

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 22, 2017

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**
Re: #705585-0, #708773-2

On April 21, 2016 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **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.

In addition, pursuant to Section 98.0421, the property owner was issued an order March 31, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	206.68
Title Report Fee	42.00
Grand Total	\$ 3,805.24

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 **\$3,805.24** 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 **\$3,805.24** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14921
Dated as of: 11/09/2017

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: 08/06/2013

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 City/Muni/Twp: REGION/CLUSTER: 25/25815

MORTGAGES/LIENS

Type of Document: DEED OF TRUST WITH ASSIGNMENT OF RENTS

Recording Date: 10/06/2017

Document #: 17-1150055

Loan Amount: \$248,000

Lender Name: DANIEL PERLSTEIN #11026

Borrowers Name: JUDE F NWANKWO

MAILING ADDRESS: DANIEL PERLSTEIN #11026
555 12TH STE 1250 OAKLAND, CA 94607

This page is part of your document - DO NOT DISCARD



20131651564



Pages:
0002

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

11/20/13 AT 08:00AM

FEES:	39.00
TAXES:	0.00
OTHER:	0.00
PAID:	39.00

PCOR SURCHARGE \$20.00



LEADSHEET



201311200170006

00008572708



005900850

SEQ:
09

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T19

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 11911."

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

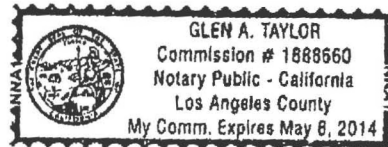
Melonie Murray

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

This page is part of your document - DO NOT DISCARD



20171150055



Pages:
0003

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

10/06/17 AT 08:00AM

FEES:	46.00
TAXES:	0.00
OTHER:	0.00
PAID:	46.00



LEADSHEET



201710060180008

00014339387



008639863

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

177_2405440_

RECORDING REQUESTED BY:

^ *Provident title*

WHEN RECORDED MAIL TO:
THE ENTRUST GROUP, INC. FBO DANIEL
PERLSTEIN, #11026
555 12th St., Ste 1250
Oakland, CA 94607

APN: 6003-002-005

**DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)**

This **DEED OF TRUST** is made this October 02, 2017, between **JUDE F. NWANKWO, AN UNMARRIED MAN**, herein called **TRUSTOR**,

Whose address is: 4250 9th Avenue, Los Angeles, CA 90008

DANCO, INC., a California Corporation, herein called **TRUSTEE**, and

THE ENTRUST GROUP, INC. FBO DANIEL PERLSTEIN, #11026, Herein called **BENEFICIARY**,

WITNESSED: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to Trustee in trust, **WITH POWER OF SALE**, that property in **Los Angeles** County, California, described as:

LOT 80 OF TRACT NO. 1266, SHEET NO. 2, IN THE CITY OF 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 SAID COUNTY.

Commonly Known As: 1240 WEST SLAUSON AVENUE, LOS ANGELES, CA 90044

This Deed of trust is given and accepted upon the express provision that should the property hereinbefore described, or any part thereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

Together with the rents, issues and profits thereof, subject, however to the right, power and authority given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Payment of the sum of **\$248,000.00** with interest thereon according to the terms of a promissory note or notes of even date herewith made Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

APN: 6003-002-005

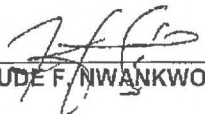
To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 22, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.

County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Madera	810	170	San Luis Obispo	1151	12
Alpine	1	250	Marin	1508	339	San Mateo	4078	420
Amador	104	348	Mariposa	77	292	Santa Barbara	1878	860
Butte	1145	1	Mendocino	579	530	Santa Clara	5336	341
Calaveras	145	152	Merced	1547	538	Santa Cruz	1431	494
Colusa	296	617	Modoc	184	851	Shasta	684	528
Contra Costa	3978	47	Mono	52	429	San Diego Series 2	1961	183887
Del Norte	78	414	Monterey	2194	538	Sierra	29	335
El Dorado	568	456	Napa	639	86	Siskiyou	468	181
Fresno	4626	572	Nevada	305	320	Solano	1105	182
Glenn	422	184	Orange	5889	611	Sonoma	1851	689
Humboldt	657	527	Placer	896	301	Stanislaus	1716	456
Imperial	1091	501	Plumas	151	5	Sutter	572	297
Inyo	147	598	Riverside	3005	523	Tehama	401	289
Kern	3427	60	Sacramento	4331	62	Trinity	93	366
Kings	792	833	San Benito	271	383	Tulare	2294	275
Lake	362	39	San Bernardino	5567	61	Tuolumne	135	47
Lassen	171	471	San Francisco	A332	905	Ventura	2062	386
Los Angeles	T2055	899	San Joaquin	2470	311	Yolo	653	245
						Yuba	334	486

Shall insure to and bind the parties hereto respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B. (identical in all counties and printed on the reversed side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes fully as if set forth herein, and Beneficiary may charge for a statement regarding the obligation secured Hereby, provided the charge therefore does not exceed the maximum allowed by law.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

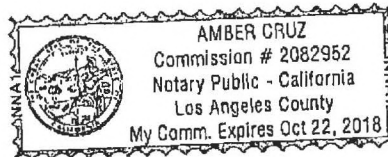
Date: October 02, 2017


JUDE F. NWANKWO

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

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On October 03, 2017 before me, Amber Cruz, a notary public. Personally appeared Jude F. Nwankwo 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 

(This area for official notary seal)

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

Owner Transfer Information

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

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:	\$211,247	Assessed Year:	2017	Property Tax:	\$2,695.45
Land Value:	\$158,436	Improved %:	25%	Tax Area:	6660
Improvement Value:	\$52,811	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$211,247				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1240 W SLAUSON AVE, LOS ANGELES, CA 90044-2822**12 Comparable(s) Selected.**

Report Date: 11/21/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$240,000	\$82,000	\$1,980,000	\$998,750
Bldg/Living Area	1,080	920	1,212	1,019
Price/Sqft	\$222.22	\$75.72	\$1,929.35	\$992.02
Year Built	1995	1934	1984	1954
Lot Area	3,725	3,215	36,447	9,612
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$211,247	\$38,182	\$1,810,831	\$624,129
Distance From Subject	0.00	1.34	19.14	8.97

* = user supplied for search only

Comp #:	1			Distance From Subject:	1.34 (miles)
Address:	5511 S MAIN ST, LOS ANGELES, CA 90037				
Owner Name:	DISTRICT ON HIGHLAND VILLAGE L/GREENFILED INVESTMENTS LLC				
Seller Name:	CHRISTIAN BETTYE M				
APN:	5101-030-016	Map Reference:	52-B3 /	Building Area:	1,066
County:	LOS ANGELES, CA	Census Tract:	2328.00	Total Rooms/Offices:	
Subdivision:	MC CARTHY COS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/01/2017	Prior Rec Date:		Yr Built/Eff:	1957 / 1957
Sale Date:	08/30/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$975,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	999840	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,663		
Total Value:	\$43,179	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	3.03 (miles)
Address:	1820 W ADAMS BLVD, LOS ANGELES, CA 90018-2707				
Owner Name:	REYES ISMAEL C				
Seller Name:	MENDOZA ANTONIO R TRUST				
APN:	5053-027-036	Map Reference:	43-E5 /	Building Area:	960
County:	LOS ANGELES, CA	Census Tract:	2222.00	Total Rooms/Offices:	
Subdivision:	HALL CHAS VICTOR TR	Zoning:	LAC1	Total Restrooms:	1.00
Rec Date:	02/23/2017	Prior Rec Date:	03/24/1989	Yr Built/Eff:	1947 / 1947
Sale Date:	01/31/2017	Prior Sale Date:	03/1989	Air Cond:	
Sale Price:	\$750,000	Prior Sale Price:	\$125,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	217816	Acres:	0.13		
1st Mtg Amt:	\$675,000	Lot Area:	5,453		
Total Value:	\$202,082	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	3.56 (miles)
Address:	401 E HILLCREST BLVD, INGLEWOOD, CA 90301-2430				
Owner Name:	BRUIN INGLEWOOD LLC				
Seller Name:	DBS ENTS				
APN:	4021-012-014	Map Reference:	57-A2 /	Building Area:	924
County:	LOS ANGELES, CA	Census Tract:	6010.01	Total Rooms/Offices:	
Subdivision:	916	Zoning:	INC1*	Total Restrooms:	
Rec Date:	08/31/2017	Prior Rec Date:	11/04/2002	Yr Built/Eff:	1953 / 1953
Sale Date:	06/05/2017	Prior Sale Date:	06/17/2002	Air Cond:	
Sale Price:	\$1,750,000	Prior Sale Price:	\$1,001,010	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	992966	Acres:	0.08		
1st Mtg Amt:	\$1,125,000	Lot Area:	3,642		
Total Value:	\$299,493	# of Stories:			

Land Use: **AUTO REPAIR** Park Area/Cap#: /

Comp #:	4	Distance From Subject:	5.32 (miles)
Address:	5863 WASHINGTON BLVD, CULVER CITY, CA 90232-7335		
Owner Name:	EM TEE NEST LLC		
Seller Name:	FIETZ TRACY L 1996 TRUST		
APN:	5065-016-006	Map Reference:	42-E5 /
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	6256	Zoning:	CCM1*
Rec Date:	06/13/2017	Prior Rec Date:	07/16/1973
Sale Date:	06/01/2017	Prior Sale Date:	
Sale Price:	\$1,775,000	Prior Sale Price:	\$42,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	647182	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,533
Total Value:	\$1,581,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	5.81 (miles)
Address:	8803 WASHINGTON BLVD, CULVER CITY, CA 90232		
Owner Name:	IVY STATION LLC		
Seller Name:	CULVER CITY REDEVELOPMENT AGCY		
APN:	4312-014-919	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	5461	Zoning:	CCM1*
Rec Date:	06/21/2017	Prior Rec Date:	06/27/2003
Sale Date:	06/08/2017	Prior Sale Date:	06/24/2003
Sale Price:	\$82,000	Prior Sale Price:	\$1,800,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	686800	Acres:	0.14
1st Mtg Amt:	\$204,000,000	Lot Area:	5,932
Total Value:	\$393,640	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	6.79 (miles)
Address:	1114 S ROBERTSON BLVD, LOS ANGELES, CA 90035-1404		
Owner Name:	AMID FAIRBORZ A		
Seller Name:	WERKOW KENNETH S & PHYLLIS M		
APN:	4332-015-037	Map Reference:	42-D2 /
County:	LOS ANGELES, CA	Census Tract:	2164.01
Subdivision:	7171	Zoning:	LAC2
Rec Date:	04/21/2017	Prior Rec Date:	03/07/1978
Sale Date:	04/11/2017	Prior Sale Date:	
Sale Price:	\$600,000	Prior Sale Price:	\$48,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	444649	Acres:	0.09
1st Mtg Amt:	\$600,000	Lot Area:	3,845
Total Value:	\$100,562	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	10.31 (miles)
Address:	275 E POMONA BLVD, MONTEREY PARK, CA 91755-7237		
Owner Name:	REDEEMER CA		
Seller Name:	KASPAROFF JAMES A		
APN:	5265-014-014	Map Reference:	46-B5 /
County:	LOS ANGELES, CA	Census Tract:	4828.00
Subdivision:	13919	Zoning:	MPCM*
Rec Date:	10/31/2017	Prior Rec Date:	
Sale Date:	09/08/2017	Prior Sale Date:	
Sale Price:	\$718,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1247161	Acres:	0.07
1st Mtg Amt:	\$500,000	Lot Area:	3,215
Total Value:	\$38,182	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	10.49 (miles)
Address:	8721 FIRESTONE BLVD, DOWNEY, CA 90241-5244		
Owner Name:	CLEAR VIEW INVESTMENT LLC		
Seller Name:	CUCURULL FAMILY TRUST		
APN:	6254-028-054	Map Reference:	60-C4 /
County:	LOS ANGELES, CA	Census Tract:	5509.01
Subdivision:	11399	Zoning:	DOC3*
Rec Date:	10/30/2017	Prior Rec Date:	03/21/2006
Sale Date:	10/16/2017	Prior Sale Date:	01/17/2006
Sale Price:	\$1,175,000	Prior Sale Price:	\$750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1242859	Acres:	0.30

1st Mtg Amt:	\$500,000	Lot Area:	13,043
Total Value:	\$883,113	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 11.39 (miles)	
Address:	839 E MARKET ST, LONG BEACH, CA 90805-6031		
Owner Name:	ANGUIANO HIPOLITO & ADELA		
Seller Name:	PHANG LOTH		
APN:	7127-018-031	Map Reference:	70-D2 /
County:	LOS ANGELES, CA	Census Tract:	5706.01
Subdivision:	5737	Zoning:	LBCNR
Rec Date:	02/24/2017	Prior Rec Date:	04/13/2004
Sale Date:	02/07/2017	Prior Sale Date:	03/04/2004
Sale Price:	\$350,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	220286	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,416
Total Value:	\$294,008	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 13.27 (miles)	
Address:	1748 N AVALON BLVD, WILMINGTON, CA 90744-1440		
Owner Name:	GREENFIELD INVESTMENTS LLC		
Seller Name:	BALTAZAR ANTONIO G & ROSALINDA R		
APN:	7422-001-037	Map Reference:	74-C2 /
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	1419	Zoning:	LAC1.5
Rec Date:	07/03/2017	Prior Rec Date:	03/02/1993
Sale Date:	05/12/2017	Prior Sale Date:	
Sale Price:	\$750,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	737374	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,029
Total Value:	\$609,455	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 17.15 (miles)	
Address:	404 REDONDO AVE, LONG BEACH, CA 90814-1537		
Owner Name:	WINKLER PROPERTIES LP		
Seller Name:	YUKIO PROPERTIES LLC		
APN:	7257-002-023	Map Reference:	76-A5 /
County:	LOS ANGELES, CA	Census Tract:	5771.00
Subdivision:	LONG BEACH HEIGHTS	Zoning:	LBCNR
Rec Date:	08/15/2017	Prior Rec Date:	07/22/2005
Sale Date:	07/12/2017	Prior Sale Date:	07/20/2005
Sale Price:	\$1,080,000	Prior Sale Price:	\$1,326,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	921646	Acres:	0.30
1st Mtg Amt:		Lot Area:	13,127
Total Value:	\$1,234,000	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: 19.14 (miles)	
Address:	8625 SEPULVEDA BLVD, NORTH HILLS, CA 91343-5826		
Owner Name:	NESS BUSINESS GROUP INC		
Seller Name:	FADAAE HOLDINGS LLC		
APN:	2654-020-046	Map Reference:	15-C1 /
County:	LOS ANGELES, CA	Census Tract:	1174.08
Subdivision:	2899	Zoning:	LAC2
Rec Date:	07/17/2017	Prior Rec Date:	03/20/2008
Sale Date:	01/20/2017	Prior Sale Date:	11/29/2007
Sale Price:	\$1,980,000	Prior Sale Price:	\$1,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	794370	Acres:	0.84
1st Mtg Amt:	\$1,683,000	Lot Area:	36,447
Total Value:	\$1,810,831	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **November 22, 2017**

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

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

CASE#: **162069**

ORDER NO: **A-4021372**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 31, 2016**

COMPLIANCE EXPECTED DATE: **April 21, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4021372

1050906201617099

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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-SUPPLEMENTAL AND NOTICE OF FEE

ANEBERE, LEONARD
4250 9TH AVE
LOS ANGELES, CA 90008

CASE #: 162069

ORDER #: A-4021372

EFFECTIVE DATE: March 31, 2016

COMPLIANCE DATE: April 21, 2016

On 3-23-16 the
Date
undersigned mailed this notice by
regular mail postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature

OWNER OF

SITE ADDRESS: 1240 W SLAUSON AVE

ASSESSORS PARCEL NO.: 6003-002-005

ZONE: CM; Commercial Manufacturing Zone

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:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Failure to comply with a valid Department order.

You are therefore ordered to: 1) Comply with Department Order #1109931 with an effective date of January 10, 2006.

Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Unapproved occupancy or use of the approved warehouse as an auto repair/auto sale facility.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the warehouse as an auto repair/auto sale facility or obtain required change of use permit and certificate of occupancy.

Code Section(s) in Violation: 91.104.2.5, 12.26E and 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

3. Automobile repair is a use which is not allowed in the CM zone w/o approval.

You are therefore ordered to: 1) Discontinue the unapproved automobile repair shop/auto sale use in the CM zone or obtain permit and approval for new use.

Code Section(s) in Violation: 12.17.1A, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

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

PENALTY WARNING :

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

INVESTIGATION FEE REQUIRED:

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

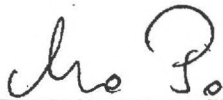
APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (323)846-2639.

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

Inspector :



Date: March 17, 2016

MARIAN PODPORA
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)846-2639
marian.podpora@lacity.org


REVIEWED BY



CODE ENFORCEMENT BUREAU

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

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