Sale Price:	\$1,475,000	Prior Sale Price:	\$610,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	100074	Acres:	0.24		
1st Mtg Amt:	\$1,125,000	Lot Area:	10,625		
Total Value:	\$247,116	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	11			Distance From Subject:	9.78 (miles)
Address:	2323 LINCOLN BLVD, SANTA MONICA, CA 90405-2550				
Owner Name:	2323 LINCOLN LP				
Seller Name:	CHILDRENS TRUST				
APN:	4284-005-021	Map Reference:	49-B2 /	Building Area:	1,610
County:	LOS ANGELES, CA	Census Tract:	7022.01	Total Rooms/Offices:	
Subdivision:	EAST SANTA MONICA	Zoning:	SMC4*	Total Restrooms:	
Rec Date:	12/19/2014	Prior Rec Date:		Yr Built/Eff:	1932 / 1932
Sale Date:	11/22/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,650,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1387232	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,522		
Total Value:	\$161,947	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	12			Distance From Subject:	9.78 (miles)
Address:	2307 LINCOLN BLVD, SANTA MONICA, CA 90405-2550				
Owner Name:	KONDO HIDEO & KYOKO				
Seller Name:	OBEJI NAIM & LOUISE				
APN:	4284-005-019	Map Reference:	49-B2 /	Building Area:	1,647
County:	LOS ANGELES, CA	Census Tract:	7022.01	Total Rooms/Offices:	
Subdivision:	EAST SANTA MONICA	Zoning:	SMC4*	Total Restrooms:	
Rec Date:	11/25/2014	Prior Rec Date:	09/02/1983	Yr Built/Eff:	1948 / 1948
Sale Date:	07/29/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,500,000	Prior Sale Price:	\$437,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1264882	Acres:	0.26		
1st Mtg Amt:	\$1,750,000	Lot Area:	11,312		
Total Value:	\$2,800,000	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	13			Distance From Subject:	10.06 (miles)
Address:	407 N CRANE AVE, COMPTON, CA 90221				
Owner Name:	HUERTA JUAN J/HERNANDEZ MARIA D				
Seller Name:	MORRIS MELVIN				
APN:	6178-021-032	Map Reference:	65-B2 /	Building Area:	1,804
County:	LOS ANGELES, CA	Census Tract:	5416.05	Total Rooms/Offices:	
Subdivision:	9374	Zoning:	COCL*	Total Restrooms:	
Rec Date:	04/02/2015	Prior Rec Date:	01/09/2003	Yr Built/Eff:	1949 / 1954
Sale Date:	02/23/2015	Prior Sale Date:	12/20/2002	Air Cond:	
Sale Price:	\$465,000	Prior Sale Price:	\$195,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	361022	Acres:	0.13		
1st Mtg Amt:	\$329,000	Lot Area:	5,583		
Total Value:	\$59,064	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14			Distance From Subject:	10.19 (miles)
Address:	1236 E COMPTON BLVD, COMPTON, CA 90221-3310				
Owner Name:	FONTENOT FREEMAN				
Seller Name:	PRICE JOSEPH W				
APN:	6179-026-037	Map Reference:	65-B3 /	Building Area:	1,848
County:	LOS ANGELES, CA	Census Tract:	5424.01	Total Rooms/Offices:	
Subdivision:	8482	Zoning:	COCL*	Total Restrooms:	
Rec Date:	12/19/2014	Prior Rec Date:	11/14/1997	Yr Built/Eff:	1940 /
Sale Date:	11/17/2014	Prior Sale Date:	05/23/1996	Air Cond:	
Sale Price:	\$100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1382366	Acres:	0.16		
1st Mtg Amt:		Lot Area:	6,957		
Total Value:	\$79,603	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	15			Distance From Subject:	11.73 (miles)
Address:	1129 S FAIR OAKS AVE, PASADENA, CA 91105-3415				
Owner Name:	SONG JULIA				
Seller Name:	PEREZ ENRIQUETA				
APN:	5719-018-009	Map Reference:	27-A6 /	Building Area:	1,696
County:	LOS ANGELES, CA	Census Tract:	4639.00	Total Rooms/Offices:	
Subdivision:	6858	Zoning:	PSC*	Total Restrooms:	
Rec Date:	12/16/2014	Prior Rec Date:	10/23/1984	Yr Built/Eff:	1949 / 1952
Sale Date:	12/03/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$840,000	Prior Sale Price:	\$110,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1364252	Acres:	0.12		
1st Mtg Amt:	\$630,000	Lot Area:	5,011		
Total Value:	\$198,689	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16			Distance From Subject:	12.04 (miles)
Address:	2137 N VERDUGO RD, GLENDALE, CA 91208				
Owner Name:	DEMIRJIAN SHANE				
Seller Name:	ROTH D J & C A TRUST				
APN:	5807-011-025	Map Reference:	18-F3 /	Building Area:	1,680
County:	LOS ANGELES, CA	Census Tract:	3008.00	Total Rooms/Offices:	
Subdivision:	1701	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	09/03/2014	Prior Rec Date:	06/09/1983	Yr Built/Eff:	1949 / 1952
Sale Date:	08/29/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,491,000	Prior Sale Price:	\$145,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	925888	Acres:	0.14		
1st Mtg Amt:		Lot Area:	5,998		
Total Value:	\$245,040	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 12.08 (miles)		
Address:	8829 LINDELL AVE, DOWNEY, CA 90240			
Owner Name:	L & A COSTA RICA PROPERTIES LL			
Seller Name:	ROLLAND ROBERT J TRUST			
APN:	6388-001-010	Map Reference:	60-D1 /	Building Area: 1,664
County:	LOS ANGELES, CA	Census Tract:	5505.00	Total Rooms/Offices:
Subdivision:	9389	Zoning:	DOC3*	Total Restrooms:
Rec Date:	01/27/2015	Prior Rec Date:	08/16/1988	Yr Built/Eff: 1971 / 1971
Sale Date:	01/21/2015	Prior Sale Date:		Air Cond:
Sale Price:	\$725,000	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	90923	Acres:	0.13	
1st Mtg Amt:	\$580,000	Lot Area:	5,625	
Total Value:	\$231,200	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	18	Distance From Subject: 13.8 (miles)		
Address:	6103 VAN NUYS BLVD, VAN NUYS, CA 91401			
Owner Name:	STONEGATE PROPERTY HOLDINGS/MASSCO INVESTMENTS LLC			
Seller Name:	PFLOCK LUDWIG			
APN:	2241-021-018	Map Reference:	15-D5 /	Building Area: 1,736
County:	LOS ANGELES, CA	Census Tract:	1283.03	Total Rooms/Offices:
Subdivision:	1200	Zoning:	LACM	Total Restrooms:
Rec Date:	12/11/2014	Prior Rec Date:	12/02/1999	Yr Built/Eff: 1967 / 1967
Sale Date:	12/05/2014	Prior Sale Date:	11/18/1999	Air Cond:
Sale Price:	\$6,325,000	Prior Sale Price:	\$7,977,350	Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	1340659	Acres:	0.28	
1st Mtg Amt:		Lot Area:	12,066	
Total Value:	\$348,545	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	19	Distance From Subject: 14.02 (miles)		
Address:	13720 VANOWEN ST, VAN NUYS, CA 91405-4117			
Owner Name:	ROLAND PROPERTY HOLDING LLC			
Seller Name:	LADANYL FAMILY TRUST			
APN:	2238-010-030	Map Reference:	15-F4 /	Building Area: 2,060
County:	LOS ANGELES, CA	Census Tract:	1281.01	Total Rooms/Offices:
Subdivision:	1000	Zoning:	LAC2	Total Restrooms:
Rec Date:	10/09/2014	Prior Rec Date:	10/31/1975	Yr Built/Eff: 1972 / 1972
Sale Date:	10/06/2014	Prior Sale Date:		Air Cond:
Sale Price:	\$1,000,000	Prior Sale Price:	\$285,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	1069177	Acres:	0.62	
1st Mtg Amt:		Lot Area:	27,023	
Total Value:	\$193,098	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	20	Distance From Subject: 16.87 (miles)		
Address:	14021 WHITTIER BLVD, WHITTIER, CA 90605-2040			
Owner Name:	ZAVALA SERGIO & JOLENE			
Seller Name:	WOEHRMANN MARCELLA J			
APN:	8143-021-024	Map Reference:	61-F1 /	Building Area: 1,600
County:	LOS ANGELES, CA	Census Tract:	5017.00	Total Rooms/Offices:
Subdivision:	15887	Zoning:	WHC2*	Total Restrooms:
Rec Date:	10/31/2014	Prior Rec Date:		Yr Built/Eff: 1955 / 1955
Sale Date:	09/26/2014	Prior Sale Date:		Air Cond:
Sale Price:	\$625,000	Prior Sale Price:		Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	1156516	Acres:	0.62	
1st Mtg Amt:	\$468,750	Lot Area:	27,008	
Total Value:	\$216,359	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

EXHIBIT D

ASSIGNED INSPECTOR: **GARY LYNCH**

Date: **April 17, 2015**

JOB ADDRESS: **3770 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5041-034-001**

CASE#: **640088**

ORDER NO: **A-3598399**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 3, 2014**

COMPLIANCE EXPECTED DATE: **September 18, 2014**

DATE COMPLIANCE OBTAINED: **October 8, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3598399

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
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

ORDER TO COMPLY AND NOTICE OF FEE

CHERYL BORDENNAVE-AUBRY, JUANA BORDENNAVE & TIA MCNEILL
3033 11TH AVENUE
LOS ANGELES, CA 90018

CASE #: 640088
ORDER #: A-3598399
EFFECTIVE DATE: September 03, 2014
COMPLIANCE DATE: September 18, 2014

OWNER OF
SITE ADDRESS: 3770 S WESTERN AVE
ASSESSORS PARCEL NO.: 5041-034-001
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) 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. The invoice/notice will be sent to the 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. The temporary/banner sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove all temporary/banner signs that were installed without a permit
A permit can be obtained for a period of not more than 30 days and not reinstalled for a period of 30 days, and shall not exceed a total of 90 days in any calendar year.

Code Section(s) in Violation: 14.4.16, 12.21A.1(a) of the L.A.M.C.

Comments: Approximate 4x16 banner sign on West face of building for Metro Auto Sales,
Approximate 3x15 banner sign for Expo Smog Check on chainlink fence located on East side of property, Approximate 4x12 banner sign for A-1 Auto Restoration Upholstery attached to chainlink fence located on East side of property.

2. The blade banner sign is prohibited by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove blade banner sign from South side of property which faces Exposition Bl

Code Section(s) in Violation: 14.4.4.B, 12.21A.1(a) of the L.A.M.C.

3. Sign constructed without a valid building permit.

10-8-14

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

Page 1 of 2

You are therefore ordered to: 1) Discontinue the use of the unapproved sign constructed without permits and approvals.
2) Obtain the required permits and approvals or demolish and remove the sign and/or sign support structure.

Code Section(s) in Violation: 91.6216.3, 91.6201.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Approximate 6x6 pole sign which reads: Metro Auto Sales located at the North West corner of property off Western AV entrance to property, Approximate 3x20 sign attached to wrought iron fence facing Exposition Bl Sign reads: Expo Smog Check

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 **\$660.00** 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 \$2,310.00.

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.

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 (213)252-3089. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 27, 2014

GARY LYNCH
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3089
Gary.Lynch@lacity.org

REVIEWED BY _____