

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 11, 2015

Council District: # 10

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

JOB ADDRESS: **3318 WEST VENICE BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5072-028-024**

On September 29, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **3318 West Venice Blvd., 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.

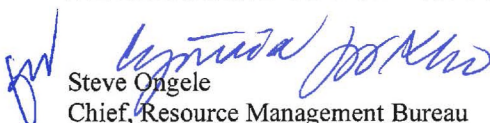
In addition, on July 9, 2014, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	75.31
Title Report fee	42.00
Grand Total	\$ <u>2,526.73</u>

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 **\$2,526.73** 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 **\$2,526.73** 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

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. T11919
Dated as of: 07/08/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5072-028-024

Property Address: 3318 W VENICE BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ETHEL M HARRELL,

Grantor : ETHEL M HARRELL, JAMES E WESLEY AND NADIA M THRASH,

Deed Date : 11/20/2007

Recorded : 01/09/2008

Instr No. : 08-0053254

MAILING ADDRESS: ETHEL M HARRELL,
4311 7TH AVE LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 23 Block: 35 Abbreviated Description: LOT:23 BLK:35 CITY:REGION/CLUSTER: 25/25693
CENTRAL ARLINGTON HEIGHTS LOT 23 BLK 35 City/Muni/Twp: REGION/CLUSTER: 25/25693

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

✓

RECORDING REQUESTED BY

Melvin Neal, Esq.
520 S Grand Av., 7th Floor
Los Angeles, CA 90071

01/09/08



20080053254

AND WHEN RECORDED MAIL TO

Melvin Neal, Esq.
520 S. Grand Av., 7th Floor
Los Angeles, CA 90071

5072 028 024

GRANT DEED

The undersigned declares that the DOCUMENTARY TRANSFER TAX IS
\$0 *This is a bona fide gift and the grantor received nothing.*
THERE IS NO CONSIDERATION FOR THIS TRANSFER *RE BT 11911.*
This is a transfer to a REVOCABLE TRUST excluded from a change in
ownership under Section 62(d) of the Revenue and Taxation Code and State Board
of Equalization Property Tax Rule 462

Grantor(s) ETHEL M HARRELL, a widow, JAMES E. WESLEY, a single man and NADIA M. THRASH, a married woman as her sole and separate property all as joint tenants grants to ETHEL M HARRELL, a widow the following described real property in the County of Los Angeles, State of California, described as follows:
LOT 23, Block 35 CENTRAL ARLINGTON HEIGHTS, in the City of LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, as per map recorded in Book 30 Page 51 of miscellaneous records, in the office of the County Recorder of said County.

Commonly known as 1600 4th Avenue, Los Angeles, CA 90019

Together with all of grantor's right, title and interest in and to that certain oil and gas lease recorded March 28, 1957 in BOOK 54055, PAGE 229 official records, for the term and upon the terms, conditions, and covenants therein provided

Dated: Nov. 20, 2007 Dated: November 27, 2007 Dated: 11/20, 2007
Ethel M Harrell James E Wesley Nadia M Thrash
Ethel M Harrell James E Wesley Nadia M Thrash

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

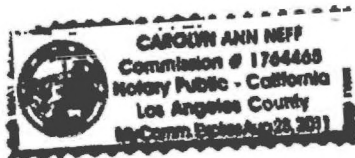
STATE OF CALIFORNIA,)
COUNTY OF Los Angeles)

On NOV. 20th 2007 before me, CARDYNN ANN NEFF, a notary public in and for said County and State, personally appeared ETHEL M. HARRELL and NADIA M THRASH 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 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

Carolyn Ann Neff
(Signature of Notary Public)



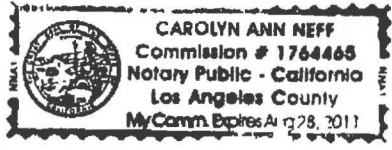
State of California }
County of Los Angeles }

On November 20, 2007 before me, Carolyn Ann Neff a Notary
(Insert Name of Notary Public and Title)
personally appeared James E. Wesley

personally known to me (or proved to me the basis of satisfactory evidence) to be
the person(s) whose name(s) (s) 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 Carolyn Ann Neff



Property Detail Report

EXHIBIT C

For Property Located At :
1600 4TH AVE, LOS ANGELES, CA 90019



Owner Information

Owner Name: **HARRELL ETHEL M**
 Mailing Address: **4311 7TH AVE, LOS ANGELES CA 90008-4706 C032**
 Vesting Codes: **// TR**

Location Information

Legal Description:	CENTRAL ARLINGTON HEIGHTS LOT 23	APN:	5072-028-024
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2181.20 / 2	Subdivision:	CENTRAL ARLINGTON HEIGHTS
Township-Range-Sect:		Map Reference:	43-D4 /
Legal Book/Page:		Tract #:	
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:	35	School District Name:	
Market Area:	C16	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/09/2008 / 11/20/2007	Deed Type:	GIFT DEED
Sale Price:		1st Mtg Document #:	
Document #:	53254		

Last Market Sale Information

Recording/Sale Date:	11/20/1974 /	1st Mtg Amount/Type:	\$28,000 / CONV
Sale Price:	\$35,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$14.29
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1990 / 1990	Total Rooms/Offices		Garage Area:	
Gross Area:	2,450	Total Restrooms:		Garage Capacity:	
Building Area:	2,450	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.16	County Use:	AUTO SVC SHOP (2600)
Lot Area:	7,000	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$37,690	Assessed Year:	2015	Property Tax:	\$812.57
Land Value:	\$30,168	Improved %:	20%	Tax Area:	401
Improvement Value:	\$7,522	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$37,690				

Comparable Sales Report

For Property Located At

1600 4TH AVE, LOS ANGELES, CA 90019



20 Comparable(s) Selected.

Report Date: 09/11/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$35,000	\$450,091	\$8,635,000	\$2,048,380
Bldg/Living Area	2,450	2,090	2,800	2,448
Price/Sqft	\$14.29	\$172.22	\$3,837.78	\$830.10
Year Built	1990	1922	1997	1960
Lot Area	7,000	5,111	29,142	10,075
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$37,690	\$77,877	\$1,162,777	\$392,601
Distance From Subject	0.00	1.37	20.20	9.68

*= user supplied for search only

Comp #:	1			Distance From Subject:	1.37 (miles)
Address:	1332 S LA BREA AVE, LOS ANGELES, CA 90019				
Owner Name:	4918 SAN VICENTE BOULEVARD LA				
Seller Name:	HOFFMAN JACK & S TRUST				
APN:	5070-001-016	Map Reference:	43-B3 /	Building Area:	2,250
County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms/Offices:	
Subdivision:	5069	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/27/2015	Prior Rec Date:	04/20/2015	Yr Built/Eff:	1939 / 1939
Sale Date:	04/24/2015	Prior Sale Date:	04/17/2015	Air Cond:	
Sale Price:	\$8,635,000	Prior Sale Price:	\$3,000	Pool:	
Sale Type:	UNKNOWN	Prior Sale Type:	FULL	Roof Mat:	
Document #:	469766	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,538		
Total Value:	\$77,877	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	1.37 (miles)
Address:	1318 S LA BREA AVE, LOS ANGELES, CA 90019				
Owner Name:	4918 SAN VICENTE BOULEVARD LA				
Seller Name:	HOFFMAN JACK & S TRUST				
APN:	5070-001-014	Map Reference:	43-B3 /	Building Area:	2,725
County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms/Offices:	
Subdivision:	5069	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/27/2015	Prior Rec Date:	04/20/2015	Yr Built/Eff:	1937 / 1937
Sale Date:	04/24/2015	Prior Sale Date:	04/17/2015	Air Cond:	
Sale Price:	\$8,635,000	Prior Sale Price:	\$3,000	Pool:	
Sale Type:	UNKNOWN	Prior Sale Type:	FULL	Roof Mat:	
Document #:	469766	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,196		
Total Value:	\$115,212	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	3.63 (miles)
Address:	1150 N LA BREA AVE, WEST HOLLYWOOD, CA 90038				
Owner Name:	REILLY LIVING TRUST				
Seller Name:	SCHENCK PETER R TRUST				
APN:	5531-013-001	Map Reference:	34-B4 /	Building Area:	2,576
County:	LOS ANGELES, CA	Census Tract:	7001.01	Total Rooms/Offices:	
Subdivision:	3913	Zoning:	WDC2A*	Total Restrooms:	
Rec Date:	07/08/2015	Prior Rec Date:	06/15/1981	Yr Built/Eff:	1929 / 1929
Sale Date:	06/09/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,900,000	Prior Sale Price:	\$81,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	818523	Acres:	0.18		
1st Mtg Amt:	\$900,000	Lot Area:	7,860		
Total Value:	\$427,469	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	5.71 (miles)
Address:	4318 SEPULVEDA BLVD, CULVER CITY, CA 90230-4716				
Owner Name:	LITTLE ROBERT E				
Seller Name:	LITTLE FAMILY TRUST				
APN:	4215-014-026	Map Reference:	50-B2 /	Building Area:	2,160
County:	LOS ANGELES, CA	Census Tract:	7027.00	Total Rooms/Offices:	
Subdivision:	10218	Zoning:	CCC3*	Total Restrooms:	

Rec Date:	08/28/2015	Prior Rec Date:		Yr Built/Eff:	1958 / 1960
Sale Date:	08/13/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$800,000	Prior Sale Price:		Pool:	
Sale Type:		Prior Sale Type:		Roof Mat:	
Document #:	1067620	Acres:	0.13		
1st Mtg Amt:	\$480,000	Lot Area:	5,475		
Total Value:	\$106,032	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	5.91 (miles)
Address:	1627 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2411		
Owner Name:	LOS DOS SIMENTOS INC		
Seller Name:	HERNANDEZ MANUEL JR & LORETTA		
APN:	5174-010-036	Map Reference:	44-F3 /
County:	LOS ANGELES, CA	Census Tract:	2035.00
Subdivision:	BROOKLYN TR	Zoning:	LAC2
Rec Date:	06/03/2015	Prior Rec Date:	01/04/1985
Sale Date:	05/12/2015	Prior Sale Date:	
Sale Price:	\$4,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	649908	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,557
Total Value:	\$236,960	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,760	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1984 / 1986
Air Cond:		Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	5.97 (miles)
Address:	11280 WASHINGTON BLVD, CULVER CITY, CA 90230-4620		
Owner Name:	11280 WASHINGTON LLC		
Seller Name:	OZAKI F & F FAMILY TRUST		
APN:	4217-011-061	Map Reference:	50-A2 /
County:	LOS ANGELES, CA	Census Tract:	7028.02
Subdivision:	7026	Zoning:	CCC3*
Rec Date:	12/31/2014	Prior Rec Date:	
Sale Date:	12/10/2014	Prior Sale Date:	
Sale Price:	\$1,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1425594	Acres:	0.12
1st Mtg Amt:	\$562,500	Lot Area:	5,111
Total Value:	\$1,125,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,100	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1971 / 1971
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	6.35 (miles)
Address:	599 W AVENUE 28, LOS ANGELES, CA 90065-1037		
Owner Name:	IDELL 10 LLC		
Seller Name:	GJS LLC		
APN:	5446-007-025	Map Reference:	35-F4 /
County:	LOS ANGELES, CA	Census Tract:	1853.20
Subdivision:	JEFFRIES AVE	Zoning:	LARD2
Rec Date:	04/24/2015	Prior Rec Date:	06/28/2012
Sale Date:	04/15/2015	Prior Sale Date:	05/04/2012
Sale Price:	\$685,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	467589	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,429
Total Value:	\$209,019	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,632	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1959 / 1965
Air Cond:		Pool:	OFFICE
Roof Mat:			ROLL COMPOSITION

Comp #:	8	Distance From Subject:	6.67 (miles)
Address:	8924 S MAIN ST, LOS ANGELES, CA 90003-3719		
Owner Name:	MORENO CHRIS		
Seller Name:	PORTER MARY L TRUST		
APN:	6041-006-007	Map Reference:	58-B2 /
County:	LOS ANGELES, CA	Census Tract:	2402.00
Subdivision:	4576	Zoning:	LAC2
Rec Date:	04/01/2015	Prior Rec Date:	02/04/1981
Sale Date:	03/27/2015	Prior Sale Date:	
Sale Price:	\$465,000	Prior Sale Price:	\$45,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	351256	Acres:	0.21
1st Mtg Amt:	\$150,000	Lot Area:	9,142
Total Value:	\$81,473	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,700	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1959 / 1959
Air Cond:		Pool:	
Roof Mat:			ROLL COMPOSITION

Comp #:	9	Distance From Subject:	6.68 (miles)
Address:	3634 SAN FERNANDO RD, GLENDALE, CA 91204-2945		
Owner Name:	SOS PROPERTY INC		
Seller Name:	ODJAKHIAN TRUST		

APN:	5459-002-010	Map Reference:	35-C1 /	Building Area:	2,256
County:	LOS ANGELES, CA	Census Tract:	3025.05	Total Rooms/Offices:	
Subdivision:	2677	Zoning:	LAM1	Total Restrooms:	2.00
Rec Date:	06/05/2015	Prior Rec Date:	10/31/1994	Yr Built/Eff:	1933 /
Sale Date:	06/04/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	667045	Acres:	0.24		
1st Mtg Amt:		Lot Area:	10,388		
Total Value:	\$534,496	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	8.23 (miles)
Address:	4287 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3336		
Owner Name:	AMOUNA PIAM		
Seller Name:	LOPEZ FAMILY LIVING TRUST		
APN:	5241-001-013	Map Reference:	53-D1 /
County:	LOS ANGELES, CA	Census Tract:	5313.02
Subdivision:	4301	Zoning:	LCM1*
Rec Date:	12/16/2014	Prior Rec Date:	01/21/1977
Sale Date:	10/08/2014	Prior Sale Date:	
Sale Price:	\$729,000	Prior Sale Price:	\$65,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1365777	Acres:	0.31
1st Mtg Amt:	\$400,000	Lot Area:	13,681
Total Value:	\$729,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	9.03 (miles)
Address:	13000 PRAIRIE AVE, HAWTHORNE, CA 90250-5308		
Owner Name:	DADYASH GHOLAM R		
Seller Name:	ECHMALIAN CHARLES JR		
APN:	4050-003-029	Map Reference:	63-B1 /
County:	LOS ANGELES, CA	Census Tract:	6025.08
Subdivision:	5545	Zoning:	HACM
Rec Date:	04/01/2015	Prior Rec Date:	03/24/1986
Sale Date:	12/22/2014	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	351455	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,811
Total Value:	\$88,694	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	9.47 (miles)
Address:	5553 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91601-2707		
Owner Name:	J & M LAND INVESTMENT GROUP LLC		
Seller Name:	SCHNEIDER EUGENE A TRUST		
APN:	2350-004-030	Map Reference:	23-D1 /
County:	LOS ANGELES, CA	Census Tract:	1252.00
Subdivision:	1455	Zoning:	LAC2
Rec Date:	02/03/2015	Prior Rec Date:	02/27/1976
Sale Date:	01/29/2015	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	\$38,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	119548	Acres:	0.40
1st Mtg Amt:	\$480,000	Lot Area:	17,513
Total Value:	\$199,962	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	11.81 (miles)
Address:	881 VIA DE LA PAZ, PACIFIC PALISADES, CA 90272-3618		
Owner Name:	COLOSSUS LP II		
Seller Name:	COLOSSUS LP II		
APN:	4412-004-015	Map Reference:	40-D3 /
County:	LOS ANGELES, CA	Census Tract:	2627.06
Subdivision:	9300	Zoning:	LAC2
Rec Date:	04/24/2015	Prior Rec Date:	
Sale Date:	04/21/2015	Prior Sale Date:	
Sale Price:	\$3,352,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	468057	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,584
Total Value:	\$316,341	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	13.15 (miles)
Address:	440 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503		

Owner Name:	LA CANADA AUTOMOTIVE INC		
Seller Name:	T L SNEED INC TRUST		
APN:	5820-009-014	Map Reference:	19-C4 /
County:	LOS ANGELES, CA	Census Tract:	4607.00
Subdivision:	5676	Zoning:	LFC2-P*
Rec Date:	01/16/2015	Prior Rec Date:	07/26/2005
Sale Date:	10/17/2014	Prior Sale Date:	07/20/2005
Sale Price:	\$1,650,000	Prior Sale Price:	\$1,695,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	59603	Acres:	0.22
1st Mtg Amt:	\$1,485,000	Lot Area:	9,795
Total Value:	\$789,052	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	13.74 (miles)
Address:	1580 E WALNUT ST, PASADENA, CA 91106-1527		
Owner Name:	E WALNUT STREET LLC		
Seller Name:	ATTAR FAMILY TRUST		
APN:	5737-006-005	Map Reference:	27-C3 /
County:	LOS ANGELES, CA	Census Tract:	4627.00
Subdivision:	HILL AVE TR	Zoning:	PSC-
Rec Date:	12/19/2014	Prior Rec Date:	02/14/2007
Sale Date:	11/13/2014	Prior Sale Date:	11/21/2006
Sale Price:	\$745,000	Prior Sale Price:	\$850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1385372	Acres:	0.16
1st Mtg Amt:	\$633,200	Lot Area:	7,001
Total Value:	\$745,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	16	Distance From Subject:	14.86 (miles)
Address:	9354 VALLEY BLVD, ROSEMEAD, CA 91770-1924		
Owner Name:	9354 AYOS LLC		
Seller Name:	TREPANIER C J TRUST		
APN:	8594-005-006	Map Reference:	38-B5 /
County:	LOS ANGELES, CA	Census Tract:	4329.01
Subdivision:	7063	Zoning:	RMC3*
Rec Date:	05/08/2015	Prior Rec Date:	08/30/1989
Sale Date:	09/26/2014	Prior Sale Date:	
Sale Price:	\$1,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	534491	Acres:	0.15
1st Mtg Amt:	\$900,000	Lot Area:	6,379
Total Value:	\$207,702	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	16.37 (miles)
Address:	2607 TYLER AVE, EL MONTE, CA 91733-2321		
Owner Name:	ULUG ABE		
Seller Name:	MILLER S L & J J TRUST		
APN:	8104-002-023	Map Reference:	47-D2 /
County:	LOS ANGELES, CA	Census Tract:	4334.02
Subdivision:		Zoning:	EMC3*
Rec Date:	04/02/2015	Prior Rec Date:	10/21/2004
Sale Date:	03/17/2015	Prior Sale Date:	10/12/2004
Sale Price:	\$620,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	361913	Acres:	0.26
1st Mtg Amt:	\$465,000	Lot Area:	11,254
Total Value:	\$270,656	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	16.55 (miles)
Address:	7332 RESEDA BLVD, RESEDA, CA 91335		
Owner Name:	PETRO ENTS LLC		
Seller Name:	GIAMELA WILLIAM M & PATRICIA L		
APN:	2119-019-032	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1318.00
Subdivision:		Zoning:	LAP
Rec Date:	03/03/2015	Prior Rec Date:	09/19/2013
Sale Date:	09/17/2014	Prior Sale Date:	09/07/2013
Sale Price:	\$1,550,000	Prior Sale Price:	\$1,140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	229651	Acres:	0.67
1st Mtg Amt:	\$800,000	Lot Area:	29,142
Total Value:	\$1,162,777	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	16.56 (miles)
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Address:	13057 VAN NUYS BLVD, PACOIMA, CA 91331-2575		
Owner Name:	RIVERA GERARDO G		
Seller Name:	APB PROPERTIES LLC		
APN:	2534-016-018	Map Reference:	9-A2 /
County:	LOS ANGELES, CA	Census Tract:	1043.20
Subdivision:	PACOIMA	Zoning:	LAC2
Rec Date:	01/09/2015	Prior Rec Date:	
Sale Date:	12/23/2014	Prior Sale Date:	
Sale Price:	\$450,091	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	26939	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,099
Total Value:	\$331,493	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	20.2 (miles)
Address:	14271 AMAR RD, LA PUENTE, CA 91746-2154		
Owner Name:	MOGHADAM F H & NUNEZ L E TRUST		
Seller Name:	PARCEL 2 TRUST		
APN:	8465-026-010	Map Reference:	48-D3 /
County:	LOS ANGELES, CA	Census Tract:	4069.02
Subdivision:	14852	Zoning:	LCA106
Rec Date:	08/11/2015	Prior Rec Date:	02/09/2000
Sale Date:	08/07/2015	Prior Sale Date:	
Sale Price:	\$1,126,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	980876	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,538
Total Value:	\$97,801	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **September 11, 2015**

JOB ADDRESS: **3318 WEST VENICE BLVD., UNIT #B, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5072-028-024**

CASE#: **77477**

ORDER NO: **A-3612173**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 24, 2014**

COMPLIANCE EXPECTED DATE: **September 29, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3612173

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHA
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

ETHEL M. HARRELL (TR), C/O: JAMES WESLEY
4311 7TH AVE.
LOS ANGELES, CA 90008

CASE #: 77477
ORDER #: A-3612173
EFFECTIVE DATE: September 24, 2014
COMPLIANCE DATE: September 29, 2014

PROPERTY OWNER OF
SITE ADDRESS: 3318 W VENICE BLVD UNIT# B

ASSESSORS PARCEL NO.: 5072-028-024

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: J & M TRANSMISSION & 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 July 09, 2014 and billed on invoice # 617566.

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.

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 I L.A.M.C.

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

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

PENALTY WARNING:

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

REVOCACTION 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 than 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 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.

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.

