

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

October 17, 2017

Council District: # 8

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

JOB ADDRESS: **5130 SOUTH WESTERN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5003-004-029**  
RE: INVOICE # 522196-3 ,#574055-0, #667576-1,#691819-6, #700006-5, #729111-9

On October 3, 2012, and January 10, 2016, 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: **5130 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.

In addition, on September 8, 2016, July 12, 2011, October 9, 2015 and August 4 2017 pursuant to Section 98.0402(e) of the L.A.M.C. 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 non-compliance fee and annual inspection fee as follows:

| <u>Description</u>                  | <u>Amount</u>      |
|-------------------------------------|--------------------|
| Annual inspection Fee               | \$ 1,828.00        |
| System Development Surcharge        | 109.68             |
| Non-Compliance Code Enforcement fee | 709.73             |
| Late Charge/Collection fee (250%)   | 3,025.00           |
| Accumulated Interest (1%/month)     | 1,224.51           |
| Title Report Fee                    | 42.00              |
| <b>Grand Total</b>                  | <b>\$ 6,938.92</b> |

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 **\$6,938.92** 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 **\$6,938.92** 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

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](mailto:latitle@in2-res.com)

---

**Property Title Report**

**Work Order No. T14734**  
Dated as of: 10/03/2017

**Prepared for:** City of Los Angeles

---

**SCHEDULE A**

(Reported Property Information)

**APN#:** 5003-004-029

**Property Address:** 5130 S WESTERN AVE    **City:** Los Angeles    **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** ABM MAINUL HUQ

**Grantor :** FRANCISCO SERRANO AND EDUARDO SERRANO

**Deed Date :** 05/14/2002

**Recorded :** 09/09/2002

**Instr No. :** 02-2103519

**MAILING ADDRESS:** ABM MAINUL HUQ  
5130 S WESTERN AVE LOS ANGELES CA 90062

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 1 Tract No: 1571 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 25/25650 TR#:1571  
TR=1571 EX OF STS LOT 1 IMP1=COM,984SF,YB:1949,1STY;  
IMP2=COM,1056SF,YB:1996,1STY.City/Muni/Twp: REGION/CLUSTER: 25/25650**

**MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST

**Recording Date:** 04/07/2005

**Document #:** 05-0801785

**Loan Amount:** \$245,900

**Lender Name:** WELLS FARGO BANK NA

**Borrowers Name:** ABM MAINUL HUQ

**MAILING ADDRESS:** WELLS FARGO BANK NA  
3033 ELDER STREET MAC # U1851-015 BOISE, ID 83705



LEAD SHEET

02-2103519

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
SEP 09 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Deed*

FEE

FEE \$10 F  
2

D.T.T.

*\$ 200.00*  
*\$ 91.10*

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

*5003 004 029*

*001*

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

COMMONWEALTH TITLE COMPANY

*120824/11*

WHEN RECORDED MAIL TO:

ABM MAINUL HUQ

5130 S. WESTERN AVENUE  
LOS ANGELES, CA

02-2103519 *2*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

*GRANT DEED*

RECORDING REQUESTED BY:

COMMONWEALTH TITLE COMPANY

12082411

WHEN RECORDED MAIL TO:

ABM MAINUL HUQ

5130 S. WESTERN AVENUE  
LOS ANGELES, CA

02-2103519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

80 44  
\$967.50

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ 236.50  
ESCROW NO.: 00-173 (X) computed on full value of property conveyed, or  
TITLE ORDER NO.: 1208241-11 ( ) computed on the full value less liens or  
ASSESSOR'S PARCEL NO.: 5003-004-029 encumbrances remaining at the time of sale

5003-4-29

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:  
FRANCISCO SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND EDUARDO SERRANO,  
A SINGLE MAN AS JOINT TENANTS.

hereby GRANT(S) to ABM MAINUL HUQ, a married man as his sole and separate property

The following real property in the CITY OF LOS ANGELES, Los Angeles County, State of California:

described as: Lot 1 Tract No. 1571, CITY OF LOS ANGELES, County of Los Angeles, State of California, as per map recorded in Book 20, Page(s) 48 of maps, in the office of the County Recorder of said County.

Date: May 14, 2002

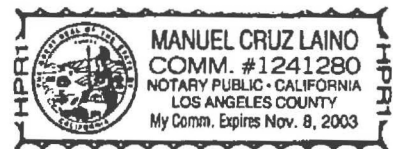
FRANCISCO SERRANO  
FRANCISCO SERRANO

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

EDUARDO SERRANO  
EDUARDO SERRANO

On August 29, 2002 before me, the undersigned,  
Personally appeared Francisco Serrano  
AND EDUARDO SERRANO

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.

Signature [Signature]

(This area for official notarial seal)

ABM MAINUL HUQ

MAIL TAX STATEMENTS TO: 5130 S. WESTERN AVENUE, LOS ANGELES, CA

This page is part of your document - DO NOT DISCARD

05 0801785

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
04/07/05 AT 08:00am

TITLE(S) :



FEE

FEE \$ 78 F

20  
31

D.T.T.

CODE  
20

D.A. FEE Code 20

\$ 6

CODE  
19

CODE  
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

# EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: **October 17, 2017**

JOB ADDRESS: **5130 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5003-004-029**

Last Full Title: **10/3/2017**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ABM MAINUL HUQ  
5130 SOUTH WESTERN AVENUE  
LOS ANGELES, CA 90062  
CAPACITY: OWNER
  
- 2). WELLS FARGO BANK NA  
3033 ELDER STREET MAC # U1851-015  
BOISE, ID 83705  
CAPACITY: INTERESTED PARTY

## Property Detail Report

For Property Located At :  
**5130 S WESTERN AVE, LOS ANGELES, CA 90062-2332**



Bldg Card: 000 of 002

### Owner Information

Owner Name: **ABM MAINUL HUQ**  
 Mailing Address: **5130 S WESTERN AVE, LOS ANGELES CA 90062-2332 C035**  
 Vesting Codes: **//**

### Location Information

|                       |                                |                       |                     |
|-----------------------|--------------------------------|-----------------------|---------------------|
| Legal Description:    | <b>TR=1571 EX OF STS LOT 1</b> | APN:                  | <b>5003-004-029</b> |
| County:               | <b>LOS ANGELES, CA</b>         | Alternate APN:        |                     |
| Census Tract / Block: | <b>2324.00 / 2</b>             | Subdivision:          | <b>1571</b>         |
| Township-Range-Sect:  |                                | Map Reference:        | <b>/</b>            |
| Legal Book/Page:      | <b>20-48</b>                   | Tract #:              | <b>1571</b>         |
| Legal Lot:            | <b>1</b>                       | School District:      | <b>LOS ANGELES</b>  |
| Legal Block:          |                                | School District Name: |                     |
| Market Area:          | <b>C34</b>                     | Munic/Township:       |                     |
| Neighbor Code:        |                                |                       |                     |

### Owner Transfer Information

|                      |          |                     |  |
|----------------------|----------|---------------------|--|
| Recording/Sale Date: | <b>/</b> | Deed Type:          |  |
| Sale Price:          |          | 1st Mtg Document #: |  |
| Document #:          |          |                     |  |

### Last Market Sale Information

|                      |                                |                         |                         |
|----------------------|--------------------------------|-------------------------|-------------------------|
| Recording/Sale Date: | <b>09/09/2002 / 05/14/2002</b> | 1st Mtg Amount/Type:    | <b>\$120,000 / CONV</b> |
| Sale Price:          | <b>\$215,000</b>               | 1st Mtg Int. Rate/Type: | <b>/ ADJ</b>            |
| Sale Type:           | <b>FULL</b>                    | 1st Mtg Document #:     | <b>2103520</b>          |
| Document #:          | <b>2103519</b>                 | 2nd Mtg Amount/Type:    | <b>\$25,500 / CONV</b>  |
| Deed Type:           | <b>GRANT DEED</b>              | 2nd Mtg Int. Rate/Type: | <b>/ FIXED</b>          |
| Transfer Document #: |                                | Price Per SqFt:         | <b>\$105.39</b>         |
| New Construction:    |                                | Multi/Split Sale:       |                         |
| Title Company:       | <b>COMMONWEALTH</b>            |                         |                         |
| Lender:              | <b>COMMUNITY COMMERCE BK</b>   |                         |                         |
| Seller Name:         | <b>SERRANO FRANCISCO</b>       |                         |                         |

### Prior Sale Information

|                      |                     |                          |                           |
|----------------------|---------------------|--------------------------|---------------------------|
| Prior Rec/Sale Date: | <b>10/20/1999 /</b> | Prior Lender:            | <b>COMMUNITY COM'L BK</b> |
| Prior Sale Price:    | <b>\$162,000</b>    | Prior 1st Mtg Amt/Type:  | <b>\$70,000 / CONV</b>    |
| Prior Doc Number:    | <b>1973021</b>      | Prior 1st Mtg Rate/Type: | <b>/ ADJ</b>              |
| Prior Deed Type:     | <b>GRANT DEED</b>   |                          |                           |

### Property Characteristics

|                     |               |                      |  |                  |             |
|---------------------|---------------|----------------------|--|------------------|-------------|
| Year Built / Eff:   | <b>1996 /</b> | Total Rooms/Offices: |  | Garage Area:     |             |
| Gross Area:         | <b>2,040</b>  | Total Restrooms:     |  | Garage Capacity: |             |
| Building Area:      | <b>2,040</b>  | Roof Type:           |  | Parking Spaces:  |             |
| Tot Adj Area:       |               | Roof Material:       |  | Heat Type:       |             |
| Above Grade:        |               | Construction:        |  | Air Cond:        | <b>NONE</b> |
| # of Stories:       |               | Foundation:          |  | Pool:            |             |
| Other Improvements: |               | Exterior wall:       |  | Quality:         |             |
|                     |               | Basement Area:       |  | Condition:       |             |

### Site Information

|                 |                    |                   |             |                 |                             |
|-----------------|--------------------|-------------------|-------------|-----------------|-----------------------------|
| Zoning:         | <b>LAC2</b>        | Acres:            | <b>0.15</b> | County Use:     | <b>AUTO SVC SHOP (2600)</b> |
| Lot Area:       | <b>6,448</b>       | Lot Width/Depth:  | <b>x</b>    | State Use:      |                             |
| Land Use:       | <b>AUTO REPAIR</b> | Commercial Units: |             | Water Type:     |                             |
| Site Influence: |                    | Sewer Type:       |             | Building Class: |                             |

### Tax Information

|                      |                  |                |             |                |                   |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value:         | <b>\$268,290</b> | Assessed Year: | <b>2017</b> | Property Tax:  | <b>\$3,473.91</b> |
| Land Value:          | <b>\$199,662</b> | Improved %:    | <b>26%</b>  | Tax Area:      | <b>204</b>        |
| Improvement Value:   | <b>\$68,628</b>  | Tax Year:      | <b>2016</b> | Tax Exemption: |                   |
| Total Taxable Value: | <b>\$268,290</b> |                |             |                |                   |



## Comparable Summary

For Property Located At



**5130 S WESTERN AVE, LOS ANGELES, CA 90062-2332**

**18 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: 18

|                       | Subject Property | Low       | High        | Average     |
|-----------------------|------------------|-----------|-------------|-------------|
| Sale Price            | \$215,000        | \$380,000 | \$5,600,000 | \$1,538,167 |
| Bldg/Living Area      | 2,040            | 1,754     | 2,266       | 2,038       |
| Price/Sqft            | \$105.39         | \$176.52  | \$2,556.82  | \$760.06    |
| Year Built            | 1996             | 1923      | 1987        | 1952        |
| Lot Area              | 6,448            | 2,500     | 3,784,493   | 216,989     |
| Bedrooms              | 0                | 2         | 2           | 2           |
| Bathrooms/Restrooms   | 0                | 1         | 1           | 1           |
| Stories               | 0.00             | 1.00      | 1.00        | 1.00        |
| Total Value           | \$268,290        | \$45,784  | \$1,060,800 | \$441,088   |
| Distance From Subject | 0.00             | 1.15      | 23.93       | 9.78        |

\*= 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  |
|-------------------------------------|----|---------------------------|-------------|--------|-----|-----------------------|----------------|---------|-----------|-------|
| <b>Subject Property</b>             |    |                           |             |        |     |                       |                |         |           |       |
|                                     |    | 5130 S WESTERN AVE        | \$215,000   | 1996   |     |                       | 09/09/2002     | 2,040   | 6,448     | 0.0   |
| <b>Comparables</b>                  |    |                           |             |        |     |                       |                |         |           |       |
| <input checked="" type="checkbox"/> | 1  | 6400 S NORMANDIE AVE      | \$400,000   | 1940   |     |                       | 06/20/2017     | 2,266   | 9,530     | 1.15  |
| <input checked="" type="checkbox"/> | 2  | 7501 S WESTERN AVE        | \$1,200,000 | 1933   |     |                       | 08/31/2017     | 1,910   | 7,682     | 1.7   |
| <input checked="" type="checkbox"/> | 3  | 10000 S VERMONT AVE       | \$3,325,000 | 1969   |     |                       | 08/30/2017     | 2,088   | 21,177    | 3.67  |
| <input checked="" type="checkbox"/> | 4  | 1291 S LA BREA AVE        | \$1,400,000 | 1947   |     |                       | 02/10/2017     | 2,094   | 6,362     | 4.29  |
| <input checked="" type="checkbox"/> | 5  | 5861 WASHINGTON BLVD      | \$1,775,000 | 1948   |     |                       | 06/13/2017     | 2,000   | 2,500     | 4.49  |
| <input checked="" type="checkbox"/> | 6  | 9401 JEFFERSON BLVD       | \$5,600,000 | 1980   |     |                       | 08/01/2017     | 2,220   | 3,784,493 | 4.75  |
| <input checked="" type="checkbox"/> | 7  | 7834 SANTA FE AVE         | \$610,000   | 1966   |     |                       | 01/20/2017     | 2,016   | 3,888     | 4.92  |
| <input checked="" type="checkbox"/> | 8  | 2731 E GAGE AVE           | \$700,000   | 1938   |     |                       | 03/14/2017     | 2,229   | 9,009     | 5.09  |
| <input checked="" type="checkbox"/> | 9  | 2817 E CESAR E CHAVEZ AVE | \$1,900,000 | 1932   |     |                       | 03/07/2017     | 2,250   | 6,364     | 6.97  |
| <input checked="" type="checkbox"/> | 10 | 15418 S VERMONT AVE       | \$450,000   | 1928   | 2   | 1                     | 06/28/2017     | 1,989   | 5,679     | 7.33  |
| <input checked="" type="checkbox"/> | 11 | 6600 SAN FERNANDO RD      | \$1,300,000 | 1923   |     |                       | 09/20/2017     | 1,767   | 3,882     | 11.98 |
| <input checked="" type="checkbox"/> | 12 | 10506 BURBANK BLVD        | \$800,000   | 1955   |     |                       | 03/21/2017     | 2,250   | 2,624     | 12.48 |
| <input checked="" type="checkbox"/> | 13 | 11280 DORLAND DR          | \$672,000   | 1950   |     |                       | 05/26/2017     | 1,920   | 9,360     | 14.39 |
| <input checked="" type="checkbox"/> | 14 | 5948 CALHOUN AVE          | \$1,575,000 | 1987   |     |                       | 03/01/2017     | 2,080   | 5,250     | 14.75 |
| <input checked="" type="checkbox"/> | 15 | 1111 LONG BEACH BLVD      | \$4,500,000 | 1947   |     |                       | 03/30/2017     | 1,760   | 7,500     | 16.36 |
| <input checked="" type="checkbox"/> | 16 | 1425 CHERRY AVE           | \$380,000   | 1966   |     |                       | 07/14/2017     | 1,754   | 6,083     | 16.68 |
| <input checked="" type="checkbox"/> | 17 | 218 S BRAND BLVD          | \$380,000   | 1964   |     |                       | 03/03/2017     | 2,150   | 6,729     | 21.03 |
| <input checked="" type="checkbox"/> | 18 | 846 W FRONT ST            | \$720,000   | 1980   |     |                       | 07/07/2017     | 1,950   | 7,696     | 23.93 |

# Comparable Sales Report

For Property Located At



**5130 S WESTERN AVE, LOS ANGELES, CA 90062-2332**

**18 Comparable(s) Selected.**

Report Date: 10/17/2017

**Summary Statistics:**

|                       | Subject   | Low       | High        | Average     |
|-----------------------|-----------|-----------|-------------|-------------|
| Sale Price            | \$215,000 | \$380,000 | \$5,600,000 | \$1,538,167 |
| Bldg/Living Area      | 2,040     | 1,754     | 2,266       | 2,038       |
| Price/Sqft            | \$105.39  | \$176.52  | \$2,556.82  | \$760.06    |
| Year Built            | 1996      | 1923      | 1987        | 1952        |
| Lot Area              | 6,448     | 2,500     | 3,784,493   | 216,989     |
| Bedrooms              | 0         | 2         | 2           | 2           |
| Bathrooms/Restrooms   | 0         | 1         | 1           | 1           |
| Stories               | 0.00      | 1.00      | 1.00        | 1.00        |
| Total Value           | \$268,290 | \$45,784  | \$1,060,800 | \$441,088   |
| Distance From Subject | 0.00      | 1.15      | 23.93       | 9.78        |

\*= user supplied for search only

|              |   |                   |                        |                      |                    |
|--------------|---|-------------------|------------------------|----------------------|--------------------|
| Comp #:      | <b>1</b>  |                   | Distance From Subject: | <b>1.15 (miles)</b>  |                    |
| Address:     | <b>6400 S NORMANDIE AVE, LOS ANGELES, CA 90044-2630</b> |                   |                        |                      |                    |
| Owner Name:  | <b>CHACON LUIS F</b>                                    |                   |                        |                      |                    |
| Seller Name: | <b>ADDISON ROBERT L TRUST</b>                           |                   |                        |                      |                    |
| APN:         | <b>6014-001-031</b>                                     | Map Reference:    | <b>51-E5 /</b>         | Building Area:       | <b>2,266</b>       |
| County:      | <b>LOS ANGELES, CA</b>                                  | Census Tract:     | <b>2374.02</b>         | Total Rooms/Offices: |                    |
| Subdivision: | <b>5549</b>   | Zoning:           | <b>LAC2</b>            | Total Restrooms:     |                    |
| Rec Date:    | <b>06/20/2017</b>                                       | Prior Rec Date:   |                        | Yr Built/Eff:        | <b>1940 / 1954</b> |
| Sale Date:   | <b>05/30/2017</b>                                       | Prior Sale Date:  |                        | Air Cond:            |                    |
| Sale Price:  | <b>\$400,000</b>  | Prior Sale Price: |                        | Pool:                |                    |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:  |                        | Roof Mat:            |                    |
| Document #:  | <b>679402</b>   | Acres:            | <b>0.22</b>            |                      |                    |
| 1st Mtg Amt: |   | Lot Area:         | <b>9,530</b>           |                      |                    |
| Total Value: | <b>\$107,963</b>  | # of Stories:     |                        |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                                      | Park Area/Cap#:   | <b>/</b>               |                      |                    |

|              |   |                   |                        |                      |               |
|--------------|---|-------------------|------------------------|----------------------|---------------|
| Comp #:      | <b>2</b>  |                   | Distance From Subject: | <b>1.7 (miles)</b>   |               |
| Address:     | <b>7501 S WESTERN AVE, LOS ANGELES, CA 90047-2430</b> |                   |                        |                      |               |
| Owner Name:  | <b>ROUZBEHI MOHAMMAD</b>                              |                   |                        |                      |               |
| Seller Name: | <b>KINDRED WILLIAM H</b>                              |                   |                        |                      |               |
| APN:         | <b>6017-016-001</b>                                   | Map Reference:    | <b>51-E6 /</b>         | Building Area:       | <b>1,910</b>  |
| County:      | <b>LOS ANGELES, CA</b>                                | Census Tract:     | <b>2379.00</b>         | Total Rooms/Offices: |               |
| Subdivision: | <b>5107</b>   | Zoning:           | <b>LAC2</b>            | Total Restrooms:     |               |
| Rec Date:    | <b>08/31/2017</b>                                     | Prior Rec Date:   |                        | Yr Built/Eff:        | <b>1933 /</b> |
| Sale Date:   | <b>07/28/2017</b>                                     | Prior Sale Date:  |                        | Air Cond:            |               |
| Sale Price:  | <b>\$1,200,000</b>                                    | Prior Sale Price: |                        | Pool:                |               |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:  |                        | Roof Mat:            |               |
| Document #:  | <b>994669</b>   | Acres:            | <b>0.18</b>            |                      |               |
| 1st Mtg Amt: | <b>\$960,000</b>                                      | Lot Area:         | <b>7,682</b>           |                      |               |
| Total Value: | <b>\$68,341</b>                                       | # of Stories:     |                        |                      |               |
| Land Use:    | <b>AUTO REPAIR</b>                                    | Park Area/Cap#:   | <b>/</b>               |                      |               |

Comp #: **3** Distance From Subject: **3.67 (miles)**  
 Address: **10000 S VERMONT AVE, LOS ANGELES, CA 90044**  
 Owner Name: **7-ELEVEN INC**  
 Seller Name: **NWC WASHINGTON SOTO LLC**  
 APN: **6054-009-029** Map Reference: **57-F3 /** Building Area: **2,088**  
 County: **LOS ANGELES, CA** Census Tract: **2404.02** Total Rooms/Offices:  
 Subdivision: **5054** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **08/30/2017** Prior Rec Date: **01/13/2017** Yr Built/Eff: **1969 / 1969**  
 Sale Date: **08/23/2017** Prior Sale Date: **12/19/2016** Air Cond:  
 Sale Price: **\$3,325,000** Prior Sale Price: **\$1,677,273** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **987857** Acres: **0.49**  
 1st Mtg Amt: Lot Area: **21,177**  
 Total Value: **\$1,060,800** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **4.29 (miles)**  
 Address: **1291 S LA BREA AVE, LOS ANGELES, CA 90019-1627**  
 Owner Name: **KAROOM YAZEED**  
 Seller Name: **MASHHOOD BAHRAM B TRUST**  
 APN: **5084-028-021** Map Reference: **43-B3 /** Building Area: **2,094**  
 County: **LOS ANGELES, CA** Census Tract: **2172.00** Total Rooms/Offices:  
 Subdivision: **5069** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **02/10/2017** Prior Rec Date: **02/21/1990** Yr Built/Eff: **1947 / 1955**  
 Sale Date: **02/07/2017** Prior Sale Date: **02/1990** Air Cond:  
 Sale Price: **\$1,400,000** Prior Sale Price: **\$360,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **174044** Acres: **0.15**  
 1st Mtg Amt: **\$1,159,000** Lot Area: **6,362**  
 Total Value: **\$689,673** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **4.49 (miles)**  
 Address: **5861 WASHINGTON BLVD, CULVER CITY, CA 90232**  
 Owner Name: **EM TEE NEST LLC**  
 Seller Name: **FIETZ TRACY L 1996 TRUST**  
 APN: **5065-016-005** Map Reference: **42-E5 /** Building Area: **2,000**  
 County: **LOS ANGELES, CA** Census Tract: **7024.00** Total Rooms/Offices:  
 Subdivision: **6256** Zoning: **CCM1\*** Total Restrooms:  
 Rec Date: **06/13/2017** Prior Rec Date: Yr Built/Eff: **1948 / 1948**  
 Sale Date: **06/01/2017** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,775,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **647182** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,500**  
 Total Value: **\$663,000** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.75 (miles)**  
 Address: **9401 JEFFERSON BLVD, CULVER CITY, CA 90232-2915**  
 Owner Name: **9401 JEFFERSON CULVER CITY LLC**  
 Seller Name: **JEFFERSON PROPERTY LLC**  
 APN: **4204-004-011** Map Reference: **50-D1 /** Building Area: **2,220**  
 County: **LOS ANGELES, CA** Census Tract: **7025.02** Total Rooms/Offices:  
 Subdivision: **MACHADO** Zoning: **CCM1\*** Total Restrooms:  
 Rec Date: **08/01/2017** Prior Rec Date: **12/26/1997** Yr Built/Eff: **1980 / 1980**  
 Sale Date: **07/27/2017** Prior Sale Date: **12/19/1997** Air Cond:  
 Sale Price: **\$5,600,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **864869** Acres: **86.88**  
 1st Mtg Amt: Lot Area: **3,784,493**  
 Total Value: **\$400,810** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **4.92 (miles)**  
 Address: **7834 SANTA FE AVE, HUNTINGTON PARK, CA 90255-6367**  
 Owner Name: **GREENFIELD INVESTMENTS LLC**

|              |  |                   |                |                      |                    |
|--------------|--|-------------------|----------------|----------------------|--------------------|
| Seller Name: | <b>KUHNS WILLIAM J &amp; M G TRUST</b> |                   |                | Building Area:       | <b>2,016</b>       |
| APN:         | <b>6202-001-001</b>                    | Map Reference:    | <b>58-E1 /</b> | Total Rooms/Offices: |                    |
| County:      | <b>LOS ANGELES, CA</b>                 | Census Tract:     | <b>5348.03</b> | Total Restrooms:     |                    |
| Subdivision: | <b>2263</b>                            | Zoning:           | <b>LCC2*</b>   | Yr Built/Eff:        | <b>1966 / 1966</b> |
| Rec Date:    | <b>01/20/2017</b>                      | Prior Rec Date:   |                | Air Cond:            |                    |
| Sale Date:   | <b>10/14/2016</b>                      | Prior Sale Date:  |                | Pool:                |                    |
| Sale Price:  | <b>\$610,000</b>                       | Prior Sale Price: |                | Roof Mat:            |                    |
| Sale Type:   | <b>FULL</b>                            | Prior Sale Type:  |                |                      |                    |
| Document #:  | <b>84757</b>                           | Acres:            | <b>0.09</b>    |                      |                    |
| 1st Mtg Amt: | <b>\$366,000</b>                       | Lot Area:         | <b>3,888</b>   |                      |                    |
| Total Value: | <b>\$45,784</b>                        | # of Stories:     |                |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                     | Park Area/Cap#:   | <b>/</b>       |                      |                    |

|              |  |                        |                         |
|--------------|--|------------------------|-------------------------|
| Comp #:      | <b>8</b>   | Distance From Subject: | <b>5.09 (miles)</b>     |
| Address:     | <b>2731 E GAGE AVE, HUNTINGTON PARK, CA 90255-4202</b> |                        |                         |
| Owner Name:  | <b>PATEL BALUBHAI</b>                                  |                        |                         |
| Seller Name: | <b>HERNANDEZ MANUEL JR &amp; LORETTA</b>               |                        |                         |
| APN:         | <b>6320-028-024</b>                                    | Map Reference:         | <b>52-F5 /</b>          |
| County:      | <b>LOS ANGELES, CA</b>                                 | Census Tract:          | <b>5326.06</b>          |
| Subdivision: | <b>HUNTINGTON PARK</b>                                 | Zoning:                | <b>HPCN*</b>            |
| Rec Date:    | <b>03/14/2017</b>                                      | Prior Rec Date:        | <b>01/20/1994</b>       |
| Sale Date:   | <b>02/02/2017</b>                                      | Prior Sale Date:       |                         |
| Sale Price:  | <b>\$700,000</b>                                       | Prior Sale Price:      | <b>\$16,113</b>         |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       |                         |
| Document #:  | <b>288544</b>  | Acres:                 | <b>0.21</b>             |
| 1st Mtg Amt: | <b>\$550,000</b>                                       | Lot Area:              | <b>9,009</b>            |
| Total Value: | <b>\$380,755</b>                                       | # of Stories:          | <b>1.00</b>             |
| Land Use:    | <b>AUTO REPAIR</b>                                     | Park Area/Cap#:        | <b>/</b>                |
|              |  | Roof Mat:              | <b>ROLL COMPOSITION</b> |

|              |  |                        |                         |
|--------------|--|------------------------|-------------------------|
| Comp #:      | <b>9</b>   | Distance From Subject: | <b>6.97 (miles)</b>     |
| Address:     | <b>2817 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3107</b> |                        |                         |
| Owner Name:  | <b>JAKADA HOLDINGS LLC</b>                                   |                        |                         |
| Seller Name: | <b>B &amp; D CAR WASH INC</b>                                |                        |                         |
| APN:         | <b>5178-019-004</b>  | Map Reference:         | <b>45-B4 /</b>          |
| County:      | <b>LOS ANGELES, CA</b>                                       | Census Tract:          | <b>2037.20</b>          |
| Subdivision: | <b>FOREST HEIGHTS TR</b>                                     | Zoning:                | <b>LAC2</b>             |
| Rec Date:    | <b>03/07/2017</b>  | Prior Rec Date:        | <b>09/30/2014</b>       |
| Sale Date:   | <b>12/06/2016</b>  | Prior Sale Date:       | <b>09/22/2014</b>       |
| Sale Price:  | <b>\$1,900,000</b>   | Prior Sale Price:      | <b>\$1,500,000</b>      |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       | <b>FULL</b>             |
| Document #:  | <b>261837</b>  | Acres:                 | <b>0.15</b>             |
| 1st Mtg Amt: | <b>\$3,100,000</b>   | Lot Area:              | <b>6,364</b>            |
| Total Value: | <b>\$595,443</b>   | # of Stories:          | <b>1.00</b>             |
| Land Use:    | <b>AUTO REPAIR</b>   | Park Area/Cap#:        | <b>/</b>                |
|              |  | Roof Mat:              | <b>ROLL COMPOSITION</b> |

|              |  |                        |                     |
|--------------|--|------------------------|---------------------|
| Comp #:      | <b>10</b>  | Distance From Subject: | <b>7.33 (miles)</b> |
| Address:     | <b>15418 S VERMONT AVE, GARDENA, CA 90247-4116</b> |                        |                     |
| Owner Name:  | <b>GALLARDO DAVID &amp; ELIZABETH</b>              |                        |                     |
| Seller Name: | <b>SOTO MARIA E</b>                                |                        |                     |
| APN:         | <b>6120-003-009</b>                                | Map Reference:         | <b>63-F3 /</b>      |
| County:      | <b>LOS ANGELES, CA</b>                             | Census Tract:          | <b>2912.10</b>      |
| Subdivision: | <b>1038</b>  | Zoning:                | <b>LAC2</b>         |
| Rec Date:    | <b>06/28/2017</b>                                  | Prior Rec Date:        | <b>03/30/1979</b>   |
| Sale Date:   | <b>05/11/2017</b>                                  | Prior Sale Date:       |                     |
| Sale Price:  | <b>\$450,000</b>                                   | Prior Sale Price:      | <b>\$23,000</b>     |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       | <b>FULL</b>         |
| Document #:  | <b>718841</b>                                      | Acres:                 | <b>0.13</b>         |
| 1st Mtg Amt: | <b>\$382,500</b>                                   | Lot Area:              | <b>5,679</b>        |
| Total Value: | <b>\$119,159</b>                                   | # of Stories:          |                     |
| Land Use:    | <b>AUTO REPAIR</b>                                 | Park Area/Cap#:        | <b>/</b>            |
|              |  | Roof Mat:              |                     |

|              |  |                        |                      |
|--------------|--|------------------------|----------------------|
| Comp #:      | <b>11</b>  | Distance From Subject: | <b>11.98 (miles)</b> |
| Address:     | <b>6600 SAN FERNANDO RD, GLENDALE, CA 91201-1703</b> |                        |                      |
| Owner Name:  | <b>SAN FERNANDO ROAD VENTURES LLC</b>                |                        |                      |
| Seller Name: | <b>REMEDY LLC</b>                                    |                        |                      |
| APN:         | <b>5623-023-018</b>                                  | Map Reference:         | <b>24-F1 /</b>       |
| County:      | <b>LOS ANGELES, CA</b>                               | Census Tract:          | <b>3016.01</b>       |
|              |  | Building Area:         | <b>1,767</b>         |
|              |  | Total Rooms/Offices:   |                      |

|              |                    |                   |                   |                  |                         |
|--------------|--------------------|-------------------|-------------------|------------------|-------------------------|
| Subdivision: | <b>4516</b>        | Zoning:           | <b>GLC3*</b>      | Total Restrooms: |                         |
| Rec Date:    | <b>09/20/2017</b>  | Prior Rec Date:   | <b>06/26/2015</b> | Yr Built/Eff:    | <b>1923 / 1928</b>      |
| Sale Date:   | <b>09/13/2017</b>  | Prior Sale Date:  | <b>06/23/2015</b> | Air Cond:        | <b>NONE</b>             |
| Sale Price:  | <b>\$1,300,000</b> | Prior Sale Price: | <b>\$935,000</b>  | Pool:            |                         |
| Sale Type:   | <b>FULL</b>        | Prior Sale Type:  | <b>FULL</b>       | Roof Mat:        | <b>ROLL COMPOSITION</b> |
| Document #:  | <b>1074131</b>     | Acres:            | <b>0.09</b>       |                  |                         |
| 1st Mtg Amt: |                    | Lot Area:         | <b>3,882</b>      |                  |                         |
| Total Value: | <b>\$968,242</b>   | # of Stories:     |                   |                  |                         |
| Land Use:    | <b>AUTO REPAIR</b> | Park Area/Cap#:   | <b>/</b>          |                  |                         |

|              |   |   |                |                      |                    |
|--------------|---|---|----------------|----------------------|--------------------|
| Comp #:      | <b>12</b>   | Distance From Subject: <b>12.48 (miles)</b> |                |                      |                    |
| Address:     | <b>10506 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2218</b> |   |                |                      |                    |
| Owner Name:  | <b>NINA MAK LLC</b>                                       |   |                |                      |                    |
| Seller Name: | <b>ZIHLA ROMANO &amp; ALICE M TRUST</b>                   |   |                |                      |                    |
| APN:         | <b>2417-008-009</b>                                       | Map Reference:                              | <b>23-F1 /</b> | Building Area:       | <b>2,250</b>       |
| County:      | <b>LOS ANGELES, CA</b>                                    | Census Tract:                               | <b>1253.10</b> | Total Rooms/Offices: |                    |
| Subdivision: | <b>9521</b>   | Zoning:                                     | <b>LAC2</b>    | Total Restrooms:     |                    |
| Rec Date:    | <b>03/21/2017</b>   | Prior Rec Date:                             |                | Yr Built/Eff:        | <b>1955 / 1960</b> |
| Sale Date:   | <b>02/07/2017</b>   | Prior Sale Date:                            |                | Air Cond:            |                    |
| Sale Price:  | <b>\$800,000</b>  | Prior Sale Price:                           |                | Pool:                |                    |
| Sale Type:   | <b>FULL</b>   | Prior Sale Type:                            |                | Roof Mat:            |                    |
| Document #:  | <b>318610</b>   | Acres:                                      | <b>0.06</b>    |                      |                    |
| 1st Mtg Amt: | <b>\$520,000</b>  | Lot Area:                                   | <b>2,624</b>   |                      |                    |
| Total Value: | <b>\$86,767</b>   | # of Stories:                               |                |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>  | Park Area/Cap#:                             | <b>/</b>       |                      |                    |

|              |   |   |                |                      |                    |
|--------------|---|---|----------------|----------------------|--------------------|
| Comp #:      | <b>13</b>                                   | Distance From Subject: <b>14.39 (miles)</b> |                |                      |                    |
| Address:     | <b>11280 DORLAND DR, WHITTIER, CA 90606</b> |   |                |                      |                    |
| Owner Name:  | <b>PATINO MARIANO</b>                       |   |                |                      |                    |
| Seller Name: | <b>RICKER FAMILY TRUST</b>                  |   |                |                      |                    |
| APN:         | <b>8132-037-011</b>                         | Map Reference:                              | <b>55-C4 /</b> | Building Area:       | <b>1,920</b>       |
| County:      | <b>LOS ANGELES, CA</b>                      | Census Tract:                               | <b>5013.00</b> | Total Rooms/Offices: |                    |
| Subdivision: | <b>12137</b>                                | Zoning:                                     | <b>WHC2*</b>   | Total Restrooms:     |                    |
| Rec Date:    | <b>05/26/2017</b>                           | Prior Rec Date:                             |                | Yr Built/Eff:        | <b>1950 / 1950</b> |
| Sale Date:   | <b>01/05/2017</b>                           | Prior Sale Date:                            |                | Air Cond:            |                    |
| Sale Price:  | <b>\$672,000</b>                            | Prior Sale Price:                           |                | Pool:                |                    |
| Sale Type:   | <b>FULL</b>                                 | Prior Sale Type:                            |                | Roof Mat:            |                    |
| Document #:  | <b>584800</b>                               | Acres:                                      | <b>0.21</b>    |                      |                    |
| 1st Mtg Amt: | <b>\$618,800</b>                            | Lot Area:                                   | <b>9,360</b>   |                      |                    |
| Total Value: | <b>\$96,512</b>                             | # of Stories:                               |                |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                          | Park Area/Cap#:                             | <b>/</b>       |                      |                    |

|              |  |   |                   |                      |                    |
|--------------|--|---|-------------------|----------------------|--------------------|
| Comp #:      | <b>14</b>  | Distance From Subject: <b>14.75 (miles)</b> |                   |                      |                    |
| Address:     | <b>5948 CALHOUN AVE, VAN NUYS, CA 91401-3661</b> |   |                   |                      |                    |
| Owner Name:  | <b>LAV INVESTMENTS LLC</b>                       |   |                   |                      |                    |
| Seller Name: | <b>PARKER CHRISTOPHER S &amp; SARAI</b>          |   |                   |                      |                    |
| APN:         | <b>2245-001-002</b>                              | Map Reference:                              | <b>15-E6 /</b>    | Building Area:       | <b>2,080</b>       |
| County:      | <b>LOS ANGELES, CA</b>                           | Census Tract:                               | <b>1286.01</b>    | Total Rooms/Offices: |                    |
| Subdivision: | <b>8126</b>                                      | Zoning:                                     | <b>LACM</b>       | Total Restrooms:     |                    |
| Rec Date:    | <b>03/01/2017</b>                                | Prior Rec Date:                             | <b>05/27/2010</b> | Yr Built/Eff:        | <b>1987 / 1987</b> |
| Sale Date:   | <b>02/24/2017</b>                                | Prior Sale Date:                            | <b>02/02/2010</b> | Air Cond:            |                    |
| Sale Price:  | <b>\$1,575,000</b>                               | Prior Sale Price:                           | <b>\$890,000</b>  | Pool:                |                    |
| Sale Type:   | <b>FULL</b>                                      | Prior Sale Type:                            | <b>FULL</b>       | Roof Mat:            |                    |
| Document #:  | <b>237296</b>                                    | Acres:                                      | <b>0.12</b>       |                      |                    |
| 1st Mtg Amt: | <b>\$1,375,000</b>                               | Lot Area:                                   | <b>5,250</b>      |                      |                    |
| Total Value: | <b>\$593,919</b>                                 | # of Stories:                               |                   |                      |                    |
| Land Use:    | <b>AUTO REPAIR</b>                               | Park Area/Cap#:                             | <b>/</b>          |                      |                    |

|              |   |   |                   |                      |               |
|--------------|---|---|-------------------|----------------------|---------------|
| Comp #:      | <b>15</b>   | Distance From Subject: <b>16.36 (miles)</b> |                   |                      |               |
| Address:     | <b>1111 LONG BEACH BLVD, LONG BEACH, CA 90813</b> |   |                   |                      |               |
| Owner Name:  | <b>LEEWARD CAPITAL OF LONG BCH LLC</b>            |   |                   |                      |               |
| Seller Name: | <b>MENDOZA KAY FAMILY TRUST</b>                   |   |                   |                      |               |
| APN:         | <b>7273-007-010</b>                               | Map Reference:                              | <b>75-C4 /</b>    | Building Area:       | <b>1,760</b>  |
| County:      | <b>LOS ANGELES, CA</b>                            | Census Tract:                               | <b>5763.01</b>    | Total Rooms/Offices: |               |
| Subdivision: | <b>STANWOOD &amp; MASH</b>                        | Zoning:                                     | <b>LBDP29</b>     | Total Restrooms:     |               |
| Rec Date:    | <b>03/30/2017</b>                                 | Prior Rec Date:                             | <b>12/20/2006</b> | Yr Built/Eff:        | <b>1947 /</b> |
| Sale Date:   | <b>11/17/2016</b>                                 | Prior Sale Date:                            | <b>12/13/2006</b> | Air Cond:            |               |
| Sale Price:  | <b>\$4,500,000</b>                                | Prior Sale Price:                           | <b>\$850,000</b>  | Pool:                |               |

|              |                    |                  |              |           |  |
|--------------|--------------------|------------------|--------------|-----------|--|
| Sale Type:   | <b>FULL</b>        | Prior Sale Type: | <b>FULL</b>  | Roof Mat: |  |
| Document #:  | <b>352884</b>      | Acres:           | <b>0.17</b>  |           |  |
| 1st Mtg Amt: | <b>\$2,925,000</b> | Lot Area:        | <b>7,500</b> |           |  |
| Total Value: | <b>\$490,613</b>   | # of Stories:    |              |           |  |
| Land Use:    | <b>AUTO REPAIR</b> | Park Area/Cap#:  | <b>/</b>     |           |  |

|              |   |                        |                      |                      |                         |
|--------------|---|------------------------|----------------------|----------------------|-------------------------|
| Comp #:      | <b>16</b>   | Distance From Subject: | <b>16.68 (miles)</b> |                      |                         |
| Address:     | <b>1425 CHERRY AVE, LONG BEACH, CA 90813-2513</b> |                        |                      |                      |                         |
| Owner Name:  | <b>LICKITWONGSE KENNETH</b>                       |                        |                      |                      |                         |
| Seller Name: | <b>FOOTAM WARARAT V</b>                           |                        |                      |                      |                         |
| APN:         | <b>7261-017-028</b>                               | Map Reference:         | <b>75-E4 /</b>       | Building Area:       | <b>1,754</b>            |
| County:      | <b>LOS ANGELES, CA</b>                            | Census Tract:          | <b>5752.02</b>       | Total Rooms/Offices: |                         |
| Subdivision: | <b>OLSON</b>                                      | Zoning:                | <b>LBCNR</b>         | Total Restrooms:     |                         |
| Rec Date:    | <b>07/14/2017</b>                                 | Prior Rec Date:        | <b>12/20/2006</b>    | Yr Built/Eff:        | <b>1966 / 1966</b>      |
| Sale Date:   | <b>05/26/2017</b>                                 | Prior Sale Date:       | <b>12/11/2006</b>    | Air Cond:            | <b>NONE</b>             |
| Sale Price:  | <b>\$380,000</b>                                  | Prior Sale Price:      | <b>\$365,000</b>     | Pool:                |                         |
| Sale Type:   | <b>FULL</b>                                       | Prior Sale Type:       | <b>FULL</b>          | Roof Mat:            | <b>ROLL COMPOSITION</b> |
| Document #:  | <b>789364</b>                                     | Acres:                 | <b>0.14</b>          |                      |                         |
| 1st Mtg Amt: |   | Lot Area:              | <b>6,083</b>         |                      |                         |
| Total Value: | <b>\$421,351</b>                                  | # of Stories:          | <b>1.00</b>          |                      |                         |
| Land Use:    | <b>AUTO REPAIR</b>                                | Park Area/Cap#:        | <b>/</b>             |                      |                         |

|              |  |                        |                      |                      |               |
|--------------|--|------------------------|----------------------|----------------------|---------------|
| Comp #:      | <b>17</b>  | Distance From Subject: | <b>21.03 (miles)</b> |                      |               |
| Address:     | <b>218 S BRAND BLVD, SAN FERNANDO, CA 91340-3642</b> |                        |                      |                      |               |
| Owner Name:  | <b>DARDASHTY ELYAS/DARDASHITY INGE</b>               |                        |                      |                      |               |
| Seller Name: | <b>VALLEY ECONOMIC DEV CTR INC</b>                   |                        |                      |                      |               |
| APN:         | <b>2522-014-024</b>                                  | Map Reference:         | <b>2-E6 /</b>        | Building Area:       | <b>2,150</b>  |
| County:      | <b>LOS ANGELES, CA</b>                               | Census Tract:          | <b>3203.00</b>       | Total Rooms/Offices: |               |
| Subdivision: | <b>2824</b>  | Zoning:                | <b>SFC2*</b>         | Total Restrooms:     |               |
| Rec Date:    | <b>03/03/2017</b>                                    | Prior Rec Date:        | <b>09/16/1999</b>    | Yr Built/Eff:        | <b>1964 /</b> |
| Sale Date:   | <b>01/09/2017</b>                                    | Prior Sale Date:       | <b>09/09/1999</b>    | Air Cond:            |               |
| Sale Price:  | <b>\$380,000</b>                                     | Prior Sale Price:      | <b>\$380,000</b>     | Pool:                |               |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:       | <b>FULL</b>          | Roof Mat:            |               |
| Document #:  | <b>251173</b>  | Acres:                 | <b>0.15</b>          |                      |               |
| 1st Mtg Amt: |  | Lot Area:              | <b>6,729</b>         |                      |               |
| Total Value: | <b>\$503,227</b>                                     | # of Stories:          |                      |                      |               |
| Land Use:    | <b>AUTO REPAIR</b>                                   | Park Area/Cap#:        | <b>/</b>             |                      |               |

|              |  |                        |                      |                      |                         |
|--------------|--|------------------------|----------------------|----------------------|-------------------------|
| Comp #:      | <b>18</b>                                    | Distance From Subject: | <b>23.93 (miles)</b> |                      |                         |
| Address:     | <b>846 W FRONT ST, COVINA, CA 91722-3614</b> |                        |                      |                      |                         |
| Owner Name:  | <b>DE MARIN YOLANDA S</b>                    |                        |                      |                      |                         |
| Seller Name: | <b>OPTIMUM COLLISION GROUP INC</b>           |                        |                      |                      |                         |
| APN:         | <b>8432-015-034</b>                          | Map Reference:         | <b>88-D4 /</b>       | Building Area:       | <b>1,950</b>            |
| County:      | <b>LOS ANGELES, CA</b>                       | Census Tract:          | <b>4060.00</b>       | Total Rooms/Offices: |                         |
| Subdivision: | <b>19070</b>                                 | Zoning:                | <b>CVM1*</b>         | Total Restrooms:     |                         |
| Rec Date:    | <b>07/07/2017</b>                            | Prior Rec Date:        | <b>01/13/2015</b>    | Yr Built/Eff:        | <b>1980 / 1980</b>      |
| Sale Date:   | <b>06/27/2017</b>                            | Prior Sale Date:       | <b>12/23/2014</b>    | Air Cond:            | <b>OFFICE</b>           |
| Sale Price:  | <b>\$720,000</b>                             | Prior Sale Price:      | <b>\$625,000</b>     | Pool:                |                         |
| Sale Type:   | <b>FULL</b>                                  | Prior Sale Type:       | <b>FULL</b>          | Roof Mat:            | <b>ROLL COMPOSITION</b> |
| Document #:  | <b>757694</b>                                | Acres:                 | <b>0.18</b>          |                      |                         |
| 1st Mtg Amt: |  | Lot Area:              | <b>7,696</b>         |                      |                         |
| Total Value: | <b>\$647,220</b>                             | # of Stories:          | <b>1.00</b>          |                      |                         |
| Land Use:    | <b>AUTO REPAIR</b>                           | Park Area/Cap#:        | <b>/</b>             |                      |                         |

# EXHIBIT D

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: **October 17, 2017**

JOB ADDRESS: **5130 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5003-004-029**

CASE#: **77847**

ORDER NO: **A-4243203**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 16, 2016**

COMPLIANCE EXPECTED DATE: **December 21, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-4243203

1050417201732324

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

ABM MAINUL HUQ  
5130 S WESTERN AVE  
LOS ANGELES, CA 90062

CASE #: 77847  
ORDER #: A-4243203  
EFFECTIVE DATE: December 16, 2016  
COMPLIANCE DATE: December 21, 2016

PROPERTY OWNER OF  
SITE ADDRESS: 5130 S WESTERN AVE  
ASSESSORS PARCEL NO.: 5003-004-029  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: MEZA AUTO REPAIR

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 08, 2016 and billed on invoice # 700006.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

**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.**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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



1050417201732324

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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other then Sections 12.26 F. and 12.26 I. are as follows.

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.

**REPEAT VIOLATIONS :**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

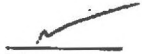
1050417201732324

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: \_\_\_\_\_

Date: December 08, 2016

CLAUDIO MORENO  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3395  
Claudio.Moreno@lacity.org

  
REVIEWED BY

The undersigned mailed this notice  
by regular mail, postage prepaid,  
to the addressee on this day.

DEC 08 2016

To the address as shown on the  
last equalized assessment roll.  
Initiated by CK

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

# EXHIBIT D

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: **October 17, 2017**

JOB ADDRESS: **5130 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5003-004-029**

CASE#: **77847**

ORDER NO: **A-3113205**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 28, 2012**

COMPLIANCE EXPECTED DATE: **October 3, 2012**

DATE COMPLIANCE OBTAINED: **August 30, 2013**

---

**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3113205

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
MARSHA L. BROWN  
VICE-PRESIDENT  
VAN AMBATIELOS  
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

ABM MAINUL HUQ  
5130 S WESTERN AVE  
LOS ANGELES, CA 90062

CASE #: 77847  
ORDER #: A-3113205  
EFFECTIVE DATE: September 28, 2012  
COMPLIANCE DATE: October 03, 2012

PROPERTY OWNER OF  
SITE ADDRESS: 5130 S WESTERN AVE  
ASSESSORS PARCEL NO.: 5003-004-029  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: JAMG AUTO REPAIR

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (1) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 09, 2012 and billed on invoice # 553630.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

**NON-COMPLIANCE FEE WARNING:**

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.



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

**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.

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other then Sections 12.26 F. and 12.26 I. are as follows.

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.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3044.

Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: September 20, 2012

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044

  
REVIEWED BY

NP  
SEP 21 2012

