

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 26, 2017

Council District: # 15

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

JOB ADDRESS: 1409 WEST ANAHEIM STREET, LOS ANGELES, CA
(AKA: 1415 WEST ANAHEIM STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 7411-005-017

On June 18, 2016 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1409 West Anaheim Street, (Aka: 1415 West Anaheim Street), 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, pursuant to Section 98.0421, the property owner was issued an order April 5, 2016, and May 19, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	3,330.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	100.80
Accumulated Interest (1%/month)	142.86
Title Report Fee	42.00
Grand Total	\$ 4,631.82

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,631.82** 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 **\$4,631.82** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Orgele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T14145
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7411-005-017

Property Address: 1409 W ANAHEIM ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GARY L COMSTOCK

Grantor : LINDEN H COMSTOCK & JEANNETTE M COMSTOCK LINDEN H & JEANNETTE
COMSTOCK FAMILY TRUST

Deed Date : 10/16/2007

Recorded : 12/16/2008

Instr No. : 08-2207202

MAILING ADDRESS: GARY L COMSTOCK
73 EASTFIELD DR ROLLING HILLS CA 90274

SCHEDULE B

LEGAL DESCRIPTION

Lot: 12 Block: 127 Tract No: 3555 Abbreviated Description: LOT:12 BLK:127
CITY:REGION/CLUSTER: 26/26651 SUBD:HARBOR CITY TR#:3555 TRACT # 3555 LOT 12
BLK 127 City/Muni/Twp: REGION/CLUSTER: 26/26651

MORTGAGES/LIENS

Type of Document: FIRST DEED OF TRUST WITH ASSIGNMENT OF RENTS

Recording Date: 08/04/2015

Document #: 15-0946284

Loan Amount: \$470,000

Lender Name: KAR PROPERTIES INC

Borrowers Name: GARY L COMSTOCK

MAILING ADDRESS: OAKWOOD FINANCIAL GROUP
23133 HAWTHORNE BLV #311 TORRANCE, CA 90505

-LAWYERS TITLE

RECORDING REQUESTED BY:



When Recorded Mail Document and Tax Statement To: Mr. Gary Comstock 25418 Crenshaw Blvd. Torrance, CA 90505

2226243-63

APN: 7411-005-017

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) "This is a bonafide gift and the grantor received nothing in return, R&T 11911." Documentary transfer tax is \$ 0.00

- [X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area City of (Harbor City Area) L.A.

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

Linden H. Comstock and Jeannette M. Comstock, Trustees, or their Successor, under the Linden H. Comstock and Jeannette Comstock Family Trust dated April 18, 1994

hereby GRANT(S) to Gary L. Comstock, an unmarried man

SEE EXHIBIT A

the following described real property in the City of (Harbor City Area) L.A. County of Los Angeles, State of California:

Lot 12 and 13 in Block 127 of Tract 3555 in the City of (Harbor City Area) L.A., County of Los Angeles State of California, as shown on map filed in Book 37, Page 76 of Maps in the office of the County Recorder of said County.

DATED: October 16, 2007

STATE OF CALIFORNIA COUNTY OF LOS ANGELES ON OCTOBER 23, 2007 before me, CINDY S. DENNIS, Notary Public personally appeared LINDAN H. COMSTOCK AND JEANNETTE COMSTOCK

Signatures of Linden H. Comstock and Jeannette Comstock

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]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Fatcola
4926316

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

OAKWOOD FINANCIAL GROUP
23133 HAWTHORNE BLVD. #311
TORRANCE, CA. 90505



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75

(Space Above This Line For Recorder's Use)

**FIRST DEED OF TRUST WITH
ASSIGNMENT OF RENTS AND FIXTURE FILING**

THIS FIRST DEED OF TRUST ("Deed of Trust") is made as of July 30, 2015, by Gary L. Comstock, an unmarried man ("Trustor"), whose address is 73 Eastfield Drive, Rolling Hills, Ca 90274, in favor of First American Title Company ("Trustee") , whose address is 3858 Carson Street, Suite 100, Torrance, CA 90503, and KAR Properties, Inc., Defined Benefit Pension Plan ("Beneficiary"), whose addresses are set forth in Paragraph 7.14 below.

I.

GRANT IN TRUST

1.01 Trustor irrevocably grants, conveys, transfers and assigns to Trustee, in trust, with power of sale and right of entry and possession, all right, title and interest which Trustor now has or may hereafter acquire in and to that certain real property (the "Subject Property") located at 1415 W. Anaheim Street, Harbor City, Ca 90710, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all easements and other rights now or hereafter located thereon or appurtenant thereto, all buildings situated on the Subject Property, together with all appurtenances and all other existing or subsequently erected improvements in, under or upon the Subject Property, all development rights or credits and air rights, all fixtures, all additions and accretions thereto, and any greater estate in the Subject Property or any part thereof now owned or hereafter acquired by Trustor. Trustor makes the foregoing grant to Trustee to hold the Subject Property in trust for the benefit of Beneficiary, and for the purpose and upon the terms and conditions hereinafter set forth.

INITIALS

INITIALS

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II.

ASSIGNMENT OF RENTS

2.01 Trustor absolutely and irrevocably assigns to Beneficiary the rents, issues, deposits and profits of the Subject Property, together with the immediate and continuing right to collect and receive the same, for the purposes and upon the term and conditions hereinafter set forth. The foregoing assignment shall not impose upon Beneficiary any duty to produce rents from the Subject Property, and said assignment shall not cause Beneficiary to be a "mortgagee in possession" for any purpose.

III.

FIXTURE FILING

3.01 This Deed of Trust encumbers, and Trustor hereby grants Beneficiary a security interest in, all personal property of any kind whatsoever, which is now or becomes a "fixture" and which is used or will be used in construction of, or is or will be placed upon or is derived from or used in any connection with the use, occupancy or enjoyment of, the Subject Property. "Fixtures" shall include all articles of personal property, furniture and furnishings which are so related to the Subject Property such that an interest arises in them under the real estate laws of the State of California. To the extent of the existence of personal property encumbered by the Deed of Trust, this Deed of Trust constitutes a security agreement and is intended to create a security interest in such personal property in favor of Beneficiary and to constitute a "fixture filing" in accordance with the provisions of Section 9313 of the Uniform Commercial Code in effect in the State of California. This Deed of Trust shall be self-operative with respect to such personal property, but Trustor agrees to execute and deliver on demand such security agreements, financing statements and other instruments as Beneficiary may request in order to impose the lien hereof more specifically upon any of such property.

IV.

OBLIGATIONS SECURED

Trustor makes the foregoing grant and assignment for the purpose of securing the following obligations which Trustor covenants to pay and perform promptly in accordance with their terms:

4.01 Payment to Beneficiary of all indebtedness evidenced by and arising under that certain note secured by deed of trust (the "Note"), dated as of the date hereof, payable to Beneficiary or its order, in the principal amount of Four Hundred Seventy Thousand and no/100ths Dollars (\$470,000), which Note is incorporated herein by this reference, together with

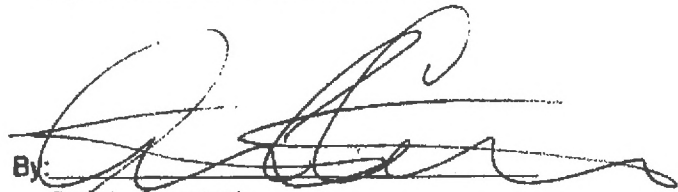

INITIALS INITIALS

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IN WITNESS THEREOF, Trustor has executed this Deed of Trust as of the day and year set forth above.

Gary L. Comstock, an unmarried man

Date: 7-31-2015

By: 
Gary L. Comstock,

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

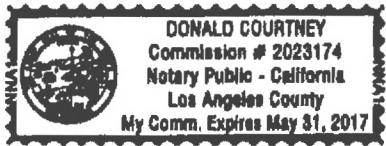
On 7-31-2015, before me, Donald Courtney - Notary Public
Here Insert Name and Title of Notary/Officer

personally appeared, Gary L. Comstock
Name of Signer(s)

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]

(Place Notary Seal Above)

EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **May 26, 2017**

JOB ADDRESS: **1409 WEST ANAHEIM STREET, LOS ANGELES, CA**

(AKA: **1415 WEST ANAHEIM STREET, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **7411-005-017**

Last Full Title: **04/13/2017**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1). GARY L COMSTOCK
73 EASTFIELD DR
ROLLING HILLS, CA 90274-5260
CAPACITY: OWNER

- 2). OAKWOOD FINANCIAL GROUP
23133 HAWTHORNE BLVD #311
TORRANCE, CA 90505
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At:
1415 ANAHEIM ST, HARBOR CITY, CA 90710



For Sale

Owner Information

Owner Name: **COMSTOCK GARY L**
 Mailing Address: **73 EASTFIELD DR, ROLLING HILLS CA 90274-5260 C010**
 Vesting Codes: **UM / /**

Location Information

Legal Description:	TRACT # 3555 LOT 12	APN:	7411-005-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2933.07 / 1	Subdivision:	3555
Township-Range-Sect:		Map Reference:	73-E4 /
Legal Book/Page:	37-76	Tract #:	3555
Legal Lot:	12	School District:	LOS ANGELES
Legal Block:	127	School District Name:	
Market Area:	124	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/16/2008 / 10/16/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	2207203
Document #:	2207202		

Last Market Sale Information

Recording/Sale Date:	08/30/2001 / 06/21/2001	1st Mtg Amount/Type:	\$133,500 / CONV
Sale Price:	\$250,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1623410
Document #:	1623409	2nd Mtg Amount/Type:	\$65,000 / PRIVATE PARTY
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company: **FIRST AMERICAN TITLE INSURANCE**
 Lender: **FRONTIER ST BK**
 Seller Name: **SIEGEL JEFFREY**

Prior Sale Information

Prior Rec/Sale Date:	04/24/1998 / 03/31/1998	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	689516	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		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:	LAR3	Acres:	0.24	County Use:	VACANT COMMERCIAL (100V)
Lot Area:	10,646	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$456,885	Assessed Year:	2016	Property Tax:	\$5,773.90
Land Value:	\$456,885	Improved %:		Tax Area:	19
Improvement Value:		Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$456,885				

Comparable Summary

For Property Located At



1415 ANAHEIM ST, HARBOR CITY, CA 90710

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	\$250,000	\$60,000	\$9,900,000	\$1,729,000
Bldg/Living Area	0	7,400	7,400	7,400
Price/Sqft	\$0.00	\$418.92	\$418.92	\$418.92
Year Built	0	1949	1949	1949
Lot Area	10,646	2,002	18,810	6,460
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$456,885	\$9,500	\$349,389	\$146,538
Distance From Subject	0.00	1.49	6.93	4.71

*= 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											
			1415 ANAHEIM ST	\$250,000				08/30/2001		10,646	0.0
Comparables											
<input checked="" type="checkbox"/>	1		1123 W ANAHEIM ST	\$150,000				08/24/2016		5,201	1.49
<input checked="" type="checkbox"/>	2			\$150,000				01/27/2017		4,152	3.01
<input checked="" type="checkbox"/>	3			\$850,000				01/27/2017		3,268	3.02
<input checked="" type="checkbox"/>	4			\$850,000				01/27/2017		3,305	3.03
<input checked="" type="checkbox"/>	5			\$850,000				01/27/2017		4,823	3.04
<input checked="" type="checkbox"/>	6			\$140,000				03/07/2017		2,002	3.23
<input checked="" type="checkbox"/>	7			\$3,225,000				02/10/2017		4,800	3.49
<input checked="" type="checkbox"/>	8			\$3,225,000				02/10/2017		4,801	3.49
<input checked="" type="checkbox"/>	9		209 W CARSON ST	\$200,000				02/22/2017		18,810	3.5
<input checked="" type="checkbox"/>	10		20416 KENWOOD AVE	\$95,000				09/29/2016		8,080	4.18
<input checked="" type="checkbox"/>	11		1365 W PACIFIC COAST HWY	\$1,850,000				02/17/2017		14,781	5.27
<input checked="" type="checkbox"/>	12			\$9,900,000				01/12/2017		15,720	5.58
<input checked="" type="checkbox"/>	13			\$780,000				04/04/2017		3,250	5.8
<input checked="" type="checkbox"/>	14		2044 PACIFIC AVE	\$230,000				03/10/2017		7,500	6.25
<input checked="" type="checkbox"/>	15			\$3,100,000	1949			02/02/2017	7,400	9,189	6.4
<input checked="" type="checkbox"/>	16		1423 LONG BEACH BLVD	\$3,100,000				02/02/2017		2,203	6.42
<input checked="" type="checkbox"/>	17		239 ELM AVE	\$325,000				12/21/2016		7,506	6.6
<input checked="" type="checkbox"/>	18			\$60,000				03/31/2017		4,641	6.72
<input checked="" type="checkbox"/>	19			\$5,000,000				09/02/2016		2,262	6.75
<input checked="" type="checkbox"/>	20			\$500,000				05/05/2017		2,907	6.93

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1415 ANAHEIM ST, HARBOR CITY, CA 90710**20 Comparable(s) Selected.**

Report Date: 05/24/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$250,000	\$60,000	\$9,900,000	\$1,729,000
Bldg/Living Area	0	7,400	7,400	7,400
Price/Sqft	\$0.00	\$418.92	\$418.92	\$418.92
Year Built	0	1949	1949	1949
Lot Area	10,646	2,002	18,810	6,460
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$456,885	\$9,500	\$349,389	\$146,538
Distance From Subject	0.00	1.49	6.93	4.71

* = user supplied for search only

Comp #: 1 Distance From Subject: 1.49 (miles)
 Address: 1123 W ANAHEIM ST, WILMINGTON, CA 90744
 Owner Name: MEDEROS JOSE T & ALICIA & WENDY
 Seller Name: FERRARI RED TRUST
 APN: 7416-007-036 Map Reference: 74-B4 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2943.02 Total Rooms/Offices:
 Subdivision: VERMONT AVE TR Zoning: LAC2 Total Restrooms:
 Rec Date: 08/24/2016 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 08/16/2016 Prior Sale Date: Air Cond:
 Sale Price: \$150,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1010517 Acres: 0.12
 1st Mtg Amt: Lot Area: 5,201
 Total Value: \$108,225 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 2 Distance From Subject: 3.01 (miles)
 Address: ,, CA
 Owner Name: SANEI ARCHITECTURE PLANNING CO
 Seller Name: TK & S DEV LP
 APN: 7534-028-027 Map Reference: 73-A2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 6513.02 Total Rooms/Offices:
 Subdivision: 13122 Zoning: TOHC-GEN Total Restrooms:
 Rec Date: 01/27/2017 Prior Rec Date: 05/03/2002 Yr Built/Eff: /
 Sale Date: 01/19/2017 Prior Sale Date: 03/15/2002 Air Cond:
 Sale Price: \$150,000 Prior Sale Price: \$275,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 115168 Acres: 0.10
 1st Mtg Amt: Lot Area: 4,152
 Total Value: \$9,976 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 3 Distance From Subject: 3.02 (miles)
 Address: ,, CA
 Owner Name: SANEI ARCHITECTURE PLANNING CO
 Seller Name: D & M SEVEN LP
 APN: 7534-028-024 Map Reference: 73-A2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 6513.02 Total Rooms/Offices:
 Subdivision: 13122 Zoning: TOHC-GEN Total Restrooms:
 Rec Date: 01/27/2017 Prior Rec Date: 08/27/2013 Yr Built/Eff: /
 Sale Date: 01/11/2017 Prior Sale Date: 08/14/2013 Air Cond:
 Sale Price: \$850,000 Prior Sale Price: \$800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 113866 Acres: 0.07
 1st Mtg Amt: Lot Area: 3,268
 Total Value: \$191,573 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 4 Distance From Subject: 3.03 (miles)
 Address: ,, CA
 Owner Name: SANEI ARCHITECTURE PLANNING CO
 Seller Name: D & M SEVEN LP
 APN: 7534-028-022 Map Reference: 73-A2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 6513.02 Total Rooms/Offices:
 Subdivision: WALTERIA Zoning: TOHC-GEN Total Restrooms:
 Rec Date: 01/27/2017 Prior Rec Date: 08/27/2013 Yr Built/Eff: /
 Sale Date: 01/11/2017 Prior Sale Date: 08/14/2013 Air Cond:
 Sale Price: \$850,000 Prior Sale Price: \$800,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 113866 Acres: 0.08
 1st Mtg Amt: Lot Area: 3,305
 Total Value: \$201,929 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: **5** Distance From Subject: **3.04 (miles)**
 Address: **„ CA**
 Owner Name: **SANEI ARCHITECTURE PLANNING CO**
 Seller Name: **D & M SEVEN LP**
 APN: **7534-028-021** Map Reference: **73-A2 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **6513.02** Total Rooms/Offices:
 Subdivision: **WALTERIA** Zoning: **TOHC-GEN** Total Restrooms:
 Rec Date: **01/27/2017** Prior Rec Date: **08/27/2013** Yr Built/Eff: **/**
 Sale Date: **01/11/2017** Prior Sale Date: **08/14/2013** Air Cond:
 Sale Price: **\$850,000** Prior Sale Price: **\$800,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **113866** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,823**
 Total Value: **\$269,238** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **3.23 (miles)**
 Address: **„ CA**
 Owner Name: **GARCIA ROBERT O**
 Seller Name: **ADAPE HILARIO**
 APN: **7426-018-024** Map Reference: **74-D3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2941.20** Total Rooms/Offices:
 Subdivision: **WILGARY TR** Zoning: **LAC1** Total Restrooms:
 Rec Date: **03/07/2017** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **02/09/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$140,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **262757** Acres: **0.05**
 1st Mtg Amt: Lot Area: **2,002**
 Total Value: **\$9,500** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **3.49 (miles)**
 Address: **„ CA**
 Owner Name: **WH SAN PEDRO 24 LLC**
 Seller Name: **SAN PEDRO INVESTORS LLC**
 APN: **7455-023-026** Map Reference: **79-A3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2971.10** Total Rooms/Offices:
 Subdivision: **PECK & KERCKHOFFS** Zoning: **LARAS3** Total Restrooms:
 Rec Date: **02/10/2017** Prior Rec Date: **01/06/2014** Yr Built/Eff: **/**
 Sale Date: **02/08/2017** Prior Sale Date: **01/02/2014** Air Cond:
 Sale Price: **\$3,225,000** Prior Sale Price: **\$2,360,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **171414** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,800**
 Total Value: **\$349,078** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **3.49 (miles)**
 Address: **„ CA**
 Owner Name: **WH SAN PEDRO 24 LLC**
 Seller Name: **SAN PEDRO INVESTORS LLC**
 APN: **7455-023-027** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2971.10** Total Rooms/Offices:
 Subdivision: **PECK & KERCKHOFFS** Zoning: **LARAS3** Total Restrooms:
 Rec Date: **02/10/2017** Prior Rec Date: **01/06/2014** Yr Built/Eff: **/**
 Sale Date: **02/08/2017** Prior Sale Date: **01/02/2014** Air Cond:
 Sale Price: **\$3,225,000** Prior Sale Price: **\$2,360,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **171414** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,801**
 Total Value: **\$349,389** # of Stories:
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: 9 Distance From Subject: 3.5 (miles)
 Address: 209 W CARSON ST, CARSON, CA 90745
 Owner Name: MICANOVICH VLADIMIR/VM TRUST
 Seller Name: MILETICH VELKO TRUST
 APN: 7343-011-020 Map Reference: 69-A4 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5435.01 Total Rooms/Offices:
 Subdivision: 3612 Zoning: CAMU&CS* Total Restrooms:
 Rec Date: 02/22/2017 Prior Rec Date: 08/19/1993 Yr Built/Eff: /
 Sale Date: 01/25/2017 Prior Sale Date: Air Cond:
 Sale Price: \$200,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 213275 Acres: 0.43
 1st Mtg Amt: \$200,000 Lot Area: 18,810
 Total Value: \$156,741 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 10 Distance From Subject: 4.18 (miles)
 Address: 20416 KENWOOD AVE, TORRANCE, CA 90502-1414
 Owner Name: ANBRIWOOD 1618 LLC
 Seller Name: MACIAS JOSE J
 APN: 7350-013-036 Map Reference: 68-F3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5435.02 Total Rooms/Offices:
 Subdivision: HAMMERTON TR Zoning: LCR2* Total Restrooms:
 Rec Date: 09/29/2016 Prior Rec Date: 07/05/2000 Yr Built/Eff: /
 Sale Date: 09/14/2016 Prior Sale Date: Air Cond:
 Sale Price: \$95,000 Prior Sale Price: \$266,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1191231 Acres: 0.19
 1st Mtg Amt: Lot Area: 8,080
 Total Value: \$122,075 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 11 Distance From Subject: 5.27 (miles)
 Address: 1365 W PACIFIC COAST HWY, LONG BEACH, CA 90810
 Owner Name: CALLE VERDE LLC
 Seller Name: POTTER ROBERT L & L C TRUST
 APN: 7431-033-002 Map Reference: 75-B3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5729.00 Total Rooms/Offices:
 Subdivision: 1833 Zoning: LBCHW Total Restrooms:
 Rec Date: 02/17/2017 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 02/03/2017 Prior Sale Date: Air Cond:
 Sale Price: \$1,850,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 198878 Acres: 0.34
 1st Mtg Amt: \$800,000 Lot Area: 14,781
 Total Value: \$281,394 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 12 Distance From Subject: 5.58 (miles)
 Address: ,, CA
 Owner Name: 1820 W 182ND ST LLC
 Seller Name: JSGT FUND LLC
 APN: 4096-019-079 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 6501.01 Total Rooms/Offices:
 Subdivision: CITY/TORRANCE Zoning: TOCC-GEN Total Restrooms:
 Rec Date: 01/12/2017 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 12/13/2016 Prior Sale Date: Air Cond:
 Sale Price: \$9,900,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 52084 Acres: 0.36
 1st Mtg Amt: \$9,700,000 Lot Area: 15,720
 Total Value: \$318,311 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 13 Distance From Subject: 5.8 (miles)
 Address: ,, CA
 Owner Name: SCHMIT PETER M/SHORT PETER
 Seller Name: BISHOP BRUCE L JR & BRIE L
 APN: 6106-015-029 Map Reference: 63-E6 / Building Area:
 County: LOS ANGELES, CA Census Tract: 6032.00 Total Rooms/Offices:
 Subdivision: INTER URBAN TR Zoning: GAM1 Total Restrooms:
 Rec Date: 04/04/2017 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 03/16/2017 Prior Sale Date: Air Cond:
 Sale Price: \$780,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 367645 Acres: 0.07
 1st Mtg Amt: Lot Area: 3,250
 Total Value: \$15,717 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 14 Distance From Subject: 6.25 (miles)
 Address: 2044 PACIFIC AVE, LONG BEACH, CA 90806
 Owner Name: LICUDINE ELMER A & GUISELA P
 Seller Name: LABARCA ANNETTE T TRUST
 APN: 7209-019-010 Map Reference: 75-C2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5730.02 Total Rooms/Offices:
 Subdivision: MATSON Zoning: LBCNP Total Restrooms:
 Rec Date: 03/10/2017 Prior Rec Date: 10/31/2003 Yr Built/Eff: /
 Sale Date: 03/07/2017 Prior Sale Date: 10/09/2003 Air Cond:
 Sale Price: \$230,000 Prior Sale Price: \$128,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 280813 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,500
 Total Value: \$177,294 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 15 Distance From Subject: 6.4 (miles)
 Address: ,, CA
 Owner Name: AXIOM APARTMENTS LP
 Seller Name: FARMERS & MERCHANTS BK OF LNG BCH
 APN: 7269-016-159 Map Reference: / Building Area: 7,400
 County: LOS ANGELES, CA Census Tract: 5754.02 Total Rooms/Offices:
 Subdivision: Zoning: LBDP Total Restrooms:
 Rec Date: 02/02/2017 Prior Rec Date: Yr Built/Eff: 1949 / 1949
 Sale Date: 01/09/2017 Prior Sale Date: Air Cond:
 Sale Price: \$3,100,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 139804 Acres: 0.21
 1st Mtg Amt: \$2,945,000 Lot Area: 9,189
 Total Value: \$50,627 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 16 Distance From Subject: 6.42 (miles)
 Address: 1423 LONG BEACH BLVD, LONG BEACH, CA 90813
 Owner Name: AXIOM APARTMENTS LP
 Seller Name: FARMERS & MERCHANTS BK OF LNG BCH
 APN: 7269-016-158 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 5754.02 Total Rooms/Offices:
 Subdivision: Zoning: LBDP Total Restrooms:
 Rec Date: 02/02/2017 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 01/09/2017 Prior Sale Date: Air Cond:
 Sale Price: \$3,100,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 139804 Acres: 0.05
 1st Mtg Amt: \$2,945,000 Lot Area: 2,203
 Total Value: \$20,345 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 17 Distance From Subject: 6.6 (miles)
 Address: 239 ELM AVE, LONG BEACH, CA 90802
 Owner Name: CITY VENTURES HOMEBUILDING LLC
 Seller Name: CITY OF LONG BCH
 APN: 7281-017-907 Map Reference: 75-C5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5762.00 Total Rooms/Offices:
 Subdivision: LONG BEACH Zoning: LBPD30 Total Restrooms:
 Rec Date: 12/21/2016 Prior Rec Date: 07/29/2003 Yr Built/Eff: /
 Sale Date: 12/09/2016 Prior Sale Date: 07/08/2003 Air Cond:
 Sale Price: \$325,000 Prior Sale Price: \$225,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1623000 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,506
 Total Value: \$243,546 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 6.72 (miles)
 Address: ,, CA
 Owner Name: JOHNSON PAULINE L & MARY A
 Seller Name: COLE TRUST
 APN: 7204-009-036 Map Reference: 70-C6 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5722.01 Total Rooms/Offices:
 Subdivision: 2 Zoning: LBCCA Total Restrooms:
 Rec Date: 03/31/2017 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 03/23/2017 Prior Sale Date: Air Cond:
 Sale Price: \$60,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 357250 Acres: 0.11
 1st Mtg Amt: \$48,000 Lot Area: 4,641
 Total Value: \$23,382 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 6.75 (miles)
 Address: ,, CA
 Owner Name: 520 WILLOW LLC
 Seller Name: BLINN FAMILY CREDIT TRUST
 APN: 7208-006-008 Map Reference: 75-D1 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5732.01 Total Rooms/Offices:
 Subdivision: MORELL TR Zoning: LBCR-R4N* Total Restrooms:
 Rec Date: 09/02/2016 Prior Rec Date: 09/16/1988 Yr Built/Eff: /
 Sale Date: 09/01/2016 Prior Sale Date: 09/1988 Air Cond:
 Sale Price: \$5,000,000 Prior Sale Price: \$135,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1063746 Acres: 0.05
 1st Mtg Amt: \$4,200,000 Lot Area: 2,262
 Total Value: \$10,121 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 6.93 (miles)
 Address: ,, CA
 Owner Name: NGUYEN HAI
 Seller Name: SALGADO ALFRED A & PENNY
 APN: 4067-010-037 Map Reference: 63-C4 / Building Area:
 County: LOS ANGELES, CA Census Tract: 6500.01 Total Rooms/Offices:
 Subdivision: 16834 Zoning: TOCR-OF Total Restrooms:
 Rec Date: 05/05/2017 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 03/20/2017 Prior Sale Date: Air Cond:
 Sale Price: \$500,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 501941 Acres: 0.07
 1st Mtg Amt: Lot Area: 2,907
 Total Value: \$22,290 # of Stories:
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: ANDREW BEELI

Date: May 26, 2017

JOB ADDRESS: 1409 WEST ANAHEIM STREET, LOS ANGELES, CA

(AKA: 1415 WEST ANAHEIM STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 7411-005-017

CASE#: 712389

ORDER NO: A-4002990

EFFECTIVE DATE OF ORDER TO COMPLY: April 5, 2016

COMPLIANCE EXPECTED DATE: May 5, 2016

DATE COMPLIANCE OBTAINED: April 18, 2016

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4002990

1005011020172554

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Hector Rodriguez*

Date: February 25, 2016

HECTOR RODRIGUEZ
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532
Hector.Rodriguez@lacity.org

[Signature]
REVIEWED BY



EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **May 26, 2017**

JOB ADDRESS: **1409 WEST ANAHEIM STREET, LOS ANGELES, CA**

(AKA: **1415 WEST ANAHEIM STREET, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **7411-005-017**

CASE#: **720199**

ORDER NO: **A-4063591**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 19, 2016**

COMPLIANCE EXPECTED DATE: **June 18, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4063591

4. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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 days 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.

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

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If you have any questions or require any additional information please feel free to contact me at (310)732-4532.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Hector Rodriguez*

Date: May 12, 2016

HECTOR RODRIGUEZ
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532

Hector.Rodriguez@lacity.org

[Signature]
REVIEWED BY