

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

May 18, 2017

Council District: # 8

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

JOB ADDRESS: **1500 WEST MARTIN LUTHER KING JR BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5021-004-001**

On October 19, 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: **1500 West Martin Luther King Jr Blvd., Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order September 19, 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
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	73.72
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 3,316.12</b>

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 **\$3,316.12** 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 **\$3,316.12** 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

# EXHIBIT A



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

## ***Property Title Report***

**Work Order No. T14058**  
Dated as of: 03/08/2017

**Prepared for:** City of Los Angeles

### **SCHEDULE A**

*(Reported Property Information)*

**APN #:** 5021-004-001

**Property Address:** 1500 W MARTIN LUTHER KING BLVD ✓ **City:** Los Angeles **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** QUITCLAIM DEED

**Grantee :** RIGOBERTO CARDENAS

**Grantor :** INGRID L CARDENAS

**Deed Date :** 06/30/2000

**Recorded :** 07/19/2000

**Instr No. :** 00-1107467

**MAILING ADDRESS:** RIGOBERTO CARDENAS  
1500 W MARTIN LUTHER KING JR BLVD LOS ANGELES CA 90062

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

Lot: 231 Abbreviated Description: LOT:231 CITY:REGION/CLUSTER: 25/25650 PIONEER  
INVESTMENT AND TRUST CO'S UNIVERSITY PLACE LOT 231 City/Muni/Twp:  
REGION/CLUSTER: 25/25650

### **MORTGAGES/LIENS**

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



LEAD SHEET

00 1107467

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
JUL 19 2000  
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Deed*

FEE

FEE  
\$7  
0

D.T.T.

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

*5021 004 001*

*001*

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:  
Gateway Title Company  
AND WHEN RECORDED MAIL TO:

2

RIGOBERTO CARDENAS  
669 CORWIN AVE.  
GLENDALE, CA 91206

00 1107467

5021-4-1

ESCROW NO. 05265-SP

TITLE ORDER NO. 122297-14

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$NONE**

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area  City of LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**INGRID L. CARDENAS, A MARRIED WOMAN (SPOUSE OF GRANTEE)**

hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to:

**RIGOBERTO CARDENAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

the real property in the city of LOS ANGELES, County of Los Angeles, State of California, described as:  
**Lot 231 OF PIONEER INVESTMENT AND TRUST CO.'S UNIVERSITY PLACE TRACT, in the City of Los Angeles, as per Map recorded in Book 10, Pages 46 and 47 of Maps, in the Office of the County Recorder of Los Angeles County, California.**

ALSO KNOWN AS: 1500 W. MARTIN LUTHER KING JR. BLVD., LOS ANGELES, CA 90062

A.P.# 5021-004-001

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

DATED June 30, 2000  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On July 17, 2000  
before me, SCOTT PARK  
a Notary Public in and for said State, personally appeared

*Ingrid L. Cardenas*

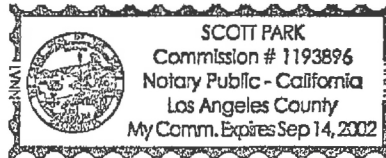
INGRID L. CARDENAS

INGRID L. CARDENAS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature

*Scott Park*



(This area for official notarial seal)

Mail tax statements to: RIGOBERTO CARDENAS, 669 CORWIN AVE., GLENDALE, CA 91206

122297-14

**EXHIBIT B**

ASSIGNED INSPECTOR: **ENRIQUE PREZA**

**Date: May 18, 2017**

JOB ADDRESS: **1500 WEST MARTIN LUTHER KING JR BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5021-004-001**

Last Full Title: **03/08/2017**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1). RIGOBERTO CARDENAS  
1500 W MARTIN LUTHER KING JR BLVD  
LOS ANGELES, CA 90062-1742

CAPACITY: OWNER

**Property Detail Report**

For Property Located At :

**1500 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90062-1742**



CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: **CARDENAS RIGOBERTO**  
 Mailing Address: **1500 W MARTIN LUTHER KING JR BLVD, LOS ANGELES CA 90062-1742 C032**  
 Vesting Codes: **MM / / SE**

**Location Information**

Legal Description: **PIONEER INVESTMENT AND TRUST CO'S UNIVERSITY PLACE LOT 231**  
 County: **LOS ANGELES, CA** APN: **5021-004-001**  
 Census Tract / Block: **2316.00 / 4** Alternate APN:  
 Township-Range-Sect: Subdivision: **PIONEER INVESTMENT & TRUST COS**  
 Legal Book/Page: **10-46** Map Reference: **51-E2 /**  
 Legal Lot: **231** Tract #: **LOS ANGELES**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C34** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **07/19/2000 / 06/30/2000** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: 1st Mtg Document #: **1107468**  
 Document #: **1107466**

**Last Market Sale Information**

Recording/Sale Date: **07/19/2000 / 05/25/2000** 1st Mtg Amount/Type: **\$195,000 / CONV**  
 Sale Price: **\$235,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **1107468**  
 Document #: **1107466** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$31.52**  
 New Construction: Multi/Split Sale:  
 Title Company: **GATEWAY TITLE CO.**  
 Lender: **NARA BK**  
 Seller Name: **WINER BERYLE G**

**Prior Sale Information**

Prior Rec/Sale Date: **05/18/2000 / 05/15/2000** Prior Lender:  
 Prior Sale Price: **\$126,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **771542** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **TRUSTEE DEED**

**Property Characteristics**

Year Built / Eff:	<b>1923 / 1923</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>7,455</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>7,455</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	<b>ROLL COMPOSITION</b>	Heat Type:	<b>HEATED</b>
Above Grade:		Construction:	<b>CONCRETE</b>	Air Cond:	<b>YES</b>
# of Stories:	<b>1.00</b>	Foundation:	<b>BLOCK/STUCCO</b>	Pool:	
Other Improvements:		Exterior wall:		Quality:	<b>AVERAGE</b>
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.18</b>	County Use:	<b>STORES (1100)</b>
Lot Area:	<b>7,965</b>	Lot Width/Depth:	<b>59 x 135</b>	State Use:	
Land Use:	<b>STORE BUILDING</b>	Commercial Units:	<b>8</b>	Water Type:	
Site Influence:	<b>CORNER</b>	Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$299,119</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$4,243.27</b>
Land Value:	<b>\$202,385</b>	Improved %:	<b>32%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$96,734</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$299,119</b>				

## Comparable Summary

For Property Located At



**1500 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90062-1742**

**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	\$235,000	\$1,000,000	\$33,428,000	\$5,626,259
Bldg/Living Area	7,455	6,355	8,473	7,396
Price/Sqft	\$31.52	\$118.23	\$4,790.48	\$770.25
Year Built	1923	1922	2006	1953
Lot Area	7,965	4,725	20,832	10,888
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$299,119	\$102,257	\$3,377,000	\$1,381,816
Distance From Subject	0.00	2.43	15.20	8.22

\*= 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
<b>Subject Property</b>										
		1500 W MARTIN LUTHER KING JR BLVD	\$235,000	1923			07/19/2000	7,455	7,965	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	2222 S MAIN ST	\$3,300,000	1923			09/22/2016	8,225	7,229	2.43
<input checked="" type="checkbox"/>	2	269 S WESTERN AVE	\$3,305,000	1934			09/30/2016	8,093	8,964	4.06
<input checked="" type="checkbox"/>	3	5925 W PICO BLVD	\$10,000,000	1936			11/18/2016	6,985	10,591	4.7
<input checked="" type="checkbox"/>	4	1487 W SUNSET BLVD	\$9,500,000	1922			03/03/2017	7,000	5,748	5.32
<input checked="" type="checkbox"/>	5	6101 MELROSE AVE	\$5,500,000	1929			09/23/2016	8,473	12,218	5.34
<input checked="" type="checkbox"/>	6	676 S SAN VICENTE BLVD	\$9,200,000	1977			09/09/2016	8,225	9,021	5.41
<input checked="" type="checkbox"/>	7	1005 N MADISON AVE	\$6,443,182	1925			09/30/2016	6,877	8,910	5.55
<input checked="" type="checkbox"/>	8	5170 HOLLYWOOD BLVD	\$3,500,000	1985			05/03/2017	6,490	13,624	6.28
<input checked="" type="checkbox"/>	9	8351 SANTA MONICA BLVD	\$10,914,000	1966			09/29/2016	8,320	18,717	6.79
<input checked="" type="checkbox"/>	10	3606 TWEEDY BLVD	\$1,510,000	2000			05/02/2017	8,232	10,070	7.23
<input checked="" type="checkbox"/>	11	4382 TWEEDY BLVD	\$1,840,000	1954			09/28/2016	8,424	8,649	7.8
<input checked="" type="checkbox"/>	12	10681 SANTA MONICA BLVD	\$33,428,000	1935			01/12/2017	6,978	4,725	7.87
<input checked="" type="checkbox"/>	13	4801 WHITTIER BLVD	\$1,000,000	1938			12/21/2016	8,458	8,339	8.02
<input checked="" type="checkbox"/>	14	5165 WHITTIER BLVD	\$1,050,000	1974			08/29/2016	6,355	12,457	8.37
<input checked="" type="checkbox"/>	15	12912 PARAMOUNT BLVD	\$1,400,000	1972			11/09/2016	6,800	16,959	10.59
<input checked="" type="checkbox"/>	16	1100 WASHINGTON BLVD	\$4,325,000	2006			11/16/2016	6,768	20,832	10.6

<input checked="" type="checkbox"/>	17	6418 LANKERSHIM BLVD	\$1,260,000	1939	10/05/2016	6,750	6,999	13.12
<input checked="" type="checkbox"/>	18	1368 N LAKE AVE	\$1,300,000	1933	12/02/2016	7,250	7,287	14.74
<input checked="" type="checkbox"/>	19	3395 ATLANTIC AVE	\$2,450,000	1984	03/30/2017	6,726	16,417	14.89
<input checked="" type="checkbox"/>	20	1047 N ALLEN AVE	\$1,300,000	1932	12/09/2016	6,500	10,013	15.2



**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**1500 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90062-1742****20 Comparable(s) Selected.**

Report Date: 05/16/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$235,000	\$1,000,000	\$33,428,000	\$5,626,259
Bldg/Living Area	7,455	6,355	8,473	7,396
Price/Sqft	\$31.52	\$118.23	\$4,790.48	\$770.25
Year Built	1923	1922	2006	1953
Lot Area	7,965	4,725	20,832	10,888
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$299,119	\$102,257	\$3,377,000	\$1,381,816
Distance From Subject	0.00	2.43	15.20	8.22

\* = user supplied for search only

Comp #: **1** Distance From Subject: **2.43 (miles)**  
 Address: **2222 S MAIN ST, LOS ANGELES, CA 90007-1426**  
 Owner Name: **RALPH BRITON CORP**  
 Seller Name: **MAGEE JULIE & P TRUST**  
 APN: **5127-028-016** Map Reference: **44-B5 /** Building Area: **8,225**  
 County: **LOS ANGELES, CA** Census Tract: **2240.20** Total Rooms/Offices:  
 Subdivision: **1542** Zoning: **LAM1** Total Restrooms:  
 Rec Date: **09/22/2016** Prior Rec Date: Yr Built/Eff: **1923 / 1923**  
 Sale Date: **09/19/2016** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$3,300,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1152083** Acres: **0.17**  
 1st Mtg Amt: Lot Area: **7,229**  
 Total Value: **\$102,257** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **4.06 (miles)**  
 Address: **269 S WESTERN AVE, LOS ANGELES, CA 90004-4103**  
 Owner Name: **WESTERN SQUARE LLC**  
 Seller Name: **VERMONT INVESTMENTS GROUP LLC**  
 APN: **5517-001-012** Map Reference: **43-E1 /** Building Area: **8,093**  
 County: **LOS ANGELES, CA** Census Tract: **2115.00** Total Rooms/Offices:  
 Subdivision: **WESTERN PLACE** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **09/30/2016** Prior Rec Date: **01/18/2006** Yr Built/Eff: **1934 / 1940**  
 Sale Date: **09/30/2016** Prior Sale Date: **01/13/2006** Air Cond: **YES**  
 Sale Price: **\$3,305,000** Prior Sale Price: **\$2,100,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **1200595** Acres: **0.21**  
 1st Mtg Amt: **\$1,983,000** Lot Area: **8,964**  
 Total Value: **\$2,424,253** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **4.7 (miles)**  
 Address: **5925 W PICO BLVD, LOS ANGELES, CA 90035-2614**  
 Owner Name: **BEVERLY HILLS SUITES LLC**  
 Seller Name: **YB REAL ESTATE PROPS IV LLC**  
 APN: **5087-027-015** Map Reference: **42-E3 /** Building Area: **6,985**  
 County: **LOS ANGELES, CA** Census Tract: **2168.00** Total Rooms/Offices:  
 Subdivision: **7603** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **11/18/2016** Prior Rec Date: **02/23/2016** Yr Built/Eff: **1936 / 1949**  
 Sale Date: **11/07/2016** Prior Sale Date: **11/18/2015** Air Cond:  
 Sale Price: **\$10,000,000** Prior Sale Price: **\$2,818,636** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1453930** Acres: **0.24**  
 1st Mtg Amt: Lot Area: **10,591**  
 Total Value: **\$2,291,837** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **5.32 (miles)**  
 Address: **1487 W SUNSET BLVD, LOS ANGELES, CA 90026-3458**  
 Owner Name: **CHAMPION ECHO PARK LLC**  
 Seller Name: **TM LANDMARK INVESTMENTS LLC**  
 APN: **5406-001-017** Map Reference: **35-C6 /** Building Area: **7,000**  
 County: **LOS ANGELES, CA** Census Tract: **1973.00** Total Rooms/Offices:  
 Subdivision: **GOLDEN WEST HEIGHTS ADD** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **03/03/2017** Prior Rec Date: **02/10/1984** Yr Built/Eff: **1922 / 1931**  
 Sale Date: **02/22/2017** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$9,500,000** Prior Sale Price: **\$250,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **249541** Acres: **0.13**  
 1st Mtg Amt: **\$11,845,000** Lot Area: **5,748**  
 Total Value: **\$582,795** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 5 Distance From Subject: 5.34 (miles)  
 Address: 6101 MELROSE AVE, LOS ANGELES, CA 90038-3501  
 Owner Name: 6101 MELROSE-HCPT LLC/6101 MELROSE LLC  
 Seller Name: A ACHIM INVESTMENTS LLC  
 APN: 5533-037-024 Map Reference: 34-C5 / Building Area: 8,473  
 County: LOS ANGELES, CA Census Tract: 1919.02 Total Rooms/Offices:  
 Subdivision: 4427 Zoning: LAC4 Total Restrooms:  
 Rec Date: 09/23/2016 Prior Rec Date: 09/15/2011 Yr Built/Eff: 1929 / 1929  
 Sale Date: 09/09/2016 Prior Sale Date: 07/14/2011 Air Cond: NONE  
 Sale Price: \$5,500,000 Prior Sale Price: \$2,200,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1161153 Acres: 0.28  
 1st Mtg Amt: \$2,200,000 Lot Area: 12,218  
 Total Value: \$2,334,287 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 6 Distance From Subject: 5.41 (miles)  
 Address: 676 S SAN VICENTE BLVD, LOS ANGELES, CA 90048  
 Owner Name: 656-676 SSV PROPERTY OWNER LLC  
 Seller Name: GASKIN FAMILY TRUST  
 APN: 5510-022-058 Map Reference: / Building Area: 8,225  
 County: LOS ANGELES, CA Census Tract: 2148.00 Total Rooms/Offices:  
 Subdivision: 7555 Zoning: LAC1 Total Restrooms:  
 Rec Date: 09/09/2016 Prior Rec Date: 10/19/1995 Yr Built/Eff: 1977 / 1977  
 Sale Date: 09/08/2016 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$9,200,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1087245 Acres: 0.21  
 1st Mtg Amt: Lot Area: 9,021  
 Total Value: \$1,509,920 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 7 Distance From Subject: 5.55 (miles)  
 Address: 1005 N MADISON AVE, LOS ANGELES, CA 90029-2813  
 Owner Name: MADISON LOFTS LLC  
 Seller Name: MILLSTEIN LIVING TRUST  
 APN: 5539-003-006 Map Reference: 34-F4 / Building Area: 6,877  
 County: LOS ANGELES, CA Census Tract: 1914.10 Total Rooms/Offices:  
 Subdivision: CONNERS SUB Zoning: LAR3 Total Restrooms:  
 Rec Date: 09/30/2016 Prior Rec Date: 11/17/1997 Yr Built/Eff: 1925 / 1925  
 Sale Date: 02/26/2016 Prior Sale Date: 04/21/1997 Air Cond: NONE  
 Sale Price: \$6,443,182 Prior Sale Price: \$40,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1199269 Acres: 0.20  
 1st Mtg Amt: \$1,371,496 Lot Area: 8,910  
 Total Value: \$124,426 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 8 Distance From Subject: 6.28 (miles)  
 Address: 5170 HOLLYWOOD BLVD, LOS ANGELES, CA 90027-6131  
 Owner Name: DBC PROPERTIES INC  
 Seller Name: HOLLYWOOD KINGSLEY PTSHIP  
 APN: 5544-015-071 Map Reference: 34-E3 / Building Area: 6,490  
 County: LOS ANGELES, CA Census Tract: 1905.20 Total Rooms/Offices:  
 Subdivision: GLORIETTA Zoning: LAC2 Total Restrooms:  
 Rec Date: 05/03/2017 Prior Rec Date: 04/16/1991 Yr Built/Eff: 1985 / 1985  
 Sale Date: 04/21/2017 Prior Sale Date: 04/1991 Air Cond: YES  
 Sale Price: \$3,500,000 Prior Sale Price: \$48,500 Pool: POOL  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 487965 Acres: 0.31  
 1st Mtg Amt: Lot Area: 13,624  
 Total Value: \$1,438,060 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: **9** Distance From Subject: **6.79 (miles)**  
 Address: **8351 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069-4312**  
 Owner Name: **WEHO PLAZA LLC**  
 Seller Name: **LEVITT STEVEN H TRUST**  
 APN: **5554-025-039** Map Reference: **33-E4 /** Building Area: **8,320**  
 County: **LOS ANGELES, CA** Census Tract: **7003.00** Total Rooms/Offices:  
 Subdivision: **1444** Zoning: **WDC2A\*** Total Restrooms:  
 Rec Date: **09/29/2016** Prior Rec Date: Yr Built/Eff: **1966 / 1982**  
 Sale Date: **09/22/2016** Prior Sale Date: Air Cond: **YES**  
 Sale Price: **\$10,914,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1191423** Acres: **0.43**  
 1st Mtg Amt: **\$5,675,267** Lot Area: **18,717**  
 Total Value: **\$1,266,169** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **7.23 (miles)**  
 Address: **3606 TWEEDY BLVD, SOUTH GATE, CA 90280-6044**  
 Owner Name: **LA TRIANGLE II LLC**  
 Seller Name: **3626 TWEEDY BLVD LLC**  
 APN: **6223-006-053** Map Reference: **59-B3 /** Building Area: **8,232**  
 County: **LOS ANGELES, CA** Census Tract: **5358.02** Total Rooms/Offices:  
 Subdivision: **5772** Zoning: **SGC2\*** Total Restrooms:  
 Rec Date: **05/02/2017** Prior Rec Date: **01/13/2016** Yr Built/Eff: **2000 / 2000**  
 Sale Date: **04/25/2017** Prior Sale Date: **10/27/2015** Air Cond: **NONE**  
 Sale Price: **\$1,510,000** Prior Sale Price: **\$1,226,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **486321** Acres: **0.23**  
 1st Mtg Amt: Lot Area: **10,070**  
 Total Value: **\$919,579** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **7.8 (miles)**  
 Address: **4382 TWEEDY BLVD, SOUTH GATE, CA 90280-6237**  
 Owner Name: **HOPEVALE PROPERTIES LP**  
 Seller Name: **CHI FAMILY TRUST**  
 APN: **6218-007-053** Map Reference: **59-C3 /** Building Area: **8,424**  
 County: **LOS ANGELES, CA** Census Tract: **5359.02** Total Rooms/Offices:  
 Subdivision: **6557** Zoning: **SGC2\*** Total Restrooms:  
 Rec Date: **09/28/2016** Prior Rec Date: **10/06/1999** Yr Built/Eff: **1954 / 1954**  
 Sale Date: **09/14/2016** Prior Sale Date: **07/28/1999** Air Cond: **YES**  
 Sale Price: **\$1,840,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**  
 Document #: **1181045** Acres: **0.20**  
 1st Mtg Amt: Lot Area: **8,649**  
 Total Value: **\$1,179,000** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **7.87 (miles)**  
 Address: **10681 SANTA MONICA BLVD, LOS ANGELES, CA 90025-4807**  
 Owner Name: **ONNI ATRIA LP**  
 Seller Name: **ATRIA WEST LLC**  
 APN: **4326-034-016** Map Reference: **41-F3 /** Building Area: **6,978**  
 County: **LOS ANGELES, CA** Census Tract: **2656.01** Total Rooms/Offices:  
 Subdivision: **4677** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **01/12/2017** Prior Rec Date: **05/02/2003** Yr Built/Eff: **1935 / 1950**  
 Sale Date: **01/11/2017** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$33,428,000** Prior Sale Price: **\$4,185,040** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **TAR & GRAVEL**  
 Document #: **50703** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,725**  
 Total Value: **\$2,552,034** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 8.02 (miles)  
 Address: 4801 WHITTIER BLVD, LOS ANGELES, CA 90022-3023  
 Owner Name: ELIZABETH PUEBLO LLC  
 Seller Name: EAGLE PROPERTIES LLC  
 APN: 5240-006-011 Map Reference: 45-E6 / Building Area: 8,458  
 County: LOS ANGELES, CA Census Tract: 5316.04 Total Rooms/Offices:  
 Subdivision: 4074 Zoning: LCM1\* Total Restrooms:  
 Rec Date: 12/21/2016 Prior Rec Date: 09/12/2000 Yr Built/Eff: 1938 / 1938  
 Sale Date: 12/15/2016 Prior Sale Date: 08/28/2000 Air Cond: YES  
 Sale Price: \$1,000,000 Prior Sale Price: \$715,000 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat: ROLL  
 Document #: 1624503 Acres: 0.19 COMPOSITION  
 1st Mtg Amt: \$460,000 Lot Area: 8,339  
 Total Value: \$807,004 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 8.37 (miles)  
 Address: 5165 WHITTIER BLVD, LOS ANGELES, CA 90022-3900  
 Owner Name: MINSOO INVESTMENT LLC  
 Seller Name: TSE COMMERCIAL ENTS LLC  
 APN: 5240-018-003 Map Reference: 45-F6 / Building Area: 6,355  
 County: LOS ANGELES, CA Census Tract: 5317.01 Total Rooms/Offices:  
 Subdivision: 7192 Zoning: LCM1\* Total Restrooms:  
 Rec Date: 08/29/2016 Prior Rec Date: Yr Built/Eff: 1974 / 1974  
 Sale Date: 07/26/2016 Prior Sale Date: NONE  
 Sale Price: \$1,050,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1026423 Acres: 0.29  
 1st Mtg Amt: \$700,000 Lot Area: 12,457  
 Total Value: \$1,359,256 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 10.59 (miles)  
 Address: 12912 PARAMOUNT BLVD, DOWNEY, CA 90242-4328  
 Owner Name: JOHNSON MARIA E & SCOTT E  
 Seller Name: GOMEZ GLEN D  
 APN: 6260-006-023 Map Reference: 59-F6 / Building Area: 6,800  
 County: LOS ANGELES, CA Census Tract: 5517.00 Total Rooms/Offices:  
 Subdivision: 9613 Zoning: DOC3\* Total Restrooms:  
 Rec Date: 11/09/2016 Prior Rec Date: 06/13/2008 Yr Built/Eff: 1972 / 1972  
 Sale Date: 07/18/2016 Prior Sale Date: 03/07/2008 Air Cond: YES  
 Sale Price: \$1,400,000 Prior Sale Price: \$1,200,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1401898 Acres: 0.39  
 1st Mtg Amt: \$992,000 Lot Area: 16,959  
 Total Value: \$1,331,494 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 10.6 (miles)  
 Address: 1100 WASHINGTON BLVD, MONTEBELLO, CA 90640-6041  
 Owner Name: HLG CORP  
 Seller Name: LIEBOVICH 1984 TRUST  
 APN: 6353-012-010 Map Reference: 54-C3 / Building Area: 6,768  
 County: LOS ANGELES, CA Census Tract: 5320.02 Total Rooms/Offices:  
 Subdivision: EL CARMEL TR Zoning: MNCM\* Total Restrooms:  
 Rec Date: 11/16/2016 Prior Rec Date: 07/01/2005 Yr Built/Eff: 2006 / 2006  
 Sale Date: 11/01/2016 Prior Sale Date: 06/22/2005 Air Cond: NONE  
 Sale Price: \$4,325,000 Prior Sale Price: \$1,905,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1434654 Acres: 0.48  
 1st Mtg Amt: \$2,378,750 Lot Area: 20,832  
 Total Value: \$3,377,000 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 13.12 (miles)  
 Address: 6418 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91606-2812  
 Owner Name: 6148 LANKERSHIM BLVD LLC  
 Seller Name: KLEIMAN MAURICE  
 APN: 2335-010-002 Map Reference: 16-D5 / Building Area: 6,750  
 County: LOS ANGELES, CA Census Tract: 1241.03 Total Rooms/Offices:  
 Subdivision: 7455 Zoning: LAC2 Total Restrooms:  
 Rec Date: 10/05/2016 Prior Rec Date: 08/28/1998 Yr Built/Eff: 1939 / 1940  
 Sale Date: 08/17/2016 Prior Sale Date: 07/30/1998 Air Cond: NONE  
 Sale Price: \$1,260,000 Prior Sale Price: \$390,900 Pool:  
 Sale Type: UNKNOWN Prior Sale Type: FULL Roof Mat:  
 Document #: 1221823 Acres: 0.16  
 1st Mtg Amt: \$1,040,000 Lot Area: 6,999  
 Total Value: \$569,444 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 14.74 (miles)  
 Address: 1368 N LAKE AVE, PASADENA, CA 91104-5019  
 Owner Name: NORTH LAKE PARTNERS LLC  
 Seller Name: JOE ABE LLC  
 APN: 5848-029-007 Map Reference: 27-B1 / Building Area: 7,250  
 County: LOS ANGELES, CA Census Tract: 4614.00 Total Rooms/Offices:  
 Subdivision: CLARK & SISSON TR Zoning: PSC- Total Restrooms:  
 Rec Date: 12/02/2016 Prior Rec Date: 01/19/2007 Yr Built/Eff: 1933 / 1933  
 Sale Date: 11/21/2016 Prior Sale Date: 01/03/2007 Air Cond: NONE  
 Sale Price: \$1,300,000 Prior Sale Price: \$2,025,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: CONCRETE  
 Document #: 1520158 Acres: 0.17  
 1st Mtg Amt: \$650,000 Lot Area: 7,287  
 Total Value: \$1,914,025 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 14.89 (miles)  
 Address: 3395 ATLANTIC AVE, LONG BEACH, CA 90807-4554  
 Owner Name: SATIN OAK PROPERTIES LP  
 Seller Name: 3395 ATLANTIC AVENUE LLC  
 APN: 7148-013-034 Map Reference: 70-D6 / Building Area: 6,726  
 County: LOS ANGELES, CA Census Tract: 5722.01 Total Rooms/Offices:  
 Subdivision: 2901 Zoning: LBCCA Total Restrooms:  
 Rec Date: 03/30/2017 Prior Rec Date: 08/31/1976 Yr Built/Eff: 1984 / 1984  
 Sale Date: 03/14/2017 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$2,450,000 Prior Sale Price: \$91,500 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 351545 Acres: 0.38  
 1st Mtg Amt: Lot Area: 16,417  
 Total Value: \$1,378,310 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 15.2 (miles)  
 Address: 1047 N ALLEN AVE, PASADENA, CA 91104-3202  
 Owner Name: SEIDNER STEVEN & C TRUST 1994  
 Seller Name: RIVERVIEW FINANCIAL CORP  
 APN: 5742-015-013 Map Reference: 27-D2 / Building Area: 6,500  
 County: LOS ANGELES, CA Census Tract: 4626.00 Total Rooms/Offices:  
 Subdivision: NAZARENE UNIVERSITY Zoning: PSC- Total Restrooms:  
 PARK Yr Built/Eff: 1932 / 1940  
 Rec Date: 12/09/2016 Prior Rec Date: Air Cond: NONE  
 Sale Date: 11/03/2016 Prior Sale Date: Pool:  
 Sale Price: \$1,300,000 Prior Sale Price: Roof Mat:  
 Sale Type: FULL Prior Sale Type: Acres: 0.23  
 Document #: 1563876 Lot Area: 10,013  
 1st Mtg Amt: Total Value: \$175,166 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: ENRIQUE PREZA

Date: May 18, 2017

JOB ADDRESS: 1500 WEST MARTIN LUTHER KING JR BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5021-004-001

CASE#: 735564

ORDER NO: A-4163131

EFFECTIVE DATE OF ORDER TO COMPLY: September 19, 2016

COMPLIANCE EXPECTED DATE: October 19, 2016

DATE COMPLIANCE OBTAINED: No Compliance to Date

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-4163131

10060111201725593

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIOLOS  
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

FRANK M. BUSH  
GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

RIGOBERTO CARDENAS  
1500 W. MARTIN LUTHER KING JR. BLVD.  
LOS ANGELES, CA 90062-1742

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

CASE #: 735564  
ORDER #: A-4163131

EFFECTIVE DATE: September 19, 2016  
COMPLIANCE DATE: October 19, 2016

SEP 15 2016

OWNER OF  
SITE ADDRESS: 1500 W MARTIN LUTHER KING BLVD

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

ASSESSORS PARCEL NO.: 5021-004-001

ZONE: C2; Commercial 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:

VIOLATION(S):

1. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Southern half of building

Comments: Unapproved structural work including steel beams and columns.

11-28-16

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org



**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 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.

If you have any questions or require any additional information please feel free to contact me at (323)789-2786.

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

Inspector: A. Alu

Date: September 12, 2016

AGUSTIN ALVAREZ MORALES  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-2786  
Agustin.AlvarezMorales@lacity.org

REVIEWED BY

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