

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

June 6, 2017

Council District: # 9

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

JOB ADDRESS: 239 EAST FLORENCE AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6011-007-005

On July 24, 2015, 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: **239 East Florence 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, pursuant to Section 98.0421, the property owner was issued an order June 24, 2015 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%)	2, 204.40
Accumulated Interest (1%/month)	424.06
Title Report Fee	42.00
Grand Total	\$ 3,330.46

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 **\$3,330.46** 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 **\$3,330.46** 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 Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T13607
Dated as of: 08/24/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6011-007-005

Property Address: 239 E FLORENCE AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GREGORY L SMALLEY

Grantor : MILLIE MARIE COLLINS

Deed Date : 09/25/1974

Recorded : 10/29/1974

Instr No. : BK D6457 PG 765

Type of Document: QUITCLAIM DEED

Grantee : GREGORY L SMALLEY

Grantor : DEANNA M. SMALLEY

Deed Date : 09/25/1974

Recorded : 10/29/1974

Instr No. : BK D6457 PG 764

MAILING ADDRESS: GREGORY L SMALLEY
8030 MULHOLLAND DR LOS ANGELES CA 90046

SCHEDULE B

LEGAL DESCRIPTION

Lot: 7,8 Block: 2 Tract No: 3444 Abbreviated Description: LOT:7,8 BLK:2

CITY:REGION/CLUSTER: 26/26604 TR#:3444 TRACT NO 3444 EX OF ST LOTS 7 AND LOT

8 BLK 2 City/Muni/Twp: REGION/CLUSTER: 26/26604

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Order Number 162411 F Record Number 88-27622

RECORDING REQUESTED BY

1150

D6457-765

LAWYERS TITLE INSURANCE CORPORATION

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Gregory Leon Smalley
3387 Agnes
Lynwood Ca 90262

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA

OCT 29 1974 AT 8 A.M.

Recorder's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Los Angeles

(City or ~~County~~)

Grant Deed

FEE \$3 K

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 12.10

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

Millie Marie Collins, a married woman

For a Valuable Consideration, the receipt of which is hereby acknowledged, hereby GRANT(s)

To Gregory Leon Smalley, a married man as his separate property

all that real property situated in the County of Los Angeles, State of California, described as follows:

Lots 7 and 8 in Block 2 of Tract 3444, as per Map recorded in Book 47, Page 43 of Maps, in the office of the Recorder of said County

Dated September 25, 1974

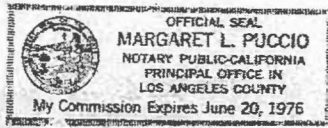
Millie Marie Collins
Millie Marie Collins

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On September 26, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Millie Marie Collins

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same. WITNESS my hand and official seal.

Signature Margaret L. Puccio



(This area for official notarial seal)

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

(Name)

9425 ESC 2564 3-71" P.S.

(Address - Number, Street, City, State, and Zip Code)

RECORDING REQUESTED BY

1149

EX 06457 PG 764

LAWYERS TITLE INSURANCE CORPORATION

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA

OCT 29 1974 AT 8 A.M.

Recorder's Office

AND WHEN RECORDED MAIL TO

NAME Gregory Leon Smalley
ADDRESS 3387 Agnes
CITY & STATE Lynwood Ca 90262

162411 F

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO
NAME
ADDRESS as above
CITY & STATE

Documentary transfer tax \$ nil
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances remaining thereon at time of sale.
Emie Fickler, Lawyer Title
Signature of declarant or agent determining tax - firm name
 Unincorporated area City of

FEE \$3 K

Quitclaim Deed

L-11-3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Deanna M. Smalley, wife of grantee

doe hereby remise, release and forever quitclaim to
Gregory Leon Smalley, husband of grantor

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

Lots 7 and 8 in Block 2 of Tract 3444, as per
Map recorded in Book 47, Page 43 of Maps, in
the office of the Recorder of said County

Dated September 25, 1974

Deanna M. Smalley
Deanna M. Smalley

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On October 12, 1974 before me, the under
signed, a Notary Public in and for said County and State, personally
appeared Deanna M. Smalley

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.

Margaret L. Puccio
Signature of Notary

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
MARGARET L. PUCCIO
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 20, 1976

Title Order No. _____ Escrow No. _____

EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **239 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6011-007-005**

Date: **June 6, 2017**

Last Full Title: **08/24/2016**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). GREGORY L SMALLEY
8030 MULHOLLAND DR
LOS ANGELES, CA 90046

CAPACITY: OWNER

Property Detail Report

For Property Located At :
239 E FLORENCE AVE, LOS ANGELES, CA 90003



Owner Information

Owner Name: **SMALLEY GREGORY L**
 Mailing Address: **8030 MULHOLLAND DR, LOS ANGELES CA 90046-1129 C007**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 3444 EX OF ST LOTS 7 AND LOT 8		
County:	LOS ANGELES, CA	APN:	6011-007-005
Census Tract / Block:	2393.20 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	3444
Legal Book/Page:	47-43	Map Reference:	52-B5 /
Legal Lot:	8	Tract #:	3444
Legal Block:	2	School District:	LOS ANGELES
Market Area:	C42	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	10/29/1974 /	1st Mtg Amount/Type:	\$7,000 / CONV
Sale Price:	\$11,000	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:	\$7.44
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:	1947 / 1947	Total Rooms/Offices		Garage Area:	
Gross Area:	1,479	Total Restrooms:		Garage Capacity:	
Building Area:	1,479	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.17	County Use:	STORES (1100)
Lot Area:	7,386	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:	2	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$34,950	Assessed Year:	2016	Property Tax:	\$825.76
Land Value:	\$15,301	Improved %:	56%	Tax Area:	6659
Improvement Value:	\$19,649	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$34,950				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

239 E FLORENCE AVE, LOS ANGELES, CA 90003**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	\$11,000	\$180,000	\$4,650,000	\$801,750
Bldg/Living Area	1,479	1,322	1,700	1,502
Price/Sqft	\$7.44	\$120.00	\$3,283.90	\$541.54
Year Built	1947	1903	1994	1947
Lot Area	7,386	2,497	18,701	4,786
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$34,950	\$53,971	\$1,358,122	\$307,381
Distance From Subject	0.00	1.20	10.37	6.77

* = 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									
		239 E FLORENCE AVE	\$11,000	1947		10/29/1974	1,479	7,386	0.0
Comparables									
<input checked="" type="checkbox"/>	1	7320 S VERMONT AVE	\$205,000	1922		08/25/2016	1,600	5,600	1.2
<input checked="" type="checkbox"/>	2	9127 S WESTERN AVE	\$210,000	1946		09/28/2016	1,440	2,696	2.67
<input checked="" type="checkbox"/>	3	3875 WHITTIER BLVD	\$300,000	1994		10/20/2016	1,322	3,361	5.74
<input checked="" type="checkbox"/>	4	11106 ATLANTIC AVE	\$310,000	1955		07/27/2016	1,560	3,190	5.92
<input checked="" type="checkbox"/>	5	11174 ATLANTIC AVE	\$565,000	1954		06/09/2016	1,500	3,164	5.95
<input checked="" type="checkbox"/>	6	11334 ATLANTIC AVE	\$180,000	1962		07/01/2016	1,500	3,171	6.03
<input checked="" type="checkbox"/>	7	4912 VENICE BLVD	\$685,000	1946		07/01/2016	1,500	3,762	6.45
<input checked="" type="checkbox"/>	8	3771 E 1ST ST	\$385,000	1926		09/23/2016	1,344	5,530	6.47
<input checked="" type="checkbox"/>	9	12814 S ATLANTIC AVE	\$201,000	1947		03/28/2016	1,381	2,497	6.51
<input checked="" type="checkbox"/>	10	841 W GARDENA BLVD	\$320,000	1903		06/20/2016	1,700	3,000	6.53
<input checked="" type="checkbox"/>	11	2128 S ATLANTIC BLVD	\$400,000	1949		04/06/2016	1,527	7,722	6.65
<input checked="" type="checkbox"/>	12	5050 W PICO BLVD	\$3,350,000	1928		06/17/2016	1,472	6,180	6.7
<input checked="" type="checkbox"/>	13	5508 W PICO BLVD	\$1,115,000	1946		02/23/2016	1,600	6,668	7.18
<input checked="" type="checkbox"/>	14	2834 W SUNSET BLVD	\$1,285,000	1922		06/06/2016	1,672	2,967	7.4
<input checked="" type="checkbox"/>	15	12936 PARAMOUNT BLVD	\$550,000	1969		10/05/2016	1,350	2,753	7.64
<input checked="" type="checkbox"/>	16	15606 INGLEWOOD AVE	\$4,650,000	1966		04/04/2016	1,416	18,701	7.87
<input checked="" type="checkbox"/>	17	1536 W OLYMPIC BLVD Q	\$245,000	1948		05/13/2016	1,445	4,449	9
<input checked="" type="checkbox"/>	18	5368 LONG BEACH BLVD	\$280,000	1929		02/10/2016	1,536	2,751	9.4
<input checked="" type="checkbox"/>	19	1923 E HUNGERFORD ST	\$500,000	1987		09/09/2016	1,500	4,632	9.68
<input checked="" type="checkbox"/>	20	16427 BELLFLOWER BLVD	\$299,000	1941		09/08/2016	1,680	2,928	10.37

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

239 E FLORENCE AVE, LOS ANGELES, CA 90003**20 Comparable(s) Selected.**

Report Date: 11/07/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$11,000	\$180,000	\$4,650,000	\$801,750
Bldg/Living Area	1,479	1,322	1,700	1,502
Price/Sqft	\$7.44	\$120.00	\$3,283.90	\$541.54
Year Built	1947	1903	1994	1947
Lot Area	7,386	2,497	18,701	4,786
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$34,950	\$53,971	\$1,358,122	\$307,381
Distance From Subject	0.00	1.20	10.37	6.77

* = user supplied for search only

Comp #: **1** Distance From Subject: **1.2 (miles)**
 Address: **7320 S VERMONT AVE, LOS ANGELES, CA 90044-5127**
 Owner Name: **NEAL CONSTRUCTION SERVICES COR**
 Seller Name: **WATKINS KATRINA**
 APN: **6020-004-006** Map Reference: **51-F6 /** Building Area: **1,600**
 County: **LOS ANGELES, CA** Census Tract: **2377.10** Total Rooms/Offices:
 Subdivision: **FLORENCE AVE** Zoning: **LAC2** Total Restrooms:
HEIGHTS
 Rec Date: **08/25/2016** Prior Rec Date: **01/23/2004** Yr Built/Eff: **1922 / 1940**
 Sale Date: **07/26/2016** Prior Sale Date: **06/03/2003** Air Cond: **NONE**
 Sale Price: **\$205,000** Prior Sale Price: **\$80,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat: **ROLL**
 Document #: **1017887** Acres: **0.13** **COMPOSITION**
 1st Mtg Amt: **Lot Area: 5,600**
 Total Value: **\$96,073** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **2.67 (miles)**
 Address: **9127 S WESTERN AVE, LOS ANGELES, CA 90047-3519**
 Owner Name: **BASAMBEKYAN TIGRAN**
 Seller Name: **FREEMONT WESTERN LLC**
 APN: **6036-016-035** Map Reference: **57-E2 /** Building Area: **1,440**
 County: **LOS ANGELES, CA** Census Tract: **2384.00** Total Rooms/Offices:
 Subdivision: **12567** Zoning: **LAC2** Total Restrooms:
 Rec Date: **09/28/2016** Prior Rec Date: **07/29/2014** Yr Built/Eff: **1946 / 1946**
 Sale Date: **09/20/2016** Prior Sale Date: **06/27/2014** Air Cond: **NONE**
 Sale Price: **\$210,000** Prior Sale Price: **\$175,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1178292** Acres: **0.06**
 1st Mtg Amt: **Lot Area: 2,696**
 Total Value: **\$177,668** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **5.74 (miles)**
 Address: **3875 WHITTIER BLVD, LOS ANGELES, CA 90023-2431**
 Owner Name: **ALARCON PEDRO**
 Seller Name: **SAMANIEGO ROSA**
 APN: **5239-002-009** Map Reference: **45-C6 /** Building Area: **1,322**
 County: **LOS ANGELES, CA** Census Tract: **5312.02** Total Rooms/Offices:
 Subdivision: **ALMAYO TR** Zoning: **LCM1*** Total Restrooms:
 Rec Date: **10/20/2016** Prior Rec Date: **12/24/2003** Yr Built/Eff: **1994 / 1994**
 Sale Date: **08/30/2016** Prior Sale Date: **11/04/2003** Air Cond: **NONE**
 Sale Price: **\$300,000** Prior Sale Price: **\$150,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1291424** Acres: **0.08**
 1st Mtg Amt: **Lot Area: 3,361**
 Total Value: **\$180,147** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **5.92 (miles)**
 Address: **11106 ATLANTIC AVE, LYNWOOD, CA 90262-3004**
 Owner Name: **MARISCOS EL VIEJON INC**
 Seller Name: **JAUREGUI RUBEN & JUANITA**
 APN: **6194-012-002** Map Reference: **59-D5 /** Building Area: **1,560**
 County: **LOS ANGELES, CA** Census Tract: **5400.00** Total Rooms/Offices:
 Subdivision: **7984** Zoning: **LYC3*** Total Restrooms:
 Rec Date: **07/27/2016** Prior Rec Date: **10/22/1985** Yr Built/Eff: **1955 / 1955**
 Sale Date: **07/01/2016** Prior Sale Date: **08/1985** Air Cond: **NONE**
 Sale Price: **\$310,000** Prior Sale Price: **\$55,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL**
 Document #: **881899** Acres: **0.07** **COMPOSITION**
 1st Mtg Amt: **\$217,000** Lot Area: **3,190**
 Total Value: **\$92,834** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **5.95 (miles)**
 Address: **11174 ATLANTIC AVE, LYNWOOD, CA 90262-3004**
 Owner Name: **ALFARO PROPERTY INVESTMENTS**
 Seller Name: **SOTO SULMA**
 APN: **6194-012-017** Map Reference: **59-D5 /** Building Area: **1,500**
 County: **LOS ANGELES, CA** Census Tract: **5400.00** Total Rooms/Offices:
 Subdivision: **7984** Zoning: **LYC3*** Total Restrooms:
 Rec Date: **06/09/2016** Prior Rec Date: **08/02/2004** Yr Built/Eff: **1954 / 1954**
 Sale Date: **05/18/2016** Prior Sale Date: **03/22/2004** Air Cond: **NONE**
 Sale Price: **\$565,000** Prior Sale Price: **\$115,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat:
 Document #: **665080** Acres: **0.07**
 1st Mtg Amt: **\$452,000** Lot Area: **3,164**
 Total Value: **\$256,257** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **6.03 (miles)**
 Address: **11334 ATLANTIC AVE, LYNWOOD, CA 90262-3008**
 Owner Name: **ADP INVESTMENT LLC**
 Seller Name: **SALAZAR FAMILY TRUST**
 APN: **6194-020-007** Map Reference: **59-C6 /** Building Area: **1,500**
 County: **LOS ANGELES, CA** Census Tract: **5400.00** Total Rooms/Offices:
 Subdivision: **7984** Zoning: **LYC3*** Total Restrooms:
 Rec Date: **07/01/2016** Prior Rec Date: **12/08/1988** Yr Built/Eff: **1962 / 1962**
 Sale Date: **06/29/2016** Prior Sale Date: **10/1988** Air Cond: **NONE**
 Sale Price: **\$180,000** Prior Sale Price: **\$100,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **772656** Acres: **0.07**
 1st Mtg Amt: Lot Area: **3,171**
 Total Value: **\$158,495** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **6.45 (miles)**
 Address: **4912 VENICE BLVD, LOS ANGELES, CA 90019-5543**
 Owner Name: **PANTOJA JESUS TRUST/ARCHIBALD MARY TRUST**
 Seller Name: **ADMATI NETZER**
 APN: **5067-006-002** Map Reference: **43-B3 /** Building Area: **1,500**
 County: **LOS ANGELES, CA** Census Tract: **2182.10** Total Rooms/Offices:
 Subdivision: **5870** Zoning: **LAC2** Total Restrooms:
 Rec Date: **07/01/2016** Prior Rec Date: **09/06/2000** Yr Built/Eff: **1946 / 1946**
 Sale Date: **06/28/2016** Prior Sale Date: **08/07/2000** Air Cond: **NONE**
 Sale Price: **\$685,000** Prior Sale Price: **\$170,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **769661** Acres: **0.09**
 1st Mtg Amt: **\$582,200** Lot Area: **3,762**
 Total Value: **\$216,380** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **6.47 (miles)**
 Address: **3771 E 1ST ST, LOS ANGELES, CA 90063-2341**
 Owner Name: **SOU PETER S/UNG KAREN K**
 Seller Name: **MCDOWELL JOANNE M**
 APN: **5232-024-033** Map Reference: **45-D5 /** Building Area: **1,344**
 County: **LOS ANGELES, CA** Census Tract: **5311.01** Total Rooms/Offices:
 Subdivision: **WELLINGTON HEIGHTS** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **09/23/2016** Prior Rec Date: Yr Built/Eff: **1926 / 1932**
 Sale Date: **04/06/2016** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$385,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1159206** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,530**
 Total Value: **\$53,971** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **6.51 (miles)**
 Address: **12814 S ATLANTIC AVE, COMPTON, CA 90221-1904**
 Owner Name: **REITER JAY & M FAMILY TRUST**
 Seller Name: **ROBINSON JOSHUA & ROSALINDA**
 APN: **6185-010-006** Map Reference: **65-C2 /** Building Area: **1,381**
 County: **LOS ANGELES, CA** Census Tract: **5421.04** Total Rooms/Offices:
 Subdivision: **8989** Zoning: **LCC3*** Total Restrooms:
 Rec Date: **03/28/2016** Prior Rec Date: **02/10/1981** Yr Built/Eff: **1947 / 1976**
 Sale Date: **03/04/2016** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$201,000** Prior Sale Price: **\$8,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **335106** Acres: **0.06**
 1st Mtg Amt: Lot Area: **2,497**
 Total Value: **\$58,230** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **6.53 (miles)**
 Address: **841 W GARDENA BLVD, GARDENA, CA 90247-4964**
 Owner Name: **AROYAN ANDRANIK**
 Seller Name: **ABUNDANT INVESTMENTS LLC**
 APN: **6120-018-008** Map Reference: **63-F4 /** Building Area: **1,700**
 County: **LOS ANGELES, CA** Census Tract: **2912.10** Total Rooms/Offices:
 Subdivision: **GARDENA** Zoning: **LAC2** Total Restrooms:
 Rec Date: **06/20/2016** Prior Rec Date: **04/17/2015** Yr Built/Eff: **1903 / 1919**
 Sale Date: **06/10/2016** Prior Sale Date: **03/25/2015** Air Cond: **NONE**
 Sale Price: **\$320,000** Prior Sale Price: **\$245,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **708157** Acres: **0.07**
 1st Mtg Amt: Lot Area: **3,000**
 Total Value: **\$248,736** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **6.65 (miles)**
 Address: **2128 S ATLANTIC BLVD, COMMERCE, CA 90040-1320**
 Owner Name: **MANSUETO STEVEN**
 Seller Name: **PEARSON RONALD S & EMILY R**
 APN: **6335-002-044** Map Reference: **53-F2 /** Building Area: **1,527**
 County: **LOS ANGELES, CA** Census Tract: **5323.03** Total Rooms/Offices:
 Subdivision: **8181** Zoning: **CMC2*** Total Restrooms:
 Rec Date: **04/06/2016** Prior Rec Date: **05/05/2006** Yr Built/Eff: **1949 /**
 Sale Date: **03/15/2016** Prior Sale Date: **04/28/2006** Air Cond: **NONE**
 Sale Price: **\$400,000** Prior Sale Price: **\$605,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **376300** Acres: **0.18**
 1st Mtg Amt: Lot Area: **7,722**
 Total Value: **\$300,000** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **6.7 (miles)**
 Address: **5050 W PICO BLVD, LOS ANGELES, CA 90019-4128**
 Owner Name: **DRIVE PICO LLC/KT8 LLC**
 Seller Name: **OKI LAND INVESTMENTS LLC**
 APN: **5070-017-002** Map Reference: **43-A3 /** Building Area: **1,472**
 County: **LOS ANGELES, CA** Census Tract: **2172.00** Total Rooms/Offices:
 Subdivision: **1740** Zoning: **LAC4** Total Restrooms:
 Rec Date: **06/17/2016** Prior Rec Date: Yr Built/Eff: **1928 / 1948**
 Sale Date: **05/20/2016** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$3,350,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **699406** Acres: **0.14**
 1st Mtg Amt: Lot Area: **6,180**
 Total Value: **\$935,524** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **7.18 (miles)**
 Address: **5508 W PICO BLVD, LOS ANGELES, CA 90019-3916**
 Owner Name: **YB REAL ESTATE PROPERTIES IV L**
 Seller Name: **BOTACH SHLOMO**
 APN: **5069-024-013** Map Reference: **42-F3 /** Building Area: **1,600**
 County: **LOS ANGELES, CA** Census Tract: **2171.00** Total Rooms/Offices:
 Subdivision: **5091** Zoning: **LAC4** Total Restrooms:
 Rec Date: **02/23/2016** Prior Rec Date: **01/07/1985** Yr Built/Eff: **1946 / 1946**
 Sale Date: **12/08/2015** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$1,115,000** Prior Sale Price: **\$300,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **190988** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,668**
 Total Value: **\$240,198** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **7.4 (miles)**
 Address: **2834 W SUNSET BLVD, LOS ANGELES, CA 90026**
 Owner Name: **SPEECH ON SUNSET LLC**
 Seller Name: **SUNSET HEALTH & WELLNESS LLC**
 APN: **5426-020-007** Map Reference: **35-B5 /** Building Area: **1,672**
 County: **LOS ANGELES, CA** Census Tract: **1958.04** Total Rooms/Offices:
 Subdivision: **4556** Zoning: **LAC2** Total Restrooms:
 Rec Date: **06/06/2016** Prior Rec Date: **01/29/2013** Yr Built/Eff: **1922 / 1940**
 Sale Date: **05/06/2016** Prior Sale Date: **10/15/2012** Air Cond: **NONE**
 Sale Price: **\$1,285,000** Prior Sale Price: **\$700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **644915** Acres: **0.07**
 1st Mtg Amt: **\$963,750** Lot Area: **2,967**
 Total Value: **\$728,164** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **7.64 (miles)**
 Address: **12936 PARAMOUNT BLVD, DOWNEY, CA 90242-4347**
 Owner Name: **HERNANDEZ ALEX**
 Seller Name: **VALLES FAMILY 2004 TRUST**
 APN: **6260-006-025** Map Reference: **59-F6 /** Building Area: **1,350**
 County: **LOS ANGELES, CA** Census Tract: **5517.00** Total Rooms/Offices:
 Subdivision: **9613** Zoning: **DOC3*** Total Restrooms:
 Rec Date: **10/05/2016** Prior Rec Date: Yr Built/Eff: **1969 / 1969**
 Sale Date: **08/18/2016** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$550,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1221826** Acres: **0.06**
 1st Mtg Amt: **\$330,000** Lot Area: **2,753**
 Total Value: **\$55,448** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **7.87 (miles)**
 Address: **15606 INGLEWOOD AVE, LAWDALE, CA 90260-2543**
 Owner Name: **G & M GAPCO LLC**
 Seller Name: **FRYS PETROLEUM INC**
 APN: **4080-025-088** Map Reference: **/** Building Area: **1,416**
 County: **LOS ANGELES, CA** Census Tract: **6039.00** Total Rooms/Offices:
 Subdivision: **LAWDALE ACRES** Zoning: **LNM1VV** Total Restrooms:
 Rec Date: **04/04/2016** Prior Rec Date: **12/27/2006** Yr Built/Eff: **1966 / 1980**
 Sale Date: **03/25/2016** Prior Sale Date: **10/26/2006** Air Cond: **NONE**
 Sale Price: **\$4,650,000** Prior Sale Price: **\$1,200,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **368991** Acres: **0.43**
 1st Mtg Amt: Lot Area: **18,701**
 Total Value: **\$1,358,122** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #:	17			Distance From Subject:	9 (miles)
Address:	1536 W OLYMPIC BLVD Q, MONTEBELLO, CA 90640-5014				
Owner Name:	ETIBARYAN ARMAN				
Seller Name:	GOLDSTEIN MARK				
APN:	6337-001-021	Map Reference:	54-C2 /	Building Area:	1,445
County:	LOS ANGELES, CA	Census Tract:	5320.01	Total Rooms/Offices:	
Subdivision:	13558	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	05/13/2016	Prior Rec Date:	11/20/2012	Yr Built/Eff:	1948 / 1948
Sale Date:	05/05/2016	Prior Sale Date:	11/06/2012	Air Cond:	NONE
Sale Price:	\$245,000	Prior Sale Price:	\$130,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	552960	Acres:	0.10		
1st Mtg Amt:	\$171,500	Lot Area:	4,449		
Total Value:	\$135,227	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	18			Distance From Subject:	9.4 (miles)
Address:	5368 LONG BEACH BLVD, LONG BEACH, CA 90805-5858				
Owner Name:	YOUNGER ROBERT J				
Seller Name:	CITY OF LONG BCH				
APN:	7131-001-903	Map Reference:	70-C2 /	Building Area:	1,536
County:	LOS ANGELES, CA	Census Tract:	5717.01	Total Rooms/Offices:	
Subdivision:	5134	Zoning:	LBCCA	Total Restrooms:	
Rec Date:	02/10/2016	Prior Rec Date:	05/27/2005	Yr Built/Eff:	1929 / 1933
Sale Date:	01/14/2016	Prior Sale Date:	03/09/2005	Air Cond:	NONE
Sale Price:	\$280,000	Prior Sale Price:	\$270,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	148677	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,751		
Total Value:		# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	19			Distance From Subject:	9.68 (miles)
Address:	1923 E HUNGERFORD ST, LONG BEACH, CA 90805-4218				
Owner Name:	TONGKUL SAWAI & P LIVING TRUST				
Seller Name:	CHUPINIJ SURASAK & BENJAVAN				
APN:	7123-005-046	Map Reference:	70-E1 /	Building Area:	1,500
County:	LOS ANGELES, CA	Census Tract:	5705.02	Total Rooms/Offices:	
Subdivision:	8973	Zoning:	LBCCA	Total Restrooms:	
Rec Date:	09/09/2016	Prior Rec Date:	01/31/1983	Yr Built/Eff:	1987 / 1987
Sale Date:	08/04/2016	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$500,000	Prior Sale Price:	\$50,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1087117	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,632		
Total Value:	\$275,256	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20			Distance From Subject:	10.37 (miles)
Address:	16427 BELLFLOWER BLVD, BELLFLOWER, CA 90706-5414				
Owner Name:	GUTIERREZ JOSE L/RODRIGUEZ SANDRA G				
Seller Name:	AVILA CHARLES T				
APN:	7106-020-002	Map Reference:	66-C4 /	Building Area:	1,680
County:	LOS ANGELES, CA	Census Tract:	5542.04	Total Rooms/Offices:	
Subdivision:	3	Zoning:	BFCG&TC*	Total Restrooms:	
Rec Date:	09/08/2016	Prior Rec Date:	06/07/1989	Yr Built/Eff:	1941 / 1946
Sale Date:	08/15/2016	Prior Sale Date:	03/1989	Air Cond:	NONE
Sale Price:	\$299,000	Prior Sale Price:	\$130,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1080230	Acres:	0.07		
1st Mtg Amt:		Lot Area:	2,928		
Total Value:	\$273,507	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **239 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6011-007-005**

Date: **June 6, 2017**

CASE#: **685926**
ORDER NO: **A-3796579**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 24, 2015**
COMPLIANCE EXPECTED DATE: **July 24, 2015**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3796579

1050404201007750

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

GREGORY L SMALLEY
PO BOX 1168-739
STUDIO CITY, CA 91604

CASE #: 685926
ORDER #: A-3796579
EFFECTIVE DATE: June 24, 2015
COMPLIANCE DATE: July 24, 2015

OWNER OF
SITE ADDRESS: 239 E FLORENCE AVE A.K.A. 241 E. FLORENCE

ASSESSORS PARCEL NO.: 6011-007-005
ZONE: C2; Commercial Zone

MAILED
7/8/16

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Unapproved occupancy or use of the retail store as automobile repair shop.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the retail store as a automobile repair shop.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Rear of property

2. Occupancy change needs new Certificate of Occupancy.

You are therefore ordered to: Obtain the required Certificate of Occupancy for the change of occupancy.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property



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

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.

If you have any questions or require any additional information please feel free to contact me at (323)846-2657.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Bruce Todd

Date: June 17, 2015

BRUCE TODD
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)846-2657
Bruce.Todd@lacity.org

B7
REVIEWED BY