

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

November 7, 2017

Council District: # 10

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

JOB ADDRESS: **3318 WEST VENICE BLVD., LOS ANGELES, CA**
(AKA: 1600 SOUTH 4TH AVENUE, LOS ANGELES, CA)

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

Re: Invoice #692550-5, #692660-9, #692697-3, #707106-5, #707130-0

On October 2, 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: **3318 West Venice Blvd., (Aka: 1600 South 4th 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.

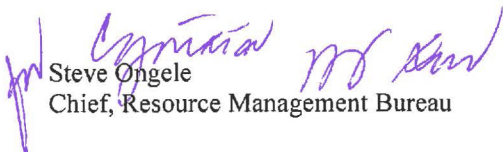
In addition, on July 15, 2016, August 1, 2016, and July 15, 2016, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 914.00
System Development Surcharge	54.84
Non-Compliance Code Enforcement Fee	1,320.00
Late Charge/Collection fee (250%)	3,300.00
Repeat Violation Fee	200.00
Accumulated Interest (1%/month)	413.40
Title Report Fee	42.00
Grand Total	\$ 6,244.24

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 **\$6,244.24** 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 **\$6,244.24** 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

Property Title Report

Work Order No. T14782
Dated as of: 10/13/2017

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.

This page is part of your document - DO NOT DISCARD

20080053254

Pages
0004



Recorded/Filed in Official Records
Recorder's Office Los Angeles County
California

Fees	\$27 00
Taxes	\$0 00
Other	\$0 00
Paid	\$27 00

01/09/08 AT 02:36PM

0001548474

200801090620027

Counter

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

	-		-			
--	---	--	---	--	--	--

2

RECORDING REQUESTED BY

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

AND WHEN RECORDED MAIL TO

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

01/09/08



20080053254

2072 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 *12-17-11911*
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 463

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

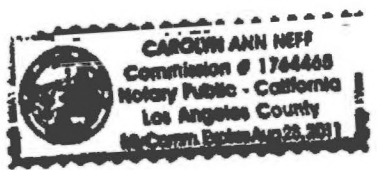
STATE OF CALIFORNIA,)
COUNTY OF Los Angeles)

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)



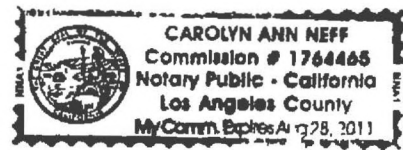
State of California
County of Los Angeles

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) 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 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:	\$39,028	Assessed Year:	2017	Property Tax:	\$805.39
Land Value:	\$31,240	Improved %:	20%	Tax Area:	401
Improvement Value:	\$7,788	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$39,028				

Comparable Summary

For Property Located At



1600 4TH AVE, LOS ANGELES, CA 90019

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	\$35,000	\$25,500	\$16,551,000	\$2,849,450
Bldg/Living Area	2,450	2,088	2,775	2,432
Price/Sqft	\$14.29	\$9.49	\$6,365.77	\$1,160.19
Year Built	1990	1924	1980	1953
Lot Area	7,000	2,575	3,784,493	198,020
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$39,028	\$65,855	\$1,568,864	\$600,888
Distance From Subject	0.00	1.46	14.03	7.18

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1600 4TH AVE	\$35,000	1990			11/20/1974	2,450	7,000	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1291 S LA BREA AVE	\$1,400,000	1947			02/10/2017	2,094	6,362	1.46
<input checked="" type="checkbox"/>	2	1471 SANTA BARBARA AVE	\$775,000	1962			06/23/2017	2,775	11,550	2.46
<input checked="" type="checkbox"/>	3	3929 S VERMONT AVE	\$7,925,000	1948			10/06/2017	2,364	7,540	2.62
<input checked="" type="checkbox"/>	4	4100 MELROSE AVE	\$1,855,000				02/14/2017	2,592	15,004	3.3
<input checked="" type="checkbox"/>	5	1048 N HUDSON AVE	\$16,551,000				07/18/2017	2,600	2,575	3.3
<input checked="" type="checkbox"/>	6	9401 JEFFERSON BLVD	\$5,600,000	1980			08/01/2017	2,220	3,784,493	4.11
<input checked="" type="checkbox"/>	7	6400 S NORMANDIE AVE	\$400,000	1940			06/20/2017	2,266	9,530	4.46
<input checked="" type="checkbox"/>	8	2817 E CESAR E CHAVEZ AVE	\$1,900,000	1932			03/07/2017	2,250	6,364	6.82
<input checked="" type="checkbox"/>	9	10000 S VERMONT AVE	\$3,325,000	1969			08/30/2017	2,088	21,177	6.99
<input checked="" type="checkbox"/>	10	2731 E GAGE AVE	\$700,000	1938			03/14/2017	2,229	9,009	7.1
<input checked="" type="checkbox"/>	11	4919 W CENTURY BLVD	\$25,500	1963			06/14/2017	2,688	8,252	7.19
<input checked="" type="checkbox"/>	12	4200 WHITTIER BLVD	\$4,625,500	1924			10/31/2017	2,736	12,887	8.19
<input checked="" type="checkbox"/>	13	10506 BURBANK BLVD	\$800,000	1955			03/21/2017	2,250	2,624	9.15
<input checked="" type="checkbox"/>	14	10947 BURBANK BLVD	\$856,000	1948			05/12/2017	2,420	3,617	9.33
<input checked="" type="checkbox"/>	15	11479 BURBANK BLVD	\$756,000	1953			02/17/2017	2,349	9,789	9.58
<input checked="" type="checkbox"/>	16	15001 S WESTERN AVE	\$400,000	1952			02/21/2017	2,400	9,952	10.25
<input checked="" type="checkbox"/>	17	981 W ROSECRANS AVE	\$750,000	1956			05/31/2017	2,570	12,394	10.65
<input checked="" type="checkbox"/>	18	1321 W GARDENA BLVD	\$985,000	1946			02/10/2017	2,556	6,393	11.24

<input checked="" type="checkbox"/>	19	441 W VALLEY BLVD	\$2,110,000	1978	10/20/2017	2,522	12,465	11.32
<input checked="" type="checkbox"/>	20	1880 E WALNUT ST	\$5,250,000	1976	05/04/2017	2,678	8,432	14.03

Comparable Sales Report

For Property Located At



1600 4TH AVE, LOS ANGELES, CA 90019

20 Comparable(s) Selected.

Report Date: 11/06/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$35,000	\$25,500	\$16,551,000	\$2,849,450
Bldg/Living Area	2,450	2,088	2,775	2,432
Price/Sqft	\$14.29	\$9.49	\$6,365.77	\$1,160.19
Year Built	1990	1924	1980	1953
Lot Area	7,000	2,575	3,784,493	198,020
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$39,028	\$65,855	\$1,568,864	\$600,888
Distance From Subject	0.00	1.46	14.03	7.18

*= user supplied for search only

Comp #:	1		Distance From Subject:	1.46 (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 #:	2		Distance From Subject:	2.46 (miles)	
Address:	1471 SANTA BARBARA AVE, LOS ANGELES, CA 90062-1226				
Owner Name:	MARTINEZ ADAN/LOOR IVAN G				
Seller Name:	BRIDGESTONE RETAIL OPERATIONS				
APN:	5036-030-033	Map Reference:	51-E1 /	Building Area:	2,775
County:	LOS ANGELES, CA	Census Tract:	2313.00	Total Rooms/Offices:	
Subdivision:	DALTON AVE SQUARE	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/23/2017	Prior Rec Date:	05/20/2002	Yr Built/Eff:	1962 / 1964
Sale Date:	06/16/2017	Prior Sale Date:	11/30/2001	Air Cond:	
Sale Price:	\$775,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	N	Roof Mat:	
Document #:	698039	Acres:	0.27		
1st Mtg Amt:	\$193,750	Lot Area:	11,550		
Total Value:	\$170,850	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **3** Distance From Subject: **2.62 (miles)**
 Address: **3929 S VERMONT AVE, LOS ANGELES, CA 90037-1936**
 Owner Name: **PMC VERMONT LLC**
 Seller Name: **PCSD 3927-3947 VERMONT AVE LLC**
 APN: **5037-022-001** Map Reference: **51-F1 /** Building Area: **2,364**
 County: **LOS ANGELES, CA** Census Tract: **2312.20** Total Rooms/Offices:
 Subdivision: **WEST PARK** Zoning: **LAC2** Total Restrooms:
 Rec Date: **10/06/2017** Prior Rec Date: **08/15/2016** Yr Built/Eff: **1948 / 1948**
 Sale Date: **10/05/2017** Prior Sale Date: **08/10/2016** Air Cond:
 Sale Price: **\$7,925,000** Prior Sale Price: **\$1,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1148983** Acres: **0.17**
 1st Mtg Amt: **\$15,675,000** Lot Area: **7,540**
 Total Value: **\$1,500,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **3.3 (miles)**
 Address: **4100 MELROSE AVE, LOS ANGELES, CA 90029-3507**
 Owner Name: **1275 BAY STREET PROPERTIES LLC**
 Seller Name: **NHVA1-XXVII LLC**
 APN: **5539-023-001** Map Reference: **34-F5 /** Building Area: **2,592**
 County: **LOS ANGELES, CA** Census Tract: **1927.00** Total Rooms/Offices:
 Subdivision: **DAYTON HEIGHTS TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **02/14/2017** Prior Rec Date: **04/07/2014** Yr Built/Eff: **/**
 Sale Date: **02/01/2017** Prior Sale Date: **03/28/2014** Air Cond:
 Sale Price: **\$1,855,000** Prior Sale Price: **\$1,110,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **181106** Acres: **0.34**
 1st Mtg Amt: Lot Area: **15,004**
 Total Value: **\$1,172,430** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **3.3 (miles)**
 Address: **1048 N HUDSON AVE, LOS ANGELES, CA 90038**
 Owner Name: **CARON INVESTMENTS LLC**
 Seller Name: **ROBERTSON W D & P A TRUST**
 APN: **5533-013-005** Map Reference: **34-C4 /** Building Area: **2,600**
 County: **LOS ANGELES, CA** Census Tract: **1918.10** Total Rooms/Offices:
 Subdivision: **STRONG & DICKINSONS** Zoning: **LAMR1** Total Restrooms:
 SOUTH HOL Yr Built/Eff: **/**
 Rec Date: **07/18/2017** Prior Rec Date: **06/19/1987** Air Cond:
 Sale Date: **06/25/2017** Prior Sale Date: **05/1987** Pool: **POOL**
 Sale Price: **\$16,551,000** Prior Sale Price: **\$830,000** Roof Mat:
 Sale Type: **FULL** Prior Sale Type: **FULL**
 Document #: **801672** Acres: **0.06**
 1st Mtg Amt: **\$15,200,000** Lot Area: **2,575**
 Total Value: **\$90,309** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.11 (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: **\$4,760,000** Lot Area: **3,784,493**
 Total Value: **\$400,810** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **4.46 (miles)**
 Address:

6400 S NORMANDIE AVE, LOS ANGELES, CA 90044-2630

Owner Name:	CHACON LUIS F		
Seller Name:	ADDISON ROBERT L TRUST		
APN:	6014-001-031	Map Reference:	51-E5 /
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	5549	Zoning:	LAC2
Rec Date:	06/20/2017	Prior Rec Date:	
Sale Date:	05/30/2017	Prior Sale Date:	
Sale Price:	\$400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	679402	Acres:	0.22
1st Mtg Amt:		Lot Area:	9,530
Total Value:	\$107,963	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #: **8** Distance From Subject: **6.82 (miles)**Address: **2817 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3107**

Owner Name:	JAKADA HOLDINGS LLC		
Seller Name:	B & D CAR WASH INC		
APN:	5178-019-004	Map Reference:	45-B4 /
County:	LOS ANGELES, CA	Census Tract:	2037.20
Subdivision:	FOREST HEIGHTS TR	Zoning:	LAC2
Rec Date:	03/07/2017	Prior Rec Date:	09/30/2014
Sale Date:	12/06/2016	Prior Sale Date:	09/22/2014
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	261837	Acres:	0.15
1st Mtg Amt:	\$3,100,000	Lot Area:	6,364
Total Value:	\$595,443	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #: **9** Distance From Subject: **6.99 (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 /
County:	LOS ANGELES, CA	Census Tract:	2404.02
Subdivision:	5054	Zoning:	LAC2
Rec Date:	08/30/2017	Prior Rec Date:	01/13/2017
Sale Date:	08/23/2017	Prior Sale Date:	12/19/2016
Sale Price:	\$3,325,000	Prior Sale Price:	\$1,677,273
Sale Type:	FULL	Prior Sale Type:	FULL
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 #: **10** Distance From Subject: **7.1 (miles)**Address: **2731 E GAGE AVE, HUNTINGTON PARK, CA 90255-4202**

Owner Name:	PATEL BALUBHAI		
Seller Name:	HERNANDEZ MANUEL JR & LORETTA		
APN:	6320-028-024	Map Reference:	52-F5 /
County:	LOS ANGELES, CA	Census Tract:	5326.06
Subdivision:	HUNTINGTON PARK	Zoning:	HPCN*
Rec Date:	03/14/2017	Prior Rec Date:	01/20/1994
Sale Date:	02/02/2017	Prior Sale Date:	
Sale Price:	\$700,000	Prior Sale Price:	\$16,113
Sale Type:	FULL	Prior Sale Type:	
Document #:	288544	Acres:	0.21
1st Mtg Amt:	\$550,000	Lot Area:	9,009
Total Value:	\$380,755	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #: **11** Distance From Subject: **7.19 (miles)**Address: **4919 W CENTURY BLVD, INGLEWOOD, CA 90304-1312**Owner Name: **CITY OF INGLEWOOD**

Seller Name:	MARTINI ASSOCIATES DEV LLC		
APN:	4023-025-033	Map Reference:	56-F3 /
County:	LOS ANGELES, CA	Census Tract:	6014.02
Subdivision:	2740	Zoning:	INC2YY
Rec Date:	06/14/2017	Prior Rec Date:	06/25/2012
Sale Date:	08/26/2016	Prior Sale Date:	06/18/2012
Sale Price:	\$25,500	Prior Sale Price:	\$525,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	657783	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,252
Total Value:	\$568,183	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	8.19 (miles)
Address:	4200 WHITTIER BLVD, LOS ANGELES, CA 90023		
Owner Name:	WDSE LP		
Seller Name:	RUDEL CHARLES P FAMILY TRUST		
APN:	5236-016-028	Map Reference:	45-D6 /
County:	LOS ANGELES, CA	Census Tract:	5313.01
Subdivision:	7707	Zoning:	LCM1*
Rec Date:	10/31/2017	Prior Rec Date:	02/23/1983
Sale Date:	10/24/2017	Prior Sale Date:	
Sale Price:	\$4,625,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1249420	Acres:	0.30
1st Mtg Amt:	\$4,125,161	Lot Area:	12,887
Total Value:	\$109,932	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	9.15 (miles)
Address:	10506 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2218		
Owner Name:	NINA MAK LLC		
Seller Name:	ZIHLA ROMANO & ALICE M TRUST		
APN:	2417-008-009	Map Reference:	23-F1 /
County:	LOS ANGELES, CA	Census Tract:	1253.10
Subdivision:	9521	Zoning:	LAC2
Rec Date:	03/21/2017	Prior Rec Date:	
Sale Date:	02/07/2017	Prior Sale Date:	
Sale Price:	\$800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	318610	Acres:	0.06
1st Mtg Amt:	\$520,000	Lot Area:	2,624
Total Value:	\$86,767	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	9.33 (miles)
Address:	10947 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2524		
Owner Name:	10947 BURBANK LLC		
Seller Name:	RYAN NOTO VENTURES LLC		
APN:	2415-005-038	Map Reference:	23-E1 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	7187	Zoning:	LAC2
Rec Date:	05/12/2017	Prior Rec Date:	05/09/2014
Sale Date:	05/09/2017	Prior Sale Date:	03/19/2014
Sale Price:	\$856,000	Prior Sale Price:	\$639,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	530649	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,617
Total Value:	\$674,430	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	9.58 (miles)
Address:	11479 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2306		
Owner Name:	SVILIK VICTOR		
Seller Name:	AIV LLC		
APN:	2338-028-017	Map Reference:	16-D1 /
County:	LOS ANGELES, CA	Census Tract:	1241.02
Subdivision:	7637	Zoning:	LAC2
		Building Area:	2,349
		Total Rooms/Offices:	
		Total Restrooms:	

Rec Date:	02/17/2017	Prior Rec Date:	05/06/2016	Yr Built/Eff:	1953 /
Sale Date:	09/15/2016	Prior Sale Date:	04/29/2016	Air Cond:	
Sale Price:	\$756,000	Prior Sale Price:	\$2,520,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	198975	Acres:	0.22		
1st Mtg Amt:		Lot Area:	9,789		
Total Value:	\$1,285,200	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	10.25 (miles)		
Address:	15001 S WESTERN AVE, GARDENA, CA 90249-3809				
Owner Name:	BRUEGL MONIKA FAMILY TRUST				
Seller Name:	KOBAYASHI MELODY				
APN:	4062-017-049	Map Reference:	63-E3 /	Building Area:	2,400
County:	LOS ANGELES, CA	Census Tract:	6034.00	Total Rooms/Offices:	
Subdivision:	7467	Zoning:	GAC3	Total Restrooms:	
Rec Date:	02/21/2017	Prior Rec Date:	07/10/1987	Yr Built/Eff:	1952 / 1952
Sale Date:	11/15/2016	Prior Sale Date:	04/1987	Air Cond:	
Sale Price:	\$400,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	203615	Acres:	0.23		
1st Mtg Amt:	\$320,000	Lot Area:	9,952		
Total Value:	\$374,368	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject:	10.65 (miles)		
Address:	981 W ROSECRANS AVE, COMPTON, CA 90222-3823				
Owner Name:	NHS NEIGHBORHOOD REDEV CORP				
Seller Name:	MOORE JEROLD S SR & BARBARA L				
APN:	6144-019-003	Map Reference:	64-D2 /	Building Area:	2,570
County:	LOS ANGELES, CA	Census Tract:	5427.00	Total Rooms/Offices:	
Subdivision:	MORTON HOMESTEAD LANDS	Zoning:	COCL*	Total Restrooms:	
Rec Date:	05/31/2017	Prior Rec Date:	08/28/1997	Yr Built/Eff:	1956 / 1970
Sale Date:	04/28/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$750,000	Prior Sale Price:	\$130,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	599892	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,394		
Total Value:	\$221,031	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject:	11.24 (miles)		
Address:	1321 W GARDENA BLVD, GARDENA, CA 90247-4827				
Owner Name:	YUSIFZAI MOHAMMAD				
Seller Name:	HAZELTON FAMILY TRUST B				
APN:	6113-016-026	Map Reference:	63-F4 /	Building Area:	2,556
County:	LOS ANGELES, CA	Census Tract:	6031.01	Total Rooms/Offices:	
Subdivision:	VERNELL TR	Zoning:	GACR	Total Restrooms:	
Rec Date:	02/10/2017	Prior Rec Date:	11/30/1992	Yr Built/Eff:	1946 / 1950
Sale Date:	01/31/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$985,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	173066	Acres:	0.15		
1st Mtg Amt:	\$750,000	Lot Area:	6,393		
Total Value:	\$65,855	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject:	11.32 (miles)		
Address:	441 W VALLEY BLVD, ALHAMBRA, CA 91803-3341				
Owner Name:	ZHANG DUOWEN D TRUST				
Seller Name:	PIEKARSA HARIX P & PHUONG L				
APN:	5348-016-014	Map Reference:	37-C5 /	Building Area:	2,522
County:	LOS ANGELES, CA	Census Tract:	4816.04	Total Rooms/Offices:	
Subdivision:	10522	Zoning:	ALCPD*	Total Restrooms:	
Rec Date:	10/20/2017	Prior Rec Date:	08/01/2014	Yr Built/Eff:	1978 / 1978
Sale Date:	10/06/2017	Prior Sale Date:	07/28/2014	Air Cond:	
Sale Price:	\$2,110,000	Prior Sale Price:	\$1,515,000	Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	1205689	Acres:	0.29	
1st Mtg Amt:		Lot Area:	12,465	
Total Value:	\$1,568,864	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	20	Distance From Subject:	14.03 (miles)
Address:	1880 E WALNUT ST, PASADENA, CA 91107		
Owner Name:	WALNUT INVESTMENT LLC		
Seller Name:	PARK GREEN DIP LLC		
APN:	5746-016-087	Map Reference:	27-D3 /
County:	LOS ANGELES, CA	Census Tract:	4627.00
Subdivision:	FAIRVIEW PLACE EXT	Zoning:	PSC-
Rec Date:	05/04/2017	Prior Rec Date:	02/20/2008
Sale Date:	05/03/2017	Prior Sale Date:	12/11/2007
Sale Price:	\$5,250,000	Prior Sale Price:	\$3,045,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	497065	Acres:	0.19
1st Mtg Amt:	\$3,000,000	Lot Area:	8,432
Total Value:	\$894,093	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,678
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1976 / 1976
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **November 7, 2017**

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

(AKA: **1600 SOUTH 4TH AVENUE, LOS ANGELES, CA**)

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

CASE#: **77477**

ORDER NO: **A-4173288**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 27, 2016**

COMPLIANCE EXPECTED DATE: **October 2, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4173288

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
E. FELICLABRANNO
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

ORDER TO COMPLY

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

CASE #: 77477
ORDER #: A-4173288
EFFECTIVE DATE: September 27, 2016
COMPLIANCE DATE: October 02, 2016

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 15, 2016 and billed on invoice # 692550.

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

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.

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)2 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 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.

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

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 21, 2016


MARK RUDE
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3044
mark.rude@lacity.org


REVIEWED BY

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

SEP 21 2016

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

1450912320173845106060620173619910604202017

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