

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE PRESIDENT

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GEORGE HOVAGUIMIAN
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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

November 2, 2016

Council District: # 9

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

JOB ADDRESS: **1240 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-002-005**

On June 18, 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: **1240 West Slauson 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. The Department imposed a non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	297.16
Title Report Fee	42.00
Grand Total	\$ 2,649.16

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 **\$2,649.16** 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 **\$2,649.16** 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. T12988
Dated as of: 01/27/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6003-002-005

Property Address: 1240 W SLAUSON AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JUDE F NWANKWO

Grantor : MELONIE MURRAY,

Deed Date : 08/08/2013

Recorded : 11/20/2013

Instr No. : 13-1651564

MAILING ADDRESS: JUDE F NWANKWO
1240 W SLAUSON AVE LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 80 **Tract No:** 1266 **Abbreviated Description:** LOT:80 CITY:REGION/CLUSTER:
25/25815 **TR#:**1266 **TRACT #** 1266 **EX OF ST** LOT 80 **IMPI=COM, 1**
UNIT,1080SF,YB:1995,1STY.City/Muni/Twp: REGION/CLUSTER: 25/25815

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 11/20/2013

Document #: 13-1651565

Loan Amount: \$120,000

Lender Name: THE LABBETT FAMILY TRUST ETAL

Borrowers Name: JUDE F NWANKWO

MAILING ADDRESS: RUSHMYFILE INC
380 BEACH RD, STE B BURLINGAME, CA 94010

Stewart Title of California

RECORDING REQUESTED BY:
Mi Casita Escrow, Inc.
Order No. 01880-54794
Escrow No. 13550-AS
Parcel No. 6003-002-005



AND WHEN RECORDED MAIL TO:

JUDE F. NWAKWO
1240 WEST SLAUSON AVENUE
LOS ANGELES, CA 90044

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$-0- and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Melonie Murray, a single woman

hereby GRANT(S) to Jude F. Nwankwo, *an unmarried man*

"This is a bonafide gift and the grantor received nothing in return, R & T 11811"

the following described real property in the County of Los Angeles, State of California:

Lot 80 of Tract No. 1266 in the city Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 20 Page(s) 101 of Maps in the Office of the County Recorder of Los Angeles County.

Date August 6, 2013

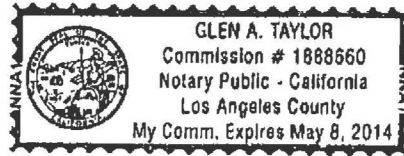
Melonie Murray

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On August 8, 2013, before me, Glen A. Taylor (Notary Public), personally appeared Melonie Murray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Stewart Title of California

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

RUSHMYFILE, INC.
380 BEACH RD., SUITE B
BURLINGAME, CA 94010
Loan Number: RMFI 1927

Property Address:
1240 W. SLAUSON AVE,
LOS ANGELES, CA 90044

APN: 6003-002-005

11/20/2013



20131651565

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SPACE ABOVE THIS LINE FOR RECORDERS USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19, 20 and 22. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) **"Security Instrument"** means this document, which is dated NOVEMBER 7, 2013, together with all Riders to this document.

(B) **"Borrower"** is JUDE FRANCIS NWANKWO, AN UNMARRIED MAN. Borrower is the trustor under this Security Instrument. Borrower's mailing address is: 5229 CARTWRIGHT AVE #1, North Hollywood, CA 91601.

(C) **"Lender"** is JOHN E. LABBETT, TRUSTEE OF THE LABBETT FAMILY TRUST DATED 9/13/2006. Lender is the beneficiary under this Security Instrument. Lender's mailing address is: 320 Frys Harbor Drive, Camarillo, CA 93012

(D) **"Trustee"** is STEWART TITLE COMPANY, to whom Borrower irrevocably grants, transfers and assigns property, in Trust, with Power of Sale.

(E) **"Note"** means the promissory note signed by Borrower and dated NOVEMBER 7, 2013. The Note states that Borrower owes Lender ONE HUNDRED TWENTY THOUSAND DOLLARS exactly (U.S. \$120,000.00) plus interest.

(F) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."

(G) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) **"Riders"** means all riders to this Security Instrument that are executed by Borrower. The following riders are to be executed by Borrower : Assignment of Rents and Profits; Security Agreement and Protection of Lenders' Security Rider.

(I) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) **"Community Association Dues, Fees and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

"see riders"

lob

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are incurred, the amount not paid shall be added to the principal amount of the Note and bear interest thereon at the same rate then in effect (including any default rate in effect) and shall be secured by the same collateral as securing the Note and Loan Agreement.

31. Acceptance by Lender of Partial Payment After Notice of Default. By accepting partial payment (payments which do not satisfy a default or delinquency in full), or any sums secured by this Deed of Trust after a notice of default has been recorded, or by accepting late performance of any obligation secured by this Deed of Trust, or by adding any payments so made to the loans secured by this Deed of Trust, whether or not such payments are made pursuant to a court order, Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such payment promptly or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

32. Unsecured Portion of Indebtedness. If any part of the secured indebtedness cannot be lawfully secured by this Deed of Trust, or if any part of the Property cannot be lawfully subject to the lien and security interest hereof to the full extent of such indebtedness, then all payments made shall be applied on said indebtedness first in discharge of that portion thereof which is unsecured by this Deed of Trust.

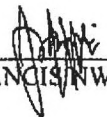
33. Waiver of Marshalling; Other Waivers. To the extent permitted by law, Borrower waives (i) the benefit of all present or future laws providing for any appraisal before sale of any portion of the Mortgaged Property, (ii) all rights of redemption, valuation, appraisal, stay of execution, notice of election to mature or declare due the whole of the Indebtedness and marshalling in the event of foreclosure of the lien created by this Instrument, (iii) all rights and remedies which Borrower may have or be able to assert by reason of the laws of the State of California pertaining to the rights and remedies of sureties, (iv) the right to assert any statute of limitations as a bar to the enforcement of the lien of this Instrument or to any action brought to enforce the Note or any other obligation secured by this Instrument, and (v) any rights, legal or equitable, to require marshalling of assets or to require upon foreclosure sales in a particular order, including any rights under California Civil Code Sections 2899 and 3433. If the Mortgaged Property consists of several lots, parcels or items of property, Beneficiary may: (a) designate the order in which such lots, parcels or items shall be offered for sale or sold, or (b) elect to sell such lots, parcels or items through a single sale, or through two or more successive sales, or in any other manner Beneficiary deems in its best interest. Any person, including Trustor, Trustee or Beneficiary, may purchase at any sale hereunder, and Beneficiary shall have the right to purchase at any sale hereunder by crediting upon the bid price the amount of all or any part of the indebtedness hereby secured. Should Beneficiary desire that more than one sale or other disposition of the Mortgaged Property be conducted, Beneficiary may, at its option, cause the same to be conducted simultaneously, or successively, on the same day, or at such different days or times and in such order as Beneficiary may deem to be in its best interests, and no such sale shall terminate or otherwise affect the lien of this Deed of Trust on any part of the Mortgaged Property not sold until all indebtedness secured hereby has been fully paid. In the event Beneficiary elects to dispose of the Mortgaged Property through more than one sale, Trustor agrees to pay the costs and expenses of each such sale and of any judicial proceedings wherein the same may be made, including reasonable compensation to Trustee and Beneficiary, their agents and counsel, and to pay all expenses, liabilities and advances made or incurred by Trustee in connection with such sale or sales, together with interest on all such advances made by Trustee at the lower of the rate set forth in the Note, or the maximum rate permitted by law to be charged by Trustee.

34. 125% TITLE INSURANCE POLICY. Borrower agrees to allow Lender to obtain a title policy in an amount exceeding the face amount of the loan by 25% and instruct insuring title company of same. Lender and Borrower acknowledge this increase of coverage is not for the allowance of negative amortization of the principal balance. This additional coverage is to pay for losses the Lender may incur in a case which could increase the amount above the original principal balance coverage. Said losses could include delinquent interest, late charges, attorney fees, advances for insurance, taxes, etc. Borrower acknowledges this increase of coverage does result in a higher fee which Borrower shall bear for the Lender title insurance policy.

35. SEVERABILITY; ENTIRE AGREEMENT; AMENDMENTS. The parties intend that the provisions of this Instrument and all other Loan Documents, including the Promissory Note evidencing the indebtedness secured hereby, shall be legally severable. If any term or provision of this Instrument or any other Loan Document, including the Promissory Note evidencing the indebtedness secured hereby, be determined to any extent by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Instrument or of such other Loan Document, including the aforesaid Promissory Note, shall not be affected thereby and each term and provision shall be valid and be enforceable to the fullest extent permitted by law. This Instrument and the aforesaid Promissory Note contains the entire agreement among the parties as to the rights granted and the obligations assumed in this Instrument. This Instrument may not be amended or modified except by a writing signed by the party against whom enforcement is sought.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:



JUDE FRANCIS NWANKWO - Borrower/Date 11/8/13

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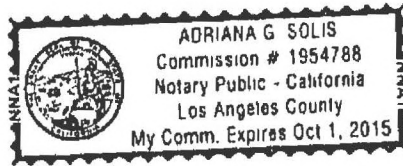
State of California }
County of Los Angeles }SS

On November 8, 2013 before me, Adriana G. Solis ^{notary public}, personally appeared: Jodi Francis Nwanke who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) IS/ARE subscribed to the within instrument, and acknowledged to me that HE/SHE/THEY executed the same in HIS/HER/THEIR authorized capacity(ies), and that by HIS/HER/THEIR signature(s) on the instrument the person or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Signature



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PROTECTION OF LENDER'S SECURITY RIDER

NOTICE: THIS RIDER ADDS A PROVISION TO THE SECURITY INSTRUMENT ALLOWING THE LENDER TO REQUIRE PAYMENT OF THE LENDER'S ATTORNEY'S FEES IN BANKRUPTCY CASES.

THIS PROTECTION OF LENDER'S SECURITY RIDER is made NOVEMBER 7, 2013, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's note to JOHN E. LABBETT, TRUSTEE OF THE LABBETT FAMILY TRUST DATED 9/13/2006 (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at: 1240 W. SLAUSON AVE, LOS ANGELES, CA 90044 - Property address.

AMENDED COVENANT. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PROTECTION OF LENDER'S SECURITY

In addition to the uniform covenant contained in section 8 of the Security Instrument, the following information is added:

8. Protection of Lender's Security. If Lender's interest in the Property is materially affected by any proceeding under the Bankruptcy Laws of the United States, Lender, at Lender's option, may take such action, including seeking relief under the Bankruptcy Laws, and disburse such sums, including reasonable attorney's fees, as is necessary to protect Lender's interest.

If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or Applicable Law.

Any amounts disbursed by Lender pursuant to this Section 8, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this Section 8 shall require Lender to incur any expense or take any action hereunder.

By SIGNING BELOW, Borrower accepts and agrees to the terms and covenant contained in this PROTECTION OF LENDER'S SECURITY RIDER.

_____
JUDE FRANCIS NWANKWO - Borrower

11/8/13

Date

- Borrower

Date

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **November 2, 2016**

JOB ADDRESS: **1240 WEST SLAUSON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6003-002-005**

Last Full Title: **01/27/2016**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). JUDE F NWANKWO
1240 W SLAUSON AVE
LOS ANGELES, CA 90044

CAPACITY: OWNER

2). RUSHMYFILE INC
380 BEACH RD, STE B
BURLINGAME, CA 94010

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
1240 W SLAUSON AVE, LOS ANGELES, CA 90044-2822



Owner Information

Owner Name: **NWANKWO JUDE F**
Mailing Address: **1240 W SLAUSON AVE, LOS ANGELES CA 90044-2822 C011**
Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 1266 EX OF ST LOT 80	APN:	6003-002-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2372.01 / 1	Subdivision:	1266
Township-Range-Sect:		Map Reference:	51-F4 /
Legal Book/Page:	18-83	Tract #:	1266
Legal Lot:	80	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C34	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/20/2013 / 08/06/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1651564		

Last Market Sale Information

Recording/Sale Date:	12/24/2003 / 12/15/2003	1st Mtg Amount/Type:	\$120,000 / CONV
Sale Price:	\$240,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	3870361
Document #:	3870360	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$222.22
New Construction:		Multi/Split Sale:	MULTI
Title Company:	PROVIDENT TITLE		
Lender:	BANK OF AMERICA		
Seller Name:	DONALD SHELLY		

Prior Sale Information

Prior Rec/Sale Date:	04/15/2002 / 01/28/2002	Prior Lender:	PRIVATE INDIVIDUAL
Prior Sale Price:	\$100,000	Prior 1st Mtg Amt/Type:	\$80,000 / PRIVATE PARTY
Prior Doc Number:	872434	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1995 / 1995	Total Rooms/Offices:		Garage Area:	
Gross Area:	1,080	Total Restrooms:		Garage Capacity:	
Building Area:	1,080	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:	LACM	Acres:	0.09	County Use:	AUTO SVC SHOP (2600)
Lot Area:	3,725	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	1	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$207,106	Assessed Year:	2016	Property Tax:	\$2,658.70
Land Value:	\$155,330	Improved %:	25%	Tax Area:	6660
Improvement Value:	\$51,776	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$207,106				

Comparable Summary

For Property Located At

**1240 W SLAUSON AVE, LOS ANGELES, CA 90044-2822****14 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: 14**

	Subject Property	Low	High	Average
Sale Price	\$240,000	\$126,000	\$5,385,000	\$1,423,857
Bldg/Living Area	1,080	960	1,224	1,102
Price/Sqft	\$222.22	\$108.62	\$4,399.51	\$1,300.13
Year Built	1995	1938	1980	1954
Lot Area	3,725	1,558	15,481	8,969
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$207,106	\$10,718	\$1,522,875	\$433,682
Distance From Subject	0.00	0.73	16.92	8.31

* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			1240 W SLAUSON AVE	\$240,000	1995			12/24/2003	1,080	3,725	0.0
Comparables											
<input checked="" type="checkbox"/>	1		6043 S WESTERN AVE	\$365,000	1946			07/19/2016	1,200	5,503	0.73
<input checked="" type="checkbox"/>	2		8272 COMPTON AVE	\$724,000	1957			07/29/2016	1,200	14,940	3.35
<input checked="" type="checkbox"/>	3		3501 W WASHINGTON BLVD	\$2,707,000	1938			08/29/2016	1,156	10,000	3.83
<input checked="" type="checkbox"/>	4		2630 LA CIENEGA AVE	\$2,050,000	1946			03/24/2016	1,040	5,000	5.56
<input checked="" type="checkbox"/>	5		1301 W SUNSET BLVD	\$2,650,000	1962			05/20/2016	960	13,408	6.32
<input checked="" type="checkbox"/>	6		11464 W WASHINGTON BLVD	\$2,472,000	1953			04/29/2016	1,008	1,558	6.83
<input checked="" type="checkbox"/>	7		11203 WASHINGTON PL	\$635,000	1964			09/06/2016	1,189	11,205	6.85
<input checked="" type="checkbox"/>	8		12404 ATLANTIC AVE	\$525,000	1947			10/12/2016	1,008	15,481	8.15
<input checked="" type="checkbox"/>	9		701 CYPRESS AVE	\$420,000	1957			06/24/2016	960	5,245	8.24
<input checked="" type="checkbox"/>	10		2929 PICO BLVD	\$5,385,000	1959			04/14/2016	1,224	15,226	9.59
<input checked="" type="checkbox"/>	11		300 N AVENUE 50	\$460,000	1954			09/26/2016	1,170	6,365	9.75
<input checked="" type="checkbox"/>	12		1209 W ANAHEIM ST	\$126,000	1980			04/11/2016	1,160	4,521	14.51
<input checked="" type="checkbox"/>	13		1776 SHERMAN PL	\$475,000	1947			09/30/2016	1,200	2,801	15.71
<input checked="" type="checkbox"/>	14		15015 LEFFINGWELL RD	\$940,000	1957			02/26/2016	960	14,318	16.92

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1240 W SLAUSON AVE, LOS ANGELES, CA 90044-2822**14 Comparable(s) Selected.**

Report Date: 10/31/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$240,000	\$126,000	\$5,385,000	\$1,423,857
Bldg/Living Area	1,080	960	1,224	1,102
Price/Sqft	\$222.22	\$108.62	\$4,399.51	\$1,300.13
Year Built	1995	1938	1980	1954
Lot Area	3,725	1,558	15,481	8,969
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$207,106	\$10,718	\$1,522,875	\$433,682
Distance From Subject	0.00	0.73	16.92	8.31

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.73 (miles)
Address:	6043 S WESTERN AVE, LOS ANGELES, CA 90047-1435				
Owner Name:	RAYSACK HOLDING LLC				
Seller Name:	PARK CHARLES				
APN:	6001-015-001	Map Reference:	51-E4 /	Building Area:	1,200
County:	LOS ANGELES, CA	Census Tract:	2372.02	Total Rooms/Offices:	
Subdivision:	5999	Zoning:	LAM1	Total Restrooms:	
Rec Date:	07/19/2016	Prior Rec Date:		Yr Built/Eff:	1946 / 1949
Sale Date:	07/05/2016	Prior Sale Date:		Air Cond:	
Sale Price:	\$365,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	TAR & GRAVEL
Document #:	839883	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,503		
Total Value:	\$154,396	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	3.35 (miles)
Address:	8272 COMPTON AVE, LOS ANGELES, CA 90001-3962				
Owner Name:	PREMIUM COIN WASH INC				
Seller Name:	DREAM CITY FUNDING				
APN:	6028-010-001	Map Reference:	58-D1 /	Building Area:	1,200
County:	LOS ANGELES, CA	Census Tract:	5351.01	Total Rooms/Offices:	
Subdivision:	NADEAU HOMESTEAD	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	07/29/2016	Prior Rec Date:	08/04/2004	Yr Built/Eff:	1957 / 1957
Sale Date:	07/21/2016	Prior Sale Date:	07/26/2004	Air Cond:	
Sale Price:	\$724,000	Prior Sale Price:	\$375,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	890876	Acres:	0.34		
1st Mtg Amt:	\$595,200	Lot Area:	14,940		
Total Value:	\$441,551	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	3.83 (miles)
Address:	3501 W WASHINGTON BLVD, LOS ANGELES, CA 90018-1122				
Owner Name:	135 STANDARD STREET LLC				
Seller Name:	ROUZBEHI MOHAMMAD				
APN:	5072-021-011	Map Reference:	43-D4 /	Building Area:	1,156
County:	LOS ANGELES, CA	Census Tract:	2181.20	Total Rooms/Offices:	
Subdivision:	CENTRAL ARLINGTON HEIGHTS	Zoning:	LACM	Total Restrooms:	
Rec Date:	08/29/2016	Prior Rec Date:	02/23/2007	Yr Built/Eff:	1938 /
Sale Date:	08/24/2016	Prior Sale Date:	01/25/2007	Air Cond:	
Sale Price:	\$2,707,000	Prior Sale Price:	\$2,290,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1028920	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,000		
Total Value:	\$1,346,803	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	5.56 (miles)
Address:	2630 LA CIENEGA AVE, LOS ANGELES, CA 90034-2641				
Owner Name:	MMO-KRO LLC				
Seller Name:	COX RANDY H LIVING TRUST				
APN:	5065-006-008	Map Reference:	42-D5 /	Building Area:	1,040
County:	LOS ANGELES, CA	Census Tract:	2702.00	Total Rooms/Offices:	
Subdivision:	6447	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/24/2016	Prior Rec Date:	04/15/2004	Yr Built/Eff:	1946 / 1946
Sale Date:	01/25/2016	Prior Sale Date:	02/10/2004	Air Cond:	
Sale Price:	\$2,050,000	Prior Sale Price:	\$825,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	320812	Acres:	0.11		
1st Mtg Amt:	\$1,640,000	Lot Area:	5,000		
Total Value:	\$468,398	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 6.32 (miles)	
Address:	1301 W SUNSET BLVD, LOS ANGELES, CA 90026-4424		
Owner Name:	SYNDCORE HOLDINGS LLC		
Seller Name:	KAC VENTURE LLC		
APN:	5406-014-035	Map Reference:	35-D6 /
County:	LOS ANGELES, CA	Census Tract:	1977.00
Subdivision:	ANGELENO HEIGHTS	Zoning:	LAC2
Rec Date:	05/20/2016	Prior Rec Date:	02/03/2015
Sale Date:	05/02/2016	Prior Sale Date:	12/10/2014
Sale Price:	\$2,650,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	582145	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,408
Total Value:	\$1,522,875	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 6.83 (miles)	
Address:	11464 W WASHINGTON BLVD, LOS ANGELES, CA 90066-6013		
Owner Name:	11461 MINERVA LLC		
Seller Name:	HARNER R W R 2002 TRUST		
APN:	4217-005-004	Map Reference:	50-A2 /
County:	LOS ANGELES, CA	Census Tract:	7028.02
Subdivision:	3901	Zoning:	LAC2
Rec Date:	04/29/2016	Prior Rec Date:	
Sale Date:	04/12/2016	Prior Sale Date:	
Sale Price:	\$2,472,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	490163	Acres:	0.04
1st Mtg Amt:	\$2,095,000	Lot Area:	1,558
Total Value:	\$40,162	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 6.85 (miles)	
Address:	11203 WASHINGTON PL, CULVER CITY, CA 90230-4617		
Owner Name:	ISSA CAL		
Seller Name:	UNION OIL OF CA		
APN:	4213-021-023	Map Reference:	50-B2 /
County:	LOS ANGELES, CA	Census Tract:	7028.01
Subdivision:	6936	Zoning:	CCC3*
Rec Date:	09/06/2016	Prior Rec Date:	02/25/1993
Sale Date:	09/01/2016	Prior Sale Date:	
Sale Price:	\$635,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1066192	Acres:	0.26
1st Mtg Amt:		Lot Area:	11,205
Total Value:	\$1,050,506	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 8.15 (miles)	
Address:	12404 ATLANTIC AVE, LYNWOOD, CA 90262-5318		
Owner Name:	PEDRAM MICHAEL S/SAYAH DANIEL H		
Seller Name:	BALLARD FAMILY TRUST		
APN:	6186-032-011	Map Reference:	65-C1 /
County:	LOS ANGELES, CA	Census Tract:	5418.02
Subdivision:	13337	Zoning:	LYCB1*
Rec Date:	10/12/2016	Prior Rec Date:	03/21/1978
Sale Date:	10/03/2016	Prior Sale Date:	
Sale Price:	\$525,000	Prior Sale Price:	\$25,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1246723	Acres:	0.36
1st Mtg Amt:		Lot Area:	15,481
Total Value:	\$47,791	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #: **9** Distance From Subject: **8.24 (miles)**
 Address: **701 CYPRESS AVE, LOS ANGELES, CA 90065-1101**
 Owner Name: **MARTINEZ VALERIO & ELVIA**
 Seller Name: **VILLANUEVA ENRIQUE & RAMONA**
 APN: **5453-020-028** Map Reference: **35-F4 /** Building Area: **960**
 County: **LOS ANGELES, CA** Census Tract: **1853.10** Total Rooms/Offices:
 Subdivision: **MITCHELL & EMBODYS** Zoning: **LAC2** Total Restrooms:
 SUB/BENNIN
 Rec Date: **06/24/2016** Prior Rec Date: **05/24/2005** Yr Built/Eff: **1957 / 1957**
 Sale Date: **03/25/2016** Prior Sale Date: **05/05/2005** Air Cond:
 Sale Price: **\$420,000** Prior Sale Price: **\$135,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat:
 Document #: **732295** Acres: **0.12**
 1st Mtg Amt: **\$300,000** Lot Area: **5,245**
 Total Value: **\$249,620** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **9.59 (miles)**
 Address: **2929 PICO BLVD, SANTA MONICA, CA 90405-2001**
 Owner Name: **REDDHILL LLC**
 Seller Name: **SCHWARTZ LIVING TRUST**
 APN: **4274-032-025** Map Reference: **41-D6 /** Building Area: **1,224**
 County: **LOS ANGELES, CA** Census Tract: **7018.01** Total Rooms/Offices:
 Subdivision: **7993** Zoning: **SMC4*** Total Restrooms:
 Rec Date: **04/14/2016** Prior Rec Date: Yr Built/Eff: **1959 / 1959**
 Sale Date: **04/07/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$5,385,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **416503** Acres: **0.35**
 1st Mtg Amt: Lot Area: **15,226**
 Total Value: **\$165,846** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **9.75 (miles)**
 Address: **300 N AVENUE 50, LOS ANGELES, CA 90042-3803**
 Owner Name: **LOPEZ JESUS S**
 Seller Name: **NAVARRO GABRIEL H**
 APN: **5467-031-036** Map Reference: **36-B2 /** Building Area: **1,170**
 County: **LOS ANGELES, CA** Census Tract: **1851.00** Total Rooms/Offices:
 Subdivision: **HIGHLAND PARK TR** Zoning: **LAR1** Total Restrooms:
 Rec Date: **09/26/2016** Prior Rec Date: **01/10/2000** Yr Built/Eff: **1954 / 1954**
 Sale Date: **09/15/2016** Prior Sale Date: **12/17/1999** Air Cond:
 Sale Price: **\$460,000** Prior Sale Price: **\$250,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1163509** Acres: **0.15**
 1st Mtg Amt: **\$475,000** Lot Area: **6,365**
 Total Value: **\$324,576** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **14.51 (miles)**
 Address: **1209 W ANAHEIM ST, WILMINGTON, CA 90744-4107**
 Owner Name: **HANDY INVESTMENTS LLC**
 Seller Name: **MGM LAND DEV INC**
 APN: **7416-007-046** Map Reference: **74-B4 /** Building Area: **1,160**
 County: **LOS ANGELES, CA** Census Tract: **2943.02** Total Rooms/Offices:
 Subdivision: **VERMONT AVE TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **04/11/2016** Prior Rec Date: **07/26/1990** Yr Built/Eff: **1980 / 1980**
 Sale Date: **04/06/2016** Prior Sale Date: **03/1990** Air Cond:
 Sale Price: **\$126,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **399046** Acres: **0.10**
 1st Mtg Amt: Lot Area: **4,521**
 Total Value: **\$73,315** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #:	13	Distance From Subject: 15.71 (miles)	
Address:	1776 SHERMAN PL, LONG BEACH, CA 90804		
Owner Name:	CHAI PETER		
Seller Name:	MOYLE MARY L		
APN:	7260-001-018	Map Reference:	75-E3 /
County:	LOS ANGELES, CA	Census Tract:	5751.01
Subdivision:	JACKSON PARK TR	Zoning:	LBCHW
Rec Date:	09/30/2016	Prior Rec Date:	
Sale Date:	09/29/2016	Prior Sale Date:	
Sale Price:	\$475,000	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	1200060	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,801
Total Value:	\$10,718	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 16.92 (miles)	
Address:	15015 LEFFINGWELL RD, WHITTIER, CA 90604-2138		
Owner Name:	VISTA INVESTMENT ASSOC LLC		
Seller Name:	NOVAK JACK A TRUST		
APN:	8228-030-031	Map Reference:	84-A5 /
County:	LOS ANGELES, CA	Census Tract:	5035.02
Subdivision:	1246	Zoning:	LCC4*
Rec Date:	02/26/2016	Prior Rec Date:	10/20/1994
Sale Date:	02/19/2016	Prior Sale Date:	
Sale Price:	\$940,000	Prior Sale Price:	
Sale Type:	UNKNOWN	Prior Sale Type:	
Document #:	211815	Acres:	0.33
1st Mtg Amt:		Lot Area:	14,318
Total Value:	\$174,986	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **1240 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-002-005**

Date: **November 2, 2016**

CASE#: **96208**
ORDER NO: **A-3780777**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 03, 2015**
COMPLIANCE EXPECTED DATE: **June 18, 2015**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3780777

1050225201606231

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
E. FELICIBRANNON
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

JUDE F. NWANKWO
1240 W SLAUSON AVE
LOS ANGELES, CA 90044-2822

CASE #: 96208
ORDER #: A-3780777
EFFECTIVE DATE: June 03, 2015
COMPLIANCE DATE: June 18, 2015

PROPERTY OWNER OF
SITE ADDRESS: . 1240 W SLAUSON AVE
ASSESSORS PARCEL NO.: 6003-002-005
ZONE: CM; Commercial Manufacturing Zone
NAME OF BUSINESS IN VIOLATION: NWANKWO, JUDE F

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

- 1. (V #1-BUILDING) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition warehouse.

Or

Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Auto Repair use within a building approved for warehouse.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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.

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



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PENALTY WARNING :

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

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

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

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

APPEAL PROCEDURES:

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

and/or

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

Appeal rights for Code Sections other 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.

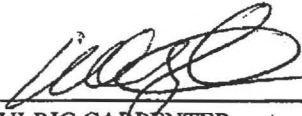
REPEAT VIOLATIONS :

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3337. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.


Inspector: 

Date: May 27, 2015

ULRIC CARPENTER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3337
Ulric.Carpenter@lacity.org

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

MAY 27 2015

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


REVIEWED BY

