

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 26, 2017

Council District: # 14

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

JOB ADDRESS: **7051 NORTH FIGUEROA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5480-012-016**

On April 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: **7051 North Figueroa Street, 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.

Pursuant to Section 98.0421, the property owner was issued an order on April 18, 2015, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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 L. 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. T14186
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5480-012-016

Property Address: 7051 N FIGUEROA ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee : THE FHL FINANCIAL GROUP

Grantor : LOWELL INDUSTRIES INC

Deed Date : 01/06/2008

Recorded : 01/16/2008

Instr No. : 08-0090003

**MAILING ADDRESS: THE FHL FINANCIAL GROUP
24422 AVENIDA DE LA CARLOTA STE 350 LAGUNA HILLS CA 92653**

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 51 Abbreviated Description: LOT:51 CITY:REGION/CLUSTER: 27/27680
ANNANDALE VIEW TERRACE LOT 51 AND SE 25.06 FT MEASURED ON NE AND SW
LINES OF LOT 52 City/Muni/Twp: REGION/CLUSTER: 27/27680**

MORTGAGES/LIENS

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

RECORDING REQUESTED BY
RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY
AND WHEN RECORDED MAIL TO*

2

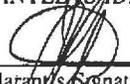
01/16/08
20080090003

THE FHL FINANCIAL GROUP
24422 AVENIDA DE LA CARLOTA, #350
LAGUNA HILLS, CA 92653

TRA #: 00004
LOAN 270104 OTHER: 3446741 FILE: 7623 JLP
A.P. NO. 5480-012-016

TRUSTEE'S DEED UPON SALE

DOCUMENTARY TRANSFER TAX IS COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE \$0.00
AMOUNT OF CONSIDERATION \$237,701.63
AMOUNT OF UNPAID DEBT \$237,701.63
GRANTEE IS IDENTIFIED AS THE BENEFICIARY.


Declarant's Signature or Agent Determining Tax
Lenders T.D. Service, Inc.
Declarant's Name

LENDERS T.D. SERVICE, INC., Trustee, (whereas so designated in the Deed of Trust herein under more particularly described or as duly appointed Trustee), does hereby GRANT and CONVEY to THE FHL FINANCIAL GROUP, A CALIFORNIA CORPORATION (herein called Grantee), but without covenant or warranty, express or implied, all right, title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the City of LOS ANGELES County of LOS ANGELES, State of California, described as follows:

LOT 51 AND 52 OF ANNANDALE VIEW TERRACE, AS PER MAP RECORDED IN BOOK 11, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHERLY 25.67 FEET OF LOT 52

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by LOWELL INDUSTRIES, INCORPORATED, A CALIFORNIA CORPORATION and recorded on 02/23/2007, in Book Page Instrument Number 20070392187 of Official records, in the office of the Recorder of LOS ANGELES County, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust and pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded 09/06/2007, in Book Page Instrument Number 07-2068880 of Official records, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending of a Notice of Default and Election to SELL within 10 days after its recording and a Notice of Sale at least 20 days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

Notice of Trustee's Sale was published once a week for three consecutive weeks commencing 12/12/2007 in

* Mail tax bill to the above

3

TRUSTEE'S DEED UPON SALE

LOAN: 270104

OTHER: 3446741

FILE: 7623

JLP

A.P. NUMBER 5480-012-016

DAILY COMMERCE, a newspaper, and at least 20 days before the date fixed therein for sale a copy of the Notice of Trustee's Sale was posted in a conspicuous place on the property described above and in one public place in the city where the sale was to be held. At the time and place fixed in said notice, Trustee did, by public announcement, and in said provided, postpone the sale from time to time thereafter and did sell the property described above on 01/04/2008 at public auction to the Grantee herein, Grantee being the highest qualified bidder therefor, for \$237,701.63 cash, lawful money of the United States, or by the satisfaction of the indebtedness then secured by said Deed of Trust.

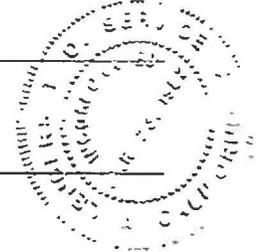
In WITNESS WHEREOF, LENDERS T.D. SERVICE, INC. , as the Trustee, has this day, 01/06/2008 caused its name to be hereunto affixed by its officer thereunto duly authorized by its Corporation By-Laws.

LENDERS T.D. SERVICE, INC. , as said Trustee

By


JEFFREY L. PRATHER
PRESIDENT

By



STATE OF CALIFORNIA
COUNTY OF ORANGE

On 01/07/2008 before me, the undersigned, a Notary Public for said State, personally appeared JEFFREY L. PRATHER, 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

CATHY SCHLICHT

(Seal)

08000003

EXHIBIT B

ASSIGNED INSPECTOR: **GABRIAL HERRERA**

Date: **May 26, 2017**

JOB ADDRESS: **7051 NORTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5480-012-016**

Last Full Title: **04/19/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). THE FHL FINANCIAL GROUP
24422 AVENIDA DE LA CARLOTA STE 350
LAGUNA HILLS, CA 92653-3603 CAPACITY: OWNER

Property Detail Report

For Property Located At :
7051 N FIGUEROA ST, LOS ANGELES, CA 90042-1276



Owner Information

Owner Name: **FHL FINANCIAL GROUP**
 Mailing Address: **24422 AVENIDA DE LA CARLOTA #350, LAGUNA HILLS CA 92653-3603 C042**
 Vesting Codes: **// CO**

Location Information

Legal Description: **ANNANDALE VIEW TERRACE LOT 51 AND SE 25.06 FT MEASURED ON NE AND SW LINES OF LOT 52**
 County: **LOS ANGELES, CA** APN: **5480-012-016**
 Census Tract / Block: **1832.22 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **ANNANDALE VIEW TERRACE**
 Legal Book/Page: Map Reference: **26-C6 /**
 Legal Lot: **52** Tract #: **LOS ANGELES**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **632** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/16/2008 / 01/04/2008** Deed Type: **TRUSTEE'S DEED**
 Sale Price: **\$237,701** 1st Mtg Document #:
 Document #: **90003**

Last Market Sale Information

Recording/Sale Date: **10/30/2006 / 10/26/2006** 1st Mtg Amount/Type: **\$551,075 /**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: **UNKNOWN** 1st Mtg Document #: **2398136**
 Document #: **2398135** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: **FINANCIAL TITLE**
 Lender: **PRIVATE INDIVIDUAL**
 Seller Name: **SPENCE EDGAR B TRUST**

Prior Sale Information

Prior Rec/Sale Date: **05/15/1998 / 04/08/1998** Prior Lender:
 Prior Sale Price: **\$75,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **824813** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Year Built / Eff: /	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	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: LARD1.5	Acres: 0.26	County Use: VACANT COMMERCIAL (100V)
Lot Area: 11,147	Lot Width/Depth: x	State Use:
Land Use: COMMERCIAL (NEC)	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$624,693	Assessed Year: 2016	Property Tax: \$7,469.75
Land Value: \$624,693	Improved %:	Tax Area: 4
Improvement Value:	Tax Year: 2016	Tax Exemption:
Total Taxable Value: \$624,693		

Comparable Summary

For Property Located At



7051 N FIGUEROA ST, LOS ANGELES, CA 90042-1276

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	\$0	\$100,000	\$156,587,000	\$33,894,575
Bldg/Living Area	0	357	346,537	55,896
Price/Sqft	\$0.00	\$4.60	\$108,740.97	\$16,606.09
Year Built	0	1922	2005	1965
Lot Area	11,147	3,123	144,868	26,924
Bedrooms	0	99	99	99
Bathrooms/Restrooms	0	99	99	99
Stories	0.00	0.00	0.00	0.00
Total Value	\$624,693	\$26,524	\$118,699,686	\$8,582,296
Distance From Subject	0.00	3.14	9.79	6.58

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bld	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			7051 N FIGUEROA ST					10/30/2006		11,147	0.0
Comparables											
<input checked="" type="checkbox"/>	1		621 E COLORADO BLVD	\$154,000,000	2005	99	99	11/02/2016	346,537	144,868	3.14
<input checked="" type="checkbox"/>	2			\$156,587,000				01/31/2017	1,440	115,038	4.02
<input checked="" type="checkbox"/>	3		635 S DATE AVE	\$156,587,000				01/31/2017		10,018	4.02
<input checked="" type="checkbox"/>	4		701 S DATE AVE	\$156,587,000				01/31/2017		20,032	4.03
<input checked="" type="checkbox"/>	5		1908 N BROADWAY	\$900,000				01/20/2017		8,270	4.43
<input checked="" type="checkbox"/>	6		2100 ECHO PARK AVE	\$770,000	1939			11/15/2016	792	4,611	4.48
<input checked="" type="checkbox"/>	7		1089 DE GARMO DR	\$660,000				10/03/2016		6,997	5.58
<input checked="" type="checkbox"/>	8		911 N BONNIE BRAE ST	\$971,000				01/10/2017		7,488	5.72
<input checked="" type="checkbox"/>	9		933 MILLER AVE	\$100,000				10/13/2016		3,664	5.78
<input checked="" type="checkbox"/>	10		1127 W TEMPLE ST	\$550,000				03/01/2017		6,348	5.82
<input checked="" type="checkbox"/>	11		512 WALL ST	\$139,000	1995			09/28/2016	30,194	11,937	6.8
<input checked="" type="checkbox"/>	12			\$449,000	1968			09/30/2016		3,420	6.83
<input checked="" type="checkbox"/>	13		2820 W 7TH ST	\$19,000,000				10/26/2016		15,814	7.37
<input checked="" type="checkbox"/>	14			\$5,000,000	1973			02/06/2017	9,030	9,123	7.62
<input checked="" type="checkbox"/>	15		2465 E 25TH ST	\$250,000				11/03/2016		11,583	8.25
<input checked="" type="checkbox"/>	16		3618 METTLER ST	\$225,000				03/09/2017		5,003	9.23
<input checked="" type="checkbox"/>	17		1153 S BRONSON AVE	\$1,150,000				01/24/2017		11,801	9.47
<input checked="" type="checkbox"/>	18		7302 SANTA MONICA BLVD	\$20,554,500				10/17/2016		130,004	9.59

<input checked="" type="checkbox"/>	19	7414 SANTA MONICA BLVD	\$1,639,000	1922	04/28/2017	2,925	3,123	9.71
<input checked="" type="checkbox"/>	20	4446 E 57TH ST	\$1,773,000	1954	11/08/2016	357	9,338	9.79

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7051 N FIGUEROA ST, LOS ANGELES, CA 90042-1276**20 Comparable(s) Selected.**

Report Date: 05/23/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$156,587,000	\$33,894,575
Bldg/Living Area	0	357	346,537	55,896
Price/Sqft	\$0.00	\$4.60	\$108,740.97	\$16,606.09
Year Built	0	1922	2005	1965
Lot Area	11,147	3,123	144,868	26,924
Bedrooms	0	99	99	99
Bathrooms/Restrooms	0	99	99	99
Stories	0.00	0.00	0.00	0.00
Total Value	\$624,693	\$26,524	\$118,699,686	\$8,582,296
Distance From Subject	0.00	3.14	9.79	6.58

* = user supplied for search only

Comp #: **1** Distance From Subject: **3.14 (miles)**
 Address: **621 E COLORADO BLVD, PASADENA, CA 91101-2005**
 Owner Name: **TRIO PASADENA LLC**
 Seller Name: **T-C TRIO APARTMENTS LLC**
 APN: **5723-029-028** Map Reference: **/** Building Area: **346,537**
 County: **LOS ANGELES, CA** Census Tract: **4622.02** Total Rooms/Offices:
 Subdivision: **53903** Zoning: **PSC-** Total Restrooms: **99.00**
 Rec Date: **11/02/2016** Prior Rec Date: **02/27/2003** Yr Built/Eff: **2005 / 2005**
 Sale Date: **11/01/2016** Prior Sale Date: **02/19/2003** Air Cond:
 Sale Price: **\$154,000,000** Prior Sale Price: **\$2,000,020** Pool: **POOL**
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1358552** Acres: **3.33**
 1st Mtg Amt: **\$78,929,000** Lot Area: **144,868**
 Total Value: **\$118,699,686** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **4.02 (miles)**
 Address: **,, CA**
 Owner Name: **ELITE-TRC ALHAMBRA CMNTY LLC**
 Seller Name: **ALHAMBRA OFFICE CMNTY LLC**
 APN: **5342-001-027** Map Reference: **/** Building Area: **1,440**
 County: **LOS ANGELES, CA** Census Tract: **4808.02** Total Rooms/Offices:
 Subdivision: **5683** Zoning: **ALMPD*** Total Restrooms:
 Rec Date: **01/31/2017** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **01/30/2017** Prior Sale Date: Air Cond:
 Sale Price: **\$156,587,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **126201** Acres: **2.64**
 1st Mtg Amt: **\$75,000,000** Lot Area: **115,038**
 Total Value: **\$1,527,277** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **4.02 (miles)**
 Address: **635 S DATE AVE, ALHAMBRA, CA 91803-1411**
 Owner Name: **ELITE-TRC ALHAMBRA CMNTY LLC**
 Seller Name: **ALHAMBRA OFFICE CMNTY LLC**
 APN: **5342-001-007** Map Reference: **37-A5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **4808.02** Total Rooms/Offices:
 Subdivision: **DOLGEVILLE** Zoning: **ALMP** Total Restrooms:
 Rec Date: **01/31/2017** Prior Rec Date: **08/30/2007** Yr Built/Eff: **/**
 Sale Date: **01/30/2017** Prior Sale Date: **07/20/2007** Air Cond:
 Sale Price: **\$156,587,000** Prior Sale Price: **\$1,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **126201** Acres: **0.23**
 1st Mtg Amt: **\$75,000,000** Lot Area: **10,018**
 Total Value: **\$876,566** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **4.03 (miles)**
 Address: **701 S DATE AVE, ALHAMBRA, CA 91803-1413**
 Owner Name: **ELITE-TRC ALHAMBRA CMNTY LLC**
 Seller Name: **ALHAMBRA OFFICE CMNTY LLC**
 APN: **5342-001-008** Map Reference: **37-A5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **4808.02** Total Rooms/Offices:
 Subdivision: **DOLGEVILLE** Zoning: **ALMP** Total Restrooms:
 Rec Date: **01/31/2017** Prior Rec Date: **08/14/2007** Yr Built/Eff: **/**
 Sale Date: **01/30/2017** Prior Sale Date: **08/07/2007** Air Cond:
 Sale Price: **\$156,587,000** Prior Sale Price: **\$1,750,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **126201** Acres: **0.46**
 1st Mtg Amt: **\$75,000,000** Lot Area: **20,032**
 Total Value: **\$1,941,768** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **4.43 (miles)**
 Address: **1908 N BROADWAY, LOS ANGELES, CA 90031-2527**
 Owner Name: **GIOVANNINI JOSEPH/PITTEL CHRISTINE**
 Seller Name: **AMIRKHANIAN ARSEN**
 APN: **5447-024-006** Map Reference: **35-F6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **1997.00** Total Rooms/Offices:
 Subdivision: **EAST LOS ANGELES** Zoning: **LAC2** Total Restrooms:
 Rec Date: **01/20/2017** Prior Rec Date: **07/20/2007** Yr Built/Eff: **/**
 Sale Date: **01/10/2017** Prior Sale Date: **07/03/2007** Air Cond:
 Sale Price: **\$900,000** Prior Sale Price: **\$300,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **82562** Acres: **0.19**
 1st Mtg Amt: **\$500,000** Lot Area: **8,270**
 Total Value: **\$332,871** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.48 (miles)**
 Address: **2100 ECHO PARK AVE, LOS ANGELES, CA 90026-1942**
 Owner Name: **HPI ECHO PARK LLC**
 Seller Name: **GALLUCCI MARC A TRUST**
 APN: **5420-035-030** Map Reference: **35-D4 /** Building Area: **792**
 County: **LOS ANGELES, CA** Census Tract: **1974.10** Total Rooms/Offices:
 Subdivision: **2848** Zoning: **LAC2** Total Restrooms:
 Rec Date: **11/15/2016** Prior Rec Date: **02/06/2007** Yr Built/Eff: **1939 / 1954**
 Sale Date: **11/04/2016** Prior Sale Date: **01/25/2007** Air Cond:
 Sale Price: **\$770,000** Prior Sale Price: **\$494,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1427963** Acres: **0.11**
 1st Mtg Amt: **\$500,000** Lot Area: **4,611**
 Total Value: **\$583,768** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **5.58 (miles)**
 Address: **1089 DE GARMO DR, LOS ANGELES, CA 90063-3701**
 Owner Name: **HUANG CHARLES**
 Seller Name: **GAVRILENKA VILIUS**
 APN: **5231-001-014** Map Reference: **45-C3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5308.01** Total Rooms/Offices:
 Subdivision: **5750** Zoning: **LCR2*** Total Restrooms:
 Rec Date: **10/03/2016** Prior Rec Date: **09/06/2012** Yr Built/Eff: **/**
 Sale Date: **09/15/2016** Prior Sale Date: **08/24/2012** Air Cond:
 Sale Price: **\$660,000** Prior Sale Price: **\$66,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1205293** Acres: **0.16**
 1st Mtg Amt: **\$417,000** Lot Area: **6,997**
 Total Value: **\$62,945** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **5.72 (miles)**
 Address: **911 N BONNIE BRAE ST, LOS ANGELES, CA 90026-4103**
 Owner Name: **WYNSTAR INVESTMENTS LLC**
 Seller Name: **PRIORITY 1 CAPITAL LLC**
 APN: **5404-004-020** Map Reference: **35-C6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **1957.20** Total Rooms/Offices:
 Subdivision: **LAKE SIDE** Zoning: **LARD2** Total Restrooms:
 Rec Date: **01/10/2017** Prior Rec Date: **03/07/2013** Yr Built/Eff: **/**
 Sale Date: **12/19/2016** Prior Sale Date: **02/28/2013** Air Cond:
 Sale Price: **\$971,000** Prior Sale Price: **\$370,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **34237** Acres: **0.17**
 1st Mtg Amt: **\$528,121** Lot Area: **7,488**
 Total Value: **\$528,121** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **5.78 (miles)**
 Address: **933 MILLER AVE, LOS ANGELES, CA 90063-1329**
 Owner Name: **FENG YUAN H**
 Seller Name: **MORALES SERGIO M**
 APN: **5226-036-038** Map Reference: **45-D3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5309.02** Total Rooms/Offices:
 Subdivision: **2190** Zoning: **LCR2*** Total Restrooms:
 Rec Date: **10/13/2016** Prior Rec Date: **05/06/2016** Yr Built/Eff: **/**
 Sale Date: **09/30/2016** Prior Sale Date: **05/05/2016** Air Cond:
 Sale Price: **\$100,000** Prior Sale Price: **\$45,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1255389** Acres: **0.08**
 1st Mtg Amt: Lot Area: **3,664**
 Total Value: **\$26,524** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **5.82 (miles)**
 Address: **1127 W TEMPLE ST, LOS ANGELES, CA 90012-1515**
 Owner Name: **UNEDRA 5253 FAMILY LP**
 Seller Name: **CARDINAL GRP LLC**
 APN: **5160-024-005** Map Reference: **44-D2 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2080.00** Total Rooms/Offices:
 Subdivision: **PARK TR LOS ANGELES** Zoning: **LACW** Total Restrooms:
 Rec Date: **03/01/2017** Prior Rec Date: **06/05/2006** Yr Built/Eff: **/**
 Sale Date: **02/23/2017** Prior Sale Date: **04/20/2006** Air Cond:
 Sale Price: **\$550,000** Prior Sale Price: **\$500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **240315** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,348**
 Total Value: **\$577,201** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **6.8 (miles)**
 Address: **512 WALL ST, LOS ANGELES, CA 90013-1875**
 Owner Name: **ROOM OCCUPANCY HOUSING CORP**
 Seller Name: **COURTLAND HOTEL LP**
 APN: **5148-015-008** Map Reference: **44-D4 /** Building Area: **30,194**
 County: **LOS ANGELES, CA** Census Tract: **2063.00** Total Rooms/Offices:
 Subdivision: **MORENO VINEYARD TR** Zoning: **LAR5** Total Restrooms:
 Rec Date: **09/28/2016** Prior Rec Date: **05/24/1993** Yr Built/Eff: **1995 / 1995**
 Sale Date: **08/30/2016** Prior Sale Date:
 Sale Price: **\$139,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type: Pool:
 Document #: **1180260** Acres: **0.27** Roof Mat:
 1st Mtg Amt: Lot Area: **11,937**
 Total Value: **\$5,006,139** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **6.83 (miles)**
 Address: **,, CA**
 Owner Name: **2501-2503 WHITTIER PARTNERS LL**
 Seller Name: **FRANCO RUDY R**
 APN: **5185-030-010** Map Reference: **45-A5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2047.00** Total Rooms/Offices:
 Subdivision: **4887** Zoning: **LAC2** Total Restrooms:
 Rec Date: **09/30/2016** Prior Rec Date: **07/10/2003** Yr Built/Eff: **1968 /**
 Sale Date: **09/02/2016** Prior Sale Date: **06/06/2003** Air Cond:
 Sale Price: **\$449,000** Prior Sale Price: **\$250,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1199281** Acres: **0.08**
 1st Mtg Amt: Lot Area: **3,420**
 Total Value: **\$84,062** # of Stories:
 Land Use: **COMMERCIAL (NEC)** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 7.37 (miles)
 Address: 2820 W 7TH ST, LOS ANGELES, CA 90005-3906
 Owner Name: 2806 W7TH LLC
 Seller Name: BROOKS 7TH APARTMENTS LLC
 APN: 5077-015-019 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 2122.04 Total Rooms/Offices:
 Subdivision: FULMER Zoning: LAC2 Total Restrooms:
 Rec Date: 10/26/2016 Prior Rec Date: 03/24/2016 Yr Built/Eff: /
 Sale Date: 10/24/2016 Prior Sale Date: 03/22/2016 Air Cond:
 Sale Price: \$19,000,000 Prior Sale Price: \$8,250,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1316840 Acres: 0.36
 1st Mtg Amt: Lot Area: 15,814
 Total Value: \$1,248,282 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

Comp #: 14 Distance From Subject: 7.62 (miles)
 Address: ,, CA
 Owner Name: PEREZ & LARIOS CORP
 Seller Name: BIRCH HEMLOCK LLC
 APN: 5130-002-046 Map Reference: / Building Area: 9,030
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: WEILL ALEXANDRE TR Zoning: LAM2 Total Restrooms:
 Rec Date: 02/06/2017 Prior Rec Date: 06/20/2007 Yr Built/Eff: 1973 / 1973
 Sale Date: 11/23/2016 Prior Sale Date: 04/17/2007 Air Cond:
 Sale Price: \$5,000,000 Prior Sale Price: \$490,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 150338 Acres: 0.21
 1st Mtg Amt: \$2,500,000 Lot Area: 9,123
 Total Value: \$554,560 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

Comp #: 15 Distance From Subject: 8.25 (miles)
 Address: 2465 E 25TH ST, VERNON, CA 90058-1208
 Owner Name: 2460 24TH STREET PROPERTY LLC
 Seller Name: PABIGIAN JOHN
 APN: 5168-020-017 Map Reference: 52-E1 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2060.31 Total Rooms/Offices:
 Subdivision: H M AMES SUB Zoning: LAM3 Total Restrooms:
 Rec Date: 11/03/2016 Prior Rec Date: 12/20/1991 Yr Built/Eff: /
 Sale Date: 09/27/2016 Prior Sale Date: 12/1991 Air Cond:
 Sale Price: \$250,000 Prior Sale Price: \$575,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1371550 Acres: 0.27
 1st Mtg Amt: Lot Area: 11,583
 Total Value: \$50,713 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

Comp #: 16 Distance From Subject: 9.23 (miles)
 Address: 3618 METTLER ST, LOS ANGELES, CA 90011-5608
 Owner Name: REPUBLIC STATIONS LLC
 Seller Name: LITTLE WILLIAM
 APN: 5121-008-022 Map Reference: 52-B1 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2283.10 Total Rooms/Offices:
 Subdivision: METTLER Zoning: LAC2 Total Restrooms:
 Rec Date: 03/09/2017 Prior Rec Date: 11/19/1997 Yr Built/Eff: /
 Sale Date: 12/19/2016 Prior Sale Date: 11/17/1997 Air Cond:
 Sale Price: \$225,000 Prior Sale Price: \$265,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 276058 Acres: 0.11
 1st Mtg Amt: Lot Area: 5,003
 Total Value: \$154,595 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

Comp #: 17 Distance From Subject: 9.47 (miles)
 Address: 1153 S BRONSON AVE, LOS ANGELES, CA 90019-3219
 Owner Name: BRONSON COURT LLC
 Seller Name: BRONSON LP
 APN: 5081-002-018 Map Reference: 43-C3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2129.00 Total Rooms/Offices:
 Subdivision: 411 Zoning: LAR3 Total Restrooms:
 Rec Date: 01/24/2017 Prior Rec Date: 08/12/2005 Yr Built/Eff: /
 Sale Date: 12/20/2016 Prior Sale Date: 08/04/2005 Air Cond:
 Sale Price: \$1,150,000 Prior Sale Price: \$1,250,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:
 Document #: 95215 Acres: 0.27
 1st Mtg Amt: \$300,000 Lot Area: 11,801
 Total Value: \$1,775,329 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

Comp #: 18 Distance From Subject: 9.59 (miles)
 Address: 7302 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046-6663
 Owner Name: MOVIE TOWN SQUARE LP
 Seller Name: AVALON WEST HOLLYWOOD LP
 APN: 5531-021-001 Map Reference: 34-A4 / Building Area:
 County: LOS ANGELES, CA Census Tract: 7001.02 Total Rooms/Offices:
 Subdivision: 5681 Zoning: WDC2C* Total Restrooms:
 Rec Date: 10/17/2016 Prior Rec Date: 09/30/2013 Yr Built/Eff: /
 Sale Date: 10/14/2016 Prior Sale Date: 09/30/2013 Air Cond:
 Sale Price: \$20,554,500 Prior Sale Price: \$35,000,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1268788 Acres: 2.98
 1st Mtg Amt: \$20,554,314 Lot Area: 130,004
 Total Value: \$36,243,712 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

Comp #: 19 Distance From Subject: 9.71 (miles)
 Address: 7414 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046-5605
 Owner Name: JOHN N CALLEY FOUNDATION
 Seller Name: INNOVATIVE PROPERTY MGMT LLC
 APN: 5531-022-014 Map Reference: 34-A4 / Building Area: 2,925
 County: LOS ANGELES, CA Census Tract: 7001.02 Total Rooms/Offices:
 Subdivision: 4220 Zoning: WDC2A* Total Restrooms:
 Rec Date: 04/28/2017 Prior Rec Date: 07/01/2005 Yr Built/Eff: 1922 / 1958
 Sale Date: 03/15/2017 Prior Sale Date: 05/16/2005 Air Cond: NONE
 Sale Price: \$1,639,000 Prior Sale Price: \$895,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 474773 Acres: 0.07
 1st Mtg Amt: \$1,100,000 Lot Area: 3,123
 Total Value: \$1,033,188 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

Comp #: 20 Distance From Subject: 9.79 (miles)
 Address: 4446 E 57TH ST, MAYWOOD, CA 90270
 Owner Name: YIM CATHARINA H
 Seller Name: STANDLANK PROPERTIES LLC
 APN: 6313-016-029 Map Reference: 53-C4 / Building Area: 357
 County: LOS ANGELES, CA Census Tract: 5334.03 Total Rooms/Offices:
 Subdivision: 3648 Zoning: MY CM Total Restrooms:
 Rec Date: 11/08/2016 Prior Rec Date: 03/24/2014 Yr Built/Eff: 1954 / 1954
 Sale Date: 09/16/2016 Prior Sale Date: 03/03/2014 Air Cond:
 Sale Price: \$1,773,000 Prior Sale Price: \$1,617,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1394122 Acres: 0.21
 1st Mtg Amt: Lot Area: 9,338
 Total Value: \$338,617 # of Stories:
 Land Use: COMMERCIAL (NEC) Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **GABRIAL HERRERA**
JOB ADDRESS: **7051 NORTH FIGUEROA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5480-012-016**

Date: **May 26, 2017**

CASE#: **678690**
ORDER NO: **A-3752173**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 18, 2015**
COMPLIANCE EXPECTED DATE: **May 17, 2015**
DATE COMPLIANCE OBTAINED: **September 29, 2015**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3752173

1060712201612241

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 GARCEA MAYOR

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

RAYMOND S. CRANFORD, S.E. GENERAL MANAGER

FRANK BUSH EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

FHL FINANCIAL GROUP 24422 AVENIDA DE LA CARLOTA 350 LAGUNA HILLS, CA 92653

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

CASE # 2590 ORDER #: A-3062173 EFFECTIVE DATE: April 8, 2015 COMPLIANCE DATE: May 15, 2015

APR 28 2015

OWNER OF SITE ADDRESS: 7051 N FIGUEROA ST

ASSESSORS PARCEL NO.: 5480-012-16 ZONE: RD1.5; Min. Per Unit 1,500

To the address as shown on the last equalized assessment map. Initialed by: [Signature]

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 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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 92.21A.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 non-compliance 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.



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

9-2A-15

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.

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 (213)949-3275. Office hours are 7:00 a.m. to 3:00 p.m. Monday through Thursday.

Inspector : _____

Date: April 21, 2015

RUBEN REYES
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(213)949-3275

Ruben.Reyes@lacity.org

REVIEWED BY



[Large handwritten signature and scribbles covering the middle and right side of the page]