

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: # 1

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

JOB ADDRESS: **1543 WEST OLYMPIC BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5137-003-024**

On December 12, 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: **1543 West Olympic 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.

Pursuant to Section 98.0421, the property owner was issued an order on December 12, 2016, 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	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>1,288.56</u></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 **\$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

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T14172  
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

**SCHEDULE A**

(Reported Property Information)

APN #: 5137-003-024

Property Address: 1543 W OLYMPIC BLVD ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: GRANT DEED

Grantee : UNION & GRATTAN PROPERTIES LLC

Grantor : OLYMPIC TOWN LLC

Deed Date : 08/25/2016

Recorded : 09/12/2016

Instr No. : 16-1092214

MAILING ADDRESS: UNION & GRATTAN PROPERTIES LLC  
1321 S BERENDO ST APT B LOS ANGELES CA 90006

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 17 Block: B Tract No: 158 Abbreviated Description: LOT:17 BLK:B CITY:REGION/CLUSTER: 23/23628 SUBD:MRS FITZGERALD TRACT TR#:158 LOT COM AT MOST E COR OF LOT 17 BLK B MRS FITZGERALD'S TRACT TH SW ON NW LINE OF GRATTAN ST AND NW ON NE LINE OF OLYMPIC BLVD IMP1=OFF, 1 UNIT, 66536SF, YB:1966, 5STY; IMP2=OFF, 58644SF, YB:1964, 5STY. City/Muni/Twp: REGION/CLUSTER: 23/23628

**MORTGAGES/LIENS**

Type of Document: DEED OF TRUST SECURITY AGREEMENT ASSIGNMENT OF LEASES

Recording Date: 09/12/2016

Document #: 16-1092215

Loan Amount: \$18,055,000

Lender Name: IBORROW FINANCE LOAN FUND LLP

Borrowers Name: UNION & GRATTAN PROPERTIES LLC

MAILING ADDRESS: MUCH SHELIST PC  
191 NORTH WACKER DR. STE 1800 CHICAGO, IL 60606

Type of Document: NOTICE OF DEFAULT

Recording Date: 02/10/2017

Document #: 17-0169799

MAILING ADDRESS: FIDELITY NATIONAL TITLE COMPANY  
11000 OLSON DR# 101, RANCHO CORDOVA, CA 95670

RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY

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

**UNION & GRATTAN PROPERTIES, LLC**  
1321 S. Berendo Ave., Unit B  
Los Angeles, CA 90006

111601686

5137-003-024

THIS SPACE ABOVE FOR RECORDER'S USE

4 + 10

80

GRANT DEED

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THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY  
TRANSFER TAX IS \$27,500.00 COUNTY \$112,500.00 CITY, COMPUTED ON FULL  
VALUE OF PROPERTY CONVEYED.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY  
ACKNOWLEDGED, **OLYMPIC TOWN, LLC**, a California limited liability company  
("Grantor"), hereby grants to **UNION & GRATTAN PROPERTIES, LLC**, a California  
limited liability company ("Grantee"), that certain real property in the City of Los Angeles,  
County of Los Angeles, State of California, more particularly described in Exhibit "A" attached  
hereto and made a part hereof (the "Property").

TOGETHER WITH all rights of ways, easements, rights, privileges and appurtenances  
thereto or in any way appertaining, all improvements thereon and all the estate, right, title,  
interest and claim, either at law or in equity, of Grantor in the said Property.

This Deed and the conveyance hereinabove set forth is executed by Grantor and accepted  
by Grantee subject to nondelinquent taxes and assessments shown on the assessor's tax rolls as  
of the date hereof, all covenants, conditions, restriction, reservations, right, rights of way,  
easements, encumbrances, title matters of record, the rights of tenants in possession and any  
matters which could be ascertained by a proper inspection or survey of such Property.

Dated: August 25, 2016

*Signature follows on the next page*

SS

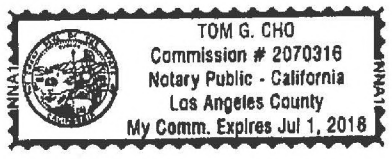
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss:  
COUNTY OF LOS ANGELES )

On August 25, 2016, before me, Tom G. Cho, Notary Public, personally appeared Jin Woo Lee and Mikyung Lee, 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.



*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Notary Public

[SEAL]

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed by its representative thereunto duly authorized as of the day and year first above written.

**SELLER:**

OLYMPIC TOWN, LLC,  
a California limited liability company

By: Jin Woo Lee  
Name: Jin Woo Lee  
Its: Managing Member

By: Mikyung Lee  
Name: Mikyung Lee  
Its: Managing Member

RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY

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RECORDING REQUESTED  
BY AND WHEN RECORDED  
RETURN TO:

MUCH SHELST, P.C.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606.1615  
Attention: Michael D. Burstein

111601686  
5137-003-024

**DEED OF TRUST, SECURITY AGREEMENT,  
ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING  
(California)**

by

**UNION & GRATTAN PROPERTIES, LLC,  
a California limited liability company, as Trustor,**

**to CHICAGO TITLE COMPANY,  
as Trustee,**

**for the benefit of**

**IBORROW FINANCE LOAN FUND I, L.P.,  
a Delaware limited partnership,  
as Beneficiary**

THIS INSTRUMENT CONSTITUTES A FIXTURE FILING AND IS TO BE INDEXED IN THE REAL PROPERTY RECORDS.

ATTENTION COUNTY RECORDER: THIS INSTRUMENT IS INTENDED TO BE EFFECTIVE AS A FINANCING STATEMENT FILED AS A FIXTURE FILING PURSUANT TO SECTION 9-501 OF THE CALIFORNIA COMMERCIAL CODE. PORTIONS OF THE GOODS COMPOSING A PART OF THE REAL ESTATE PROPERTY ARE OR ARE TO BECOME FIXTURES RELATED TO THE REAL ESTATE DESCRIBED IN EXHIBIT "A" HERETO. THIS INSTRUMENT IS TO BE FILED FOR RECORD IN THE RECORDS OF THE COUNTY WHERE DEEDS OF TRUST ON REAL PROPERTY ARE RECORDED AND SHOULD BE INDEXED AS BOTH A DEED OF TRUST AND AS A FINANCING STATEMENT COVERING FIXTURES. THE ADDRESSES OF TRUSTOR (DEBTOR) AND BENEFICIARY (SECURED PARTY) ARE SPECIFIED IN PARAGRAPH 23 OF THIS INSTRUMENT.

**NOTICE: SOME OF THE OBLIGATIONS SECURED HEREBY PROVIDE FOR PERIODIC INCREASES AND/OR DECREASES IN THE APPLICABLE INTEREST RATE.**

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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**DEED OF TRUST, SECURITY AGREEMENT,  
ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING**

THIS DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING ("Deed of Trust") is made as of August 24, 2016 (the "Effective Date") by UNION & GRATTAN PROPERTIES, LLC, a California limited liability company ("Trustor"), to CHICAGO TITLE COMPANY ("Trustee") for the use and benefit of IBORROW FINANCE LOAN FUND I, L.P., a Delaware limited partnership ("Beneficiary"):

**RECITALS:**

(A) Beneficiary has agreed to loan to Trustor the principal amount of EIGHTEEN MILLION FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$18,055,000.00) ("Loan"). The Loan shall be evidenced by a certain Promissory Note of even date herewith (as amended, restated or replaced from time to time, "Note") made by Trustor payable to Beneficiary in the original principal amount of the Loan and due on August 24, 2017, subject to extension as provided in the Note ("Maturity Date"), except as may be accelerated pursuant to the terms hereof or of the Note or any other Loan Document (as defined in the Note).

(B) A condition precedent to Beneficiary's extension of the Loan to Trustor is the execution and delivery by Trustor of this Deed of Trust.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trustor agrees as follows:

In order to secure the payment of the indebtedness hereinafter referred to and the performance of the obligations, covenants, agreements, warranties and undertakings of Trustor hereinafter described, Trustor hereby GRANTS, BARGAINS, SELLS, CONVEYS, TRANSFERS, ASSIGNS, MORTGAGES, WARRANTS AND SETS OVER to Trustee for the benefit of Beneficiary, its successors and assigns, and grants to Beneficiary a security interest in, the following described property, rights and interest (referred collectively herein as "Premises") all of which property, rights and interest are hereby granted and pledged primarily and on parity with the real estate (as defined below) and not secondarily:

**THE REAL ESTATE** located in the County of Los Angeles, State of California and legally described on Exhibit A attached hereto and made a part hereof ("Real Estate");

**TOGETHER WITH** all improvements of every nature whatsoever now or hereafter situated on the Real Estate, and all fixtures and personal property of every nature whatsoever now or hereafter owned by Trustor and located on, or used in connection with the Real Estate or the improvements thereon, or in connection with any construction thereon, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing and all of the right, title and interest of Trustor in and to any such personal property or fixtures together with the benefit of any deposits or payments now or hereafter made on such personal property or fixtures by Trustor or on its behalf ("Improvements");

**TOGETHER WITH** all easements, rights of way, gores of real estate, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, mineral rights, air

*See Attached Exhibit A and B.*

6958736

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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IN WITNESS WHEREOF, Trustor has executed and delivered this DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING as of the Effective Date.

UNION & GRATTAN PROPERTIES, LLC,  
a California limited liability company

By: *Chul Heay Shin*  
Print: Chul Heay Shin  
Its: Manager

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.

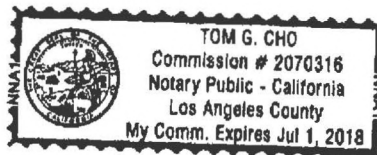
STATE OF CALIFORNIA            )  
                                          ) SS  
COUNTY OF LOS ANGELES     )

On August 26, 2016, before me, Tom G. Cho, a Notary Public, personally appeared Chul Heay Shin, 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 *[Signature]* (Seal)



RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.



Recording Requested By

and When Recorded Mail to:

FIDELITY NATIONAL TITLE COMPANY  
11000 Olson Drive, Suite 101  
Rancho Cordova, CA 95670

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Trustee Sale No: 17-00040-2  
Loan No: Olympic Office 1  
APN Number: 5137-003-024

## NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

### IMPORTANT NOTICE

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).**

**This amount is \$945,087.04 as of February 7, 2017, and will increase until your account becomes current.**

**While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.**

**Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).**

Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Default and Election to Sell Under Deed of Trust all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of beneficiary. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Default and Election to Sell Under Deed of Trust, and that

By reason thereof, the Beneficiary has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the Trust Property to be sold to satisfy the obligations secured thereby.

Date: February 9, 2017

FIDELITY NATIONAL TITLE COMPANY, Trustee

  
\_\_\_\_\_  
Jenny Taylor, Authorized Signor

# EXHIBIT B

ASSIGNED INSPECTOR: MEL KHACHATORIAN  
JOB ADDRESS: 1543 WEST OLYMPIC BLVD., LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5137-003-024

Date: May 26, 2017

Last Full Title: 04/19/2017

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1). UNION & GRATTAN PROPERTIES LLC  
1321 S BERENDO ST APT B  
LOS ANGELES, CA 90006-4487  
CAPACITY: OWNER
  
- 2). MUCH SHELIST PC  
191 NORTH WACKER DR STE 1800  
CHICAGO, IL 60606  
CAPACITY: INTERESTED PARTIES
  
- 3). FIDELITY NATIONAL TITLE CO  
11000 OLSON DR #101  
RANCHO CORDOVA, CA 95670  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**1543 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3807**



## Owner Information

Bldg Card: 000 of 002

Owner Name: **UNION & GRATTAN PROPERTIES LLC**  
 Mailing Address: **1321 S BERENDO ST #B, LOS ANGELES CA 90006-4487 C013**  
 Vesting Codes: **// CO**

## Location Information

Legal Description: **LOT COM AT MOST E COR OF LOT 17 BLK B MRS FITZGERALD'S TRACT TH SW ON NW LINE OF GRATTAN ST AND NW ON NE LINE OF OLYMPIC BLVD AND NE AND FOLLOWING UNION AVE TO NE LOTS 2,3,4 AND 5 TR NO 158**

County:	<b>LOS ANGELES, CA</b>	APN:	<b>5137-003-024</b>
Census Tract / Block:	<b>2100.10 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>158</b>
Legal Book/Page:		Map Reference:	<b>44-B3 /</b>
Legal Lot:	<b>17</b>	Tract #:	<b>158</b>
Legal Block:	<b>B</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>C42</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>09/12/2016 / 08/25/2016</b>	1st Mtg Amount/Type:	<b>\$18,055,000 /</b>
Sale Price:	<b>\$25,000,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1092215</b>
Document #:	<b>1092214</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$199.71</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>CHICAGO TITLE CO.</b>		
Lender:	<b>114709</b>		
Seller Name:	<b>OLYMPIC TOWN LLC</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>05/01/2000 /</b>	Prior Lender:	<b>MISCELLANEOUS FIN</b>
Prior Sale Price:	<b>\$3,150,030</b>	Prior 1st Mtg Amt/Type:	<b>\$1,600,000 / CONV</b>
Prior Doc Number:	<b>652893</b>	Prior 1st Mtg Rate/Type:	<b>/ ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Year Built / Eff:	<b>1964 /</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>125,180</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>125,180</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	<b>POOL</b>
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

Zoning:	<b>LAC2</b>	Acres:	<b>1.12</b>	County Use:	<b>OFFICE BLDG (1705)</b>
Lot Area:	<b>48,829</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>OFFICE BUILDING</b>	Commercial Units:	<b>144</b>	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

## Tax Information

Total Value:	<b>\$6,621,613</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$86,869.30</b>
Land Value:	<b>\$2,856,382</b>	Improved %:	<b>57%</b>	Tax Area:	<b>12706</b>
Improvement Value:	<b>\$3,765,231</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$6,621,613</b>				

## Comparable Summary

For Property Located At



**1543 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3807**

**10 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: 10

	Subject Property	Low	High	Average
Sale Price	\$25,000,000	\$25,000,000	\$583,000,000	\$115,597,500
Bldg/Living Area	125,180	106,921	142,235	122,486
Price/Sqft	\$199.71	\$199.71	\$5,452.62	\$1,004.17
Year Built	1964	1925	1991	1968
Lot Area	48,829	10,447	258,091	54,030
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	9.00	14.00	11.67
Total Value	\$6,621,613	\$6,621,613	\$84,883,109	\$29,763,564
Distance From Subject	0.00	0.83	19.97	7.73

\*= 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>											
			1543 W OLYMPIC BLVD	\$25,000,000	1964			09/12/2016	125,180	48,829	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		1543 W OLYMPIC BLVD	\$25,000,000	1964			09/12/2016	125,180	48,829	0.0
<input checked="" type="checkbox"/>	2		807 W 7TH ST	\$42,875,000	1926			04/26/2017	109,966	10,447	0.83
<input checked="" type="checkbox"/>	3		888 W 6TH ST	\$54,100,000	1973			09/30/2016	111,277	16,260	0.87
<input checked="" type="checkbox"/>	4		234 W 1ST ST	\$105,000,000	1972			09/27/2016	142,235	19,543	1.63
<input checked="" type="checkbox"/>	5		1000 CORPORATE CENTER DR	\$81,000,000	1983			04/03/2017	119,883	258,091	6.39
<input checked="" type="checkbox"/>	6		6601 CENTER DR W	\$583,000,000	1991			11/16/2016	106,921	55,897	8.4
<input checked="" type="checkbox"/>	7		2411 W OLIVE AVE	\$52,500,000	1990			01/20/2017	119,895	38,572	8.41
<input checked="" type="checkbox"/>	8		200 S LOS ROBLES AVE	\$46,000,000	1988			02/17/2017	129,680	43,831	9.92
<input checked="" type="checkbox"/>	9		233 WILSHIRE BLVD	\$139,500,000	1976			09/28/2016	126,282	37,542	13.14
<input checked="" type="checkbox"/>	10		110 PINE AVE	\$27,000,000	1925			04/26/2017	133,545	11,283	19.97

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1543 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3807****10 Comparable(s) Selected.**

Report Date: 05/23/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$25,000,000	\$25,000,000	\$583,000,000	\$115,597,500
Bldg/Living Area	125,180	106,921	142,235	122,486
Price/Sqft	\$199.71	\$199.71	\$5,452.62	\$1,004.17
Year Built	1964	1925	1991	1968
Lot Area	48,829	10,447	258,091	54,030
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	9.00	14.00	11.67
Total Value	\$6,621,613	\$6,621,613	\$84,883,109	\$29,763,564
Distance From Subject	0.00	0.83	19.97	7.73

\* = user supplied for search only

Comp #: 1 Distance From Subject: 0.0 (miles)  
 Address: 1543 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3807  
 Owner Name: UNION & GRATTAN PROPERTIES LLC  
 Seller Name: OLYMPIC TOWN LLC  
 APN: 5137-003-024 Map Reference: 44-B3 / Building Area: 125,180  
 County: LOS ANGELES, CA Census Tract: 2100.10 Total Rooms/Offices:  
 Subdivision: 158 Zoning: LAC2 Total Restrooms:  
 Rec Date: 09/12/2016 Prior Rec Date: 05/01/2000 Yr Built/Eff: 1964 /  
 Sale Date: 08/25/2016 Prior Sale Date: Air Cond:  
 Sale Price: \$25,000,000 Prior Sale Price: \$3,150,030 Pool: POOL  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1092214 Acres: 1.12  
 1st Mtg Amt: \$18,055,000 Lot Area: 48,829  
 Total Value: \$6,621,613 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 0.83 (miles)  
 Address: 807 W 7TH ST, LOS ANGELES, CA 90017  
 Owner Name: EIGHT ELEVEN WEST SEVENTH STRE  
 Seller Name: LA FINE ARTS BUILDING LLC  
 APN: 5144-008-008 Map Reference: 44-C3 / Building Area: 109,966  
 County: LOS ANGELES, CA Census Tract: 2077.10 Total Rooms/Offices:  
 Subdivision: 1289 Zoning: LAC2 Total Restrooms:  
 Rec Date: 04/26/2017 Prior Rec Date: 06/19/2012 Yr Built/Eff: 1926 / 1933  
 Sale Date: 04/26/2017 Prior Sale Date: 06/18/2012 Air Cond: CENTRAL  
 Sale Price: \$42,875,000 Prior Sale Price: \$28,500,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: CONCRETE  
 Document #: 459589 Acres: 0.24  
 1st Mtg Amt: Lot Area: 10,447  
 Total Value: \$28,530,000 # of Stories: 12.00  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 3 Distance From Subject: 0.87 (miles)  
 Address: 888 W 6TH ST, LOS ANGELES, CA 90017-2703  
 Owner Name: LIVINGSTONE LA LLC  
 Seller Name: SOMERSET WEST PARTNERS LLC  
 APN: 5144-007-401 Map Reference: 44-C3 / Building Area: 111,277  
 County: LOS ANGELES, CA Census Tract: 2077.10 Total Rooms/Offices:  
 Subdivision: ORDS SURV Zoning: LAC2 Total Restrooms:  
 Rec Date: 09/30/2016 Prior Rec Date: 10/01/2004 Yr Built/Eff: 1973 / 1973  
 Sale Date: 09/27/2016 Prior Sale Date: 09/27/2004 Air Cond: CENTRAL  
 Sale Price: \$54,100,000 Prior Sale Price: \$25,300,000 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat: TILE  
 Document #: 1200145 Acres: 0.37  
 1st Mtg Amt: \$31,000,000 Lot Area: 16,260  
 Total Value: \$29,790,708 # of Stories: 14.00  
 Land Use: OFFICE BUILDING Park Area/Cap#: / 92

Comp #: 4 Distance From Subject: 1.63 (miles)  
 Address: 234 W 1ST ST, LOS ANGELES, CA 90012  
 Owner Name: ONNI TIMES SQUARE LP  
 Seller Name: CA-LOS ANGELES TIMES SQUARE LL  
 APN: 5149-001-007 Map Reference: 44-D3 / Building Area: 142,235  
 County: LOS ANGELES, CA Census Tract: 2074.00 Total Rooms/Offices:  
 Subdivision: TIMES SQUARE Zoning: LAC2 Total Restrooms:  
 Rec Date: 09/27/2016 Prior Rec Date: 04/30/2008 Yr Built/Eff: 1972 / 1972  
 Sale Date: 09/26/2016 Prior Sale Date: 04/28/2008 Air Cond:  
 Sale Price: \$105,000,000 Prior Sale Price: \$74,553,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1175048 Acres: 0.45  
 1st Mtg Amt: \$100,000,000 Lot Area: 19,543  
 Total Value: \$15,603,538 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: **5** Distance From Subject: **6.39 (miles)**  
 Address: **1000 CORPORATE CENTER DR, MONTEREY PARK, CA 91754-7600**  
 Owner Name: **OMNINET LACC LLC/OMNINET LACC TUCSON LLC**  
 Seller Name: **LOS ANGELES CORP CENTER LLC**  
 APN: **5237-022-018** Map Reference: **45-E2 /** Building Area: **119,883**  
 County: **LOS ANGELES, CA** Census Tract: **4820.01** Total Rooms/Offices:  
 Subdivision: **42611** Zoning: **MPOP\*** Total Restrooms:  
 Rec Date: **04/03/2017** Prior Rec Date: **08/02/2007** Yr Built/Eff: **1983 / 1983**  
 Sale Date: **03/31/2017** Prior Sale Date: **07/06/2007** Air Cond:  
 Sale Price: **\$81,000,000** Prior Sale Price: **\$125,000,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **361951** Acres: **5.92**  
 1st Mtg Amt: **\$58,725** Lot Area: **258,091**  
 Total Value: **\$20,180,577** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **8.4 (miles)**  
 Address: **6601 CENTER DR W, LOS ANGELES, CA 90045-1582**  
 Owner Name: **BRE HH PROPERTY OWNER LLC**  
 Seller Name: **HINES REIT WEST LA PORTFOLIO L**  
 APN: **4104-001-033** Map Reference: **50-C5 /** Building Area: **106,921**  
 County: **LOS ANGELES, CA** Census Tract: **2760.00** Total Rooms/Offices:  
 Subdivision: **49299** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **11/16/2016** Prior Rec Date: **01/16/2014** Yr Built/Eff: **1991 / 1992**  
 Sale Date: **11/10/2016** Prior Sale Date: **01/15/2014** Air Cond:  
 Sale Price: **\$583,000,000** Prior Sale Price: **\$27,000,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1434643** Acres: **1.28**  
 1st Mtg Amt: **\$372,250,000** Lot Area: **55,897**  
 Total Value: **\$27,959,435** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **8.41 (miles)**  
 Address: **2411 W OLIVE AVE, BURBANK, CA 91506-2629**  
 Owner Name: **BURBANK INCOME PARTNERS LLC**  
 Seller Name: **BUENA VISTA PLAZA LP**  
 APN: **2444-002-033** Map Reference: **24-C2 /** Building Area: **119,895**  
 County: **LOS ANGELES, CA** Census Tract: **3117.00** Total Rooms/Offices:  
 Subdivision: **5245** Zoning: **03659** Total Restrooms:  
 Rec Date: **01/20/2017** Prior Rec Date: **07/28/2005** Yr Built/Eff: **1990 / 1990**  
 Sale Date: **01/18/2017** Prior Sale Date: **07/19/2005** Air Cond:  
 Sale Price: **\$52,500,000** Prior Sale Price: **\$32,950,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **82233** Acres: **0.89**  
 1st Mtg Amt: **\$250,000,000** Lot Area: **38,572**  
 Total Value: **\$31,769,368** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **9.92 (miles)**  
 Address: **200 S LOS ROBLES AVE, PASADENA, CA 91101-2479**  
 Owner Name: **JBBA HOLDINGS LLC**  
 Seller Name: **BANNER LOS ROBLES CORP**  
 APN: **5734-010-086** Map Reference: **27-A4 /** Building Area: **129,680**  
 County: **LOS ANGELES, CA** Census Tract: **4636.01** Total Rooms/Offices:  
 Subdivision: **BIXBY** Zoning: **PSC-** Total Restrooms:  
 Rec Date: **02/17/2017** Prior Rec Date: **11/18/2004** Yr Built/Eff: **1988 / 1988**  
 Sale Date: **02/16/2017** Prior Sale Date: **11/18/2004** Air Cond:  
 Sale Price: **\$46,000,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: **N** Roof Mat:  
 Document #: **198477** Acres: **1.01**  
 1st Mtg Amt: **\$23,000,000** Lot Area: **43,831**  
 Total Value: **\$40,750,678** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**



Comp #:	<b>9</b>			Distance From Subject:	<b>13.14 (miles)</b>
Address:	<b>233 WILSHIRE BLVD, SANTA MONICA, CA 90401-1205</b>				
Owner Name:	<b>DE PACIFIC 233 LLC</b>				
Seller Name:	<b>CA-SEARISE OFFICE TOWER LP</b>				
APN:	<b>4292-021-022</b>	Map Reference:	<b>40-F6 /</b>	Building Area:	<b>126,282</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7014.02</b>	Total Rooms/Offices:	
Subdivision:	<b>SANTA MONICA</b>	Zoning:	<b>SMC3-R3A*</b>	Total Restrooms:	
Rec Date:	<b>09/28/2016</b>	Prior Rec Date:	<b>10/01/1996</b>	Yr Built/Eff:	<b>1976 / 1976</b>
Sale Date:	<b>09/27/2016</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$139,500,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1183464</b>	Acres:	<b>0.86</b>		
1st Mtg Amt:	<b>\$146,000,000</b>	Lot Area:	<b>37,542</b>		
Total Value:	<b>\$84,883,109</b>	# of Stories:	<b>9.00</b>		
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/ 411</b>		

Comp #:	<b>10</b>			Distance From Subject:	<b>19.97 (miles)</b>
Address:	<b>110 PINE AVE, LONG BEACH, CA 90802-4430</b>				
Owner Name:	<b>PINE STREET LONG BEACH LLC</b>				
Seller Name:	<b>GRAND PACIFIC 7-28 LLC</b>				
APN:	<b>7280-027-011</b>	Map Reference:	<b>75-C6 /</b>	Building Area:	<b>133,545</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5760.01</b>	Total Rooms/Offices:	
Subdivision:	<b>LONG BEACH</b>	Zoning:	<b>LBPD30</b>	Total Restrooms:	
Rec Date:	<b>04/26/2017</b>	Prior Rec Date:	<b>11/13/2012</b>	Yr Built/Eff:	<b>1925 / 1926</b>
Sale Date:	<b>04/20/2017</b>	Prior Sale Date:	<b>11/07/2012</b>	Air Cond:	
Sale Price:	<b>\$27,000,000</b>	Prior Sale Price:	<b>\$8,300,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>462789</b>	Acres:	<b>0.26</b>		
1st Mtg Amt:	<b>\$16,200,000</b>	Lot Area:	<b>11,283</b>		
Total Value:	<b>\$11,546,618</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: MEL KHACHATORIAN  
JOB ADDRESS: 1543 WEST OLYMPIC BLVD., LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5137-003-024

Date: May 26, 2017

CASE#: 745379  
ORDER NO: A-4239679

EFFECTIVE DATE OF ORDER TO COMPLY: December 12, 2016  
COMPLIANCE EXPECTED DATE: January 11, 2017  
DATE COMPLIANCE OBTAINED: No Compliance to Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4239679

10060410201732071

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIOLOS  
PRESIDENT**

**E. FELICIA BRANNON  
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL**

**GEORGE HOVAGUMIAN**

**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**

**OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER**

**SUBSTANDARD ORDER**

**UNION & GRATTAN PROP, LLC C/O HEESOK PARK  
1321 S. BERENDO AVE. UNIT "B"  
LOS ANGELES, CA 90006**

**CASE #: 745379  
ORDER #: A-4239679  
EFFECTIVE DATE: December 12, 2016  
COMPLIANCE DATE: January 11, 2017**

**OWNER OF**

**SITE ADDRESS: 1543 W OLYMPIC BLVD**

**ASSESSORS PARCEL NO.: 5137-003-024**

**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.**

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

- 1. The 5-story commercial building has interior and exterior damage due to a fire.**

You are therefore ordered to: Obtain required permits and call for inspection prior to concealing any repairs.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a), 91.8902.14 of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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](http://www.ladbs.org)

1060418201702071

**NON-COMPLIANCE FEE WARNING:**

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

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

**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:**

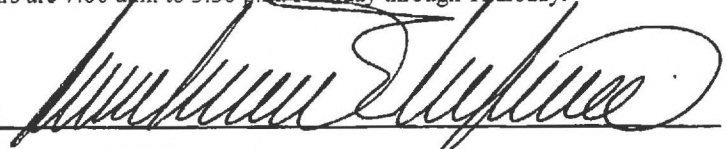
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when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

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3938.

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

Inspector : 

Date: December 03, 2016

MEL KHACHATOURIAN  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3938

Mel.Khachatourian@lacity.org

  
REVIEWED BY

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

**DEC 05 2016**

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

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.



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