

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: # 10

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

JOB ADDRESS: **5111 WEST PICO BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5070-007-013**

On September 13, 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: **5111 West Pico 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 September 13, 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	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

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. T14138
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5070-007-013

Property Address: 5111 W PICO BLVD ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : YOAV BOTACH

Grantor : NYLA C CRAIN

Deed Date : 08/20/1998

Recorded : 08/26/1998

Instr No. : 98-1523497

MAILING ADDRESS: YOAV BOTACH
1901 PREUSS RD LOS ANGELES CA 90034

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 434 Tract No: 5069 Abbreviated Description: LOT:434 CITY:REGION/CLUSTER:
25/25651 TR#:5069 TRACT NO 5069 EX OF ST LOT 434 City/Muni/Twp: REGION/CLUSTER:
25/25651**

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE INS. CO.
RECORDING REQUESTED BY:

98 1523497

When Recorded Mail Document
and Tax Statement To:

YOAV BOTACH
1901 PREUSS
LOS ANGELES CA 90034

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
AUG 26 1998 AT 8 A.M.

Escrow No. 98-056
Title Order No. 356211 DM
APN: 5070-007-013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

County of LA GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 148.50 City tax \$ 607.50 City of LA
 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 _____

FEE
\$7
F

NOTIFICATION SENT \$10

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

NYLA C. CRAIN, A WIDOW

hereby GRANT(S) to

YOAV BOTACH, A SINGLE MAN

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

Lot 434 of Tract No. 5069, as per map recorded in Book 56, Pages 82, 83
and 84 of Maps, in the Office of the County Recorder of said County.

DATED: August 20, 1998

Nyla C. Crain
NYLA C. CRAIN

STATE OF CALIFORNIA
COUNTY OF Yolo
ON August 21, 1998 before me,
Carol M. Hofland personally appeared
Nyla C. Crain

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 Carol M. Hofland

CAROL M. HOFLAND
COMM. # 1168313
NOTARY PUBLIC-CALIFORNIA
YOLO COUNTY
COMM. EXP. JAN. 12, 2002

MAIL TAX STATEMENT AS DIRECTED ABOVE

Property Detail Report

For Property Located At :
5111 W PICO BLVD, LOS ANGELES, CA 90019-4133

**Owner Information**

Owner Name: **BOTACH YOAV**
 Mailing Address: **1901 PREUSS RD, LOS ANGELES CA 90034-1106 C026**
 Vesting Codes: **SM / /**

Location Information

Legal Description: **TRACT NO 5069 EX OF ST LOT 434**
 County: **LOS ANGELES, CA** APN: **5070-007-013**
 Census Tract / Block: **2171.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **5069**
 Legal Book/Page: **58-45** Map Reference: **43-A3 /**
 Legal Lot: **434** Tract #: **5069**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C19** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **08/26/1998 / 08/20/1998** 1st Mtg Amount/Type: **\$100,000 / CONV**
 Sale Price: **\$135,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **1523498**
 Document #: **1523497** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$61.59**
 New Construction: Multi/Split Sale:
 Title Company: **FIDELITY NAT'L TITLE INS CO/NY**
 Lender: **LENDER SELLER**
 Seller Name: **CRAIN NYLA C**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff:	1928 / 1928	Total Rooms/Offices	Garage Area:
Gross Area:	2,192	Total Restrooms:	Garage Capacity:
Building Area:	2,192	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond: NONE
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LAC4	Acres:	0.09	County Use:	STORES (1100)
Lot Area:	4,033	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$178,768	Assessed Year:	2016	Property Tax:	\$2,406.59
Land Value:	\$112,559	Improved %:	37%	Tax Area:	401
Improvement Value:	\$66,209	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$178,768				

Comparable Summary

For Property Located At



5111 W PICO BLVD, LOS ANGELES, CA 90019-4133

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	\$135,000	\$240,000	\$4,250,000	\$1,193,125
Bldg/Living Area	2,192	1,925	2,480	2,213
Price/Sqft	\$61.59	\$107.72	\$1,770.83	\$530.53
Year Built	1928	1907	2007	1956
Lot Area	4,033	2,295	103,159	16,314
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$178,768	\$37,469	\$1,400,000	\$446,395
Distance From Subject	0.00	1.60	9.42	5.96

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			5111 W PICO BLVD	\$135,000	1928			08/26/1998	2,192	4,033	0.0
Comparables											
<input checked="" type="checkbox"/>	1		1114 S LA CIENEGA BLVD	\$1,428,000	1974			12/30/2016	2,214	15,149	1.6
<input checked="" type="checkbox"/>	2		8524 VENICE BLVD	\$800,000	1948			11/04/2016	2,232	2,509	1.93
<input checked="" type="checkbox"/>	3		2622 W JEFFERSON BLVD	\$590,000	1947			03/22/2017	2,000	5,252	2.15
<input checked="" type="checkbox"/>	4		1314 W JEFFERSON BLVD	\$400,000	1927			01/27/2017	2,300	2,630	3.51
<input checked="" type="checkbox"/>	5		3718 W SLAUSON AVE	\$390,000	1947			09/28/2016	2,250	2,750	4.17
<input checked="" type="checkbox"/>	6		4182 S VERMONT AVE	\$370,000				10/27/2016	2,246	8,064	4.38
<input checked="" type="checkbox"/>	7		307 E 42ND PL	\$240,000	1907			10/18/2016	2,228	2,295	5.37
<input checked="" type="checkbox"/>	8		1922 HILLHURST AVE	\$2,500,000	1959			03/03/2017	2,480	6,752	5.37
<input checked="" type="checkbox"/>	9		1458 S SAN PEDRO ST L47	\$475,000	2007		1	10/19/2016	1,925	103,159	5.59
<input checked="" type="checkbox"/>	10		1458 S SAN PEDRO ST 304	\$500,000	2007		1	02/07/2017	1,999	103,159	5.59
<input checked="" type="checkbox"/>	11		1539 W MANCHESTER AVE	\$760,000	1951			11/01/2016	2,402	5,922	6.62
<input checked="" type="checkbox"/>	12		1915 LINCOLN BLVD	\$2,800,000	1962			02/03/2017	2,100	2,707	7.12
<input checked="" type="checkbox"/>	13		4400 TUJUNGA AVE	\$4,250,000	1978			09/15/2016	2,400	9,888	7.26
<input checked="" type="checkbox"/>	14		11007 CRENSHAW BLVD	\$570,000	1954			10/28/2016	2,385	7,139	7.9
<input checked="" type="checkbox"/>	15		3400 FLETCHER DR	\$2,220,500	1929			04/28/2017	2,112	12,973	7.93
<input checked="" type="checkbox"/>	16		10804 S WESTERN AVE	\$1,080,000	1955			10/07/2016	2,212	12,017	7.98
<input checked="" type="checkbox"/>	17		1673 9TH ST	\$2,900,000	1923			10/04/2016	2,342	9,049	8.07
<input checked="" type="checkbox"/>	18		2474 E FLORENCE AVE	\$444,000	1985			10/03/2016	2,014	5,952	8.64
<input checked="" type="checkbox"/>	19		10907 S BROADWAY	\$260,000	1957			04/26/2017	2,300	5,488	8.69
<input checked="" type="checkbox"/>	20		4300 W VICTORY BLVD	\$885,000	1960			11/16/2016	2,124	3,428	9.42

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5111 W PICO BLVD, LOS ANGELES, CA 90019-4133**20 Comparable(s) Selected.**

Report Date: 05/24/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$135,000	\$240,000	\$4,250,000	\$1,193,125
Bldg/Living Area	2,192	1,925	2,480	2,213
Price/Sqft	\$61.59	\$107.72	\$1,770.83	\$530.53
Year Built	1928	1907	2007	1956
Lot Area	4,033	2,295	103,159	16,314
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$178,768	\$37,469	\$1,400,000	\$446,395
Distance From Subject	0.00	1.60	9.42	5.96

* = user supplied for search only

Comp #: **1** Distance From Subject: **1.6 (miles)**
 Address: **1114 S LA CIENEGA BLVD, LOS ANGELES, CA 90035**
 Owner Name: **GREEN JEFFRIE A & MARIE**
 Seller Name: **GREEN TRUST**
 APN: **5087-002-019** Map Reference: **42-E2 /** Building Area: **2,214**
 County: **LOS ANGELES, CA** Census Tract: **2168.00** Total Rooms/Offices:
 Subdivision: **7171** Zoning: **LAC2** Total Restrooms:
 Rec Date: **12/30/2016** Prior Rec Date: **02/09/1976** Yr Built/Eff: **1974 / 1974**
 Sale Date: **12/27/2016** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$1,428,000** Prior Sale Price: **\$125,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1666907** Acres: **0.35**
 1st Mtg Amt: **\$1,328,000** Lot Area: **15,149**
 Total Value: **\$253,773** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **1.93 (miles)**
 Address: **8524 VENICE BLVD, LOS ANGELES, CA 90034**
 Owner Name: **BBD26 LIVING TRUST**
 Seller Name: **8524 VENICE LLC**
 APN: **5065-007-032** Map Reference: **42-D5 /** Building Area: **2,232**
 County: **LOS ANGELES, CA** Census Tract: **2702.00** Total Rooms/Offices:
 Subdivision: **6447** Zoning: **LAC2** Total Restrooms:
 Rec Date: **11/04/2016** Prior Rec Date: Yr Built/Eff: **1948 / 1950**
 Sale Date: **06/08/2016** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$800,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1378370** Acres: **0.06**
 1st Mtg Amt: **\$600,000** Lot Area: **2,509**
 Total Value: **\$57,881** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **2.15 (miles)**
 Address: **2622 W JEFFERSON BLVD, LOS ANGELES, CA 90018**
 Owner Name: **ABRAMSON NEIL**
 Seller Name: **BUSTAMANTE MIGUEL A & ROSA M**
 APN: **5044-025-002** Map Reference: **43-C6 /** Building Area: **2,000**
 County: **LOS ANGELES, CA** Census Tract: **2190.20** Total Rooms/Offices:
 Subdivision: **JEFFERSON & 04 AVE TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **03/22/2017** Prior Rec Date: **10/16/1995** Yr Built/Eff: **1947 / 1947**
 Sale Date: **02/08/2017** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$590,000** Prior Sale Price: **\$220,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **322553** Acres: **0.12**
 1st Mtg Amt: Total Value: **\$308,719** Lot Area: **5,252** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **3.51 (miles)**
 Address: **1314 W JEFFERSON BLVD, LOS ANGELES, CA 90007-3435**
 Owner Name: **1320 W JEFFERSON LLC**
 Seller Name: **SMITH WILLIAM Q & N M TRUST**
 APN: **5040-019-006** Map Reference: **43-F6 /** Building Area: **2,300**
 County: **LOS ANGELES, CA** Census Tract: **2226.00** Total Rooms/Offices:
 Subdivision: **STRONG & DICKINSONS JEFFERSON** Zoning: **LAC2** Total Restrooms:
 Rec Date: **01/27/2017** Prior Rec Date: **09/13/1979** Yr Built/Eff: **1927 / 1927**
 Sale Date: **01/11/2017** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$400,000** Prior Sale Price: **\$20,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **114161** Acres: **0.06**
 1st Mtg Amt: Total Value: **\$37,469** Lot Area: **2,630** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **4.17 (miles)**
 Address: **3718 W SLAUSON AVE, LOS ANGELES, CA 90043-2933**
 Owner Name: **RUSSELL LINDA J TRUST**
 Seller Name: **ESSAH ETIM**
 APN: **4004-003-003** Map Reference: **51-B4 /** Building Area: **2,250**
 County: **LOS ANGELES, CA** Census Tract: **7032.00** Total Rooms/Offices:
 Subdivision: **5279** Zoning: **LCC2YY** Total Restrooms:
 Rec Date: **09/28/2016** Prior Rec Date: **01/08/2007** Yr Built/Eff: **1947 / 1947**
 Sale Date: **09/14/2016** Prior Sale Date: **11/13/2006** Air Cond: **NONE**
 Sale Price: **\$390,000** Prior Sale Price: **\$315,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **1178505** Acres: **0.06**
 1st Mtg Amt: **Lot Area: 2,750**
 Total Value: **\$356,502** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.38 (miles)**
 Address: **4182 S VERMONT AVE, LOS ANGELES, CA 90037-1935**
 Owner Name: **KIM YOUNG N/PARK ANNIE**
 Seller Name: **COLLIER NANCY F TRUST**
 APN: **5020-033-032** Map Reference: **51-F2 /** Building Area: **2,246**
 County: **LOS ANGELES, CA** Census Tract: **2317.10** Total Rooms/Offices:
 Subdivision: **2628** Zoning: **LAC2** Total Restrooms:
 Rec Date: **10/27/2016** Prior Rec Date: **04/12/1990** Yr Built/Eff: **/**
 Sale Date: **10/12/2016** Prior Sale Date: **04/1990** Air Cond: **NONE**
 Sale Price: **\$370,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1324548** Acres: **0.19**
 1st Mtg Amt: **\$230,000** Lot Area: **8,064**
 Total Value: **\$505,551** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **5.37 (miles)**
 Address: **307 E 42ND PL, LOS ANGELES, CA 90011-3063**
 Owner Name: **ROSHANI ARASB/MALMAD SHAHRAM**
 Seller Name: **MASRI AHMAD & ROSARIO TRUST**
 APN: **5113-021-012** Map Reference: **52-B2 /** Building Area: **2,228**
 County: **LOS ANGELES, CA** Census Tract: **2283.20** Total Rooms/Offices:
 Subdivision: **DAVENPORTS SAN PEDRO ST TR** Zoning: **LAC2** Total Restrooms:
 Rec Date: **10/18/2016** Prior Rec Date: **05/08/2008** Yr Built/Eff: **1907 / 1930**
 Sale Date: **10/04/2016** Prior Sale Date: **03/04/2008** Air Cond: **NONE**
 Sale Price: **\$240,000** Prior Sale Price: **\$385,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **1275052** Acres: **0.05**
 1st Mtg Amt: **\$140,000** Lot Area: **2,295**
 Total Value: **\$406,099** # of Stories: **1.00**
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **5.37 (miles)**
 Address: **1922 HILLHURST AVE, LOS ANGELES, CA 90027-2712**
 Owner Name: **CEDARS-SINAI MEDICAL CTR**
 Seller Name: **KIM FAMILY TRUST 2006**
 APN: **5590-011-006** Map Reference: **34-F2 /** Building Area: **2,480**
 County: **LOS ANGELES, CA** Census Tract: **1891.01** Total Rooms/Offices:
 Subdivision: **4614** Zoning: **LAC4** Total Restrooms:
 Rec Date: **03/03/2017** Prior Rec Date: **06/27/1975** Yr Built/Eff: **1959 / 1959**
 Sale Date: **02/19/2017** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$2,500,000** Prior Sale Price: **\$67,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **250500** Acres: **0.15**
 1st Mtg Amt: **Lot Area: 6,752**
 Total Value: **\$1,400,000** # of Stories:
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 9 Distance From Subject: 5.59 (miles)
 Address: 1458 S SAN PEDRO ST L47, LOS ANGELES, CA 90015-3144
 Owner Name: KIM CHARLES H & DIANA K N
 Seller Name: ELAD INVESTMENTS LLC
 APN: 5132-027-076 Map Reference: / Building Area: 1,925
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: 60346 Zoning: LAM2 Total Restrooms: 1.00
 Rec Date: 10/19/2016 Prior Rec Date: 01/27/2009 Yr Built/Eff: 2007 / 2008
 Sale Date: 10/13/2016 Prior Sale Date: 11/18/2008 Air Cond: NONE
 Sale Price: \$475,000 Prior Sale Price: \$702,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1284151 Acres: 2.37
 1st Mtg Amt: \$150,000 Lot Area: 103,159
 Total Value: \$540,000 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 5.59 (miles)
 Address: 1458 S SAN PEDRO ST 304, LOS ANGELES, CA 90015-3149
 Owner Name: CHO WONYONG
 Seller Name: KIM MI S
 APN: 5132-027-208 Map Reference: / Building Area: 1,999
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: 60346 Zoning: LAM2 Total Restrooms: 1.00
 Rec Date: 02/07/2017 Prior Rec Date: 07/18/2014 Yr Built/Eff: 2007 / 2008
 Sale Date: 01/31/2017 Prior Sale Date: 05/22/2014 Air Cond: NONE
 Sale Price: \$500,000 Prior Sale Price: \$360,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 154258 Acres: 2.37
 1st Mtg Amt: Lot Area: 103,159
 Total Value: \$365,490 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 6.62 (miles)
 Address: 1539 W MANCHESTER AVE, LOS ANGELES, CA 90047-5425
 Owner Name: POINTVIEW PROPERTIES LLC
 Seller Name: CHUNG NAK J & SOOK
 APN: 6034-029-039 Map Reference: 57-E1 / Building Area: 2,402
 County: LOS ANGELES, CA Census Tract: 2382.00 Total Rooms/Offices:
 Subdivision: 4511 Zoning: LAC2 Total Restrooms:
 Rec Date: 11/01/2016 Prior Rec Date: Yr Built/Eff: 1951 /
 Sale Date: 06/21/2016 Prior Sale Date: Air Cond: NONE
 Sale Price: \$760,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1350063 Acres: 0.14
 1st Mtg Amt: \$698,000 Lot Area: 5,922
 Total Value: \$97,276 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 12 Distance From Subject: 7.12 (miles)
 Address: 1915 LINCOLN BLVD, VENICE, CA 90291-3909
 Owner Name: BRIKLEN CHRISTINA C 1995 TRUST
 Seller Name: FREEJAM MUSIC LLC
 APN: 4241-024-028 Map Reference: 49-D3 / Building Area: 2,100
 County: LOS ANGELES, CA Census Tract: 2736.00 Total Rooms/Offices:
 Subdivision: VENICE ANNEX Zoning: LAC2 Total Restrooms:
 Rec Date: 02/03/2017 Prior Rec Date: 04/08/2016 Yr Built/Eff: 1962 / 1962
 Sale Date: 01/11/2017 Prior Sale Date: 04/05/2016 Air Cond: NONE
 Sale Price: \$2,800,000 Prior Sale Price: \$2,500,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 146878 Acres: 0.06
 1st Mtg Amt: Lot Area: 2,707
 Total Value: \$1,346,194 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 13 Distance From Subject: 7.26 (miles)
 Address: 4400 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91602
 Owner Name: ONISS INVESTMENT LLC
 Seller Name: MEGDAL TUJUNGA LLC
 APN: 2366-004-023 Map Reference: 23-D3 / Building Area: 2,400
 County: LOS ANGELES, CA Census Tract: 1432.00 Total Rooms/Offices:
 Subdivision: 9853 Zoning: LAC2 Total Restrooms:
 Rec Date: 09/15/2016 Prior Rec Date: 06/16/2016 Yr Built/Eff: 1978 / 1978
 Sale Date: 08/18/2016 Prior Sale Date: 05/13/2016 Air Cond: NONE
 Sale Price: \$4,250,000 Prior Sale Price: \$2,500,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1111898 Acres: 0.23
 1st Mtg Amt: Lot Area: 9,888
 Total Value: \$350,783 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 7.9 (miles)
 Address: 11007 CRENSHAW BLVD, INGLEWOOD, CA 90303-2303
 Owner Name: SHIN KWAN H
 Seller Name: JU TAE K & SUNG K
 APN: 4031-012-012 Map Reference: 57-C4 / Building Area: 2,385
 County: LOS ANGELES, CA Census Tract: 6020.04 Total Rooms/Offices:
 Subdivision: 1631 Zoning: INC2YY Total Restrooms:
 Rec Date: 10/28/2016 Prior Rec Date: 05/10/1990 Yr Built/Eff: 1954 / 1954
 Sale Date: 08/04/2016 Prior Sale Date: 04/1990 Air Cond: NONE
 Sale Price: \$570,000 Prior Sale Price: \$180,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 1335774 Acres: 0.16 COMPOSITION
 1st Mtg Amt: \$633,000 Lot Area: 7,139
 Total Value: \$279,724 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 7.93 (miles)
 Address: 3400 FLETCHER DR, LOS ANGELES, CA 90065-2175
 Owner Name: SC GROUP 3400 FLETCHER LLC
 Seller Name: 3400 FLETCHER LLC
 APN: 5458-023-001 Map Reference: 35-E1 / Building Area: 2,112
 County: LOS ANGELES, CA Census Tract: 1864.01 Total Rooms/Offices:
 Subdivision: 1983 Zoning: LARD1.5 Total Restrooms:
 Rec Date: 04/28/2017 Prior Rec Date: 11/09/1978 Yr Built/Eff: 1929 / 1937
 Sale Date: 03/08/2017 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,220,500 Prior Sale Price: \$102,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 474171 Acres: 0.30
 1st Mtg Amt: \$2,175,000 Lot Area: 12,973
 Total Value: \$979,614 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 7.98 (miles)
 Address: 10804 S WESTERN AVE, LOS ANGELES, CA 90047-4629
 Owner Name: SHANE INVESTMENT GROUP LLC
 Seller Name: T & T FAMILY TRUST
 APN: 6077-003-001 Map Reference: 57-E4 / Building Area: 2,212
 County: LOS ANGELES, CA Census Tract: 6003.02 Total Rooms/Offices:
 Subdivision: 13361 Zoning: LCC2* Total Restrooms:
 Rec Date: 10/07/2016 Prior Rec Date: 08/13/1992 Yr Built/Eff: 1955 / 1964
 Sale Date: 08/23/2016 Prior Sale Date: 08/1992 Air Cond: NONE
 Sale Price: \$1,080,000 Prior Sale Price: \$130,000 Pool: POOL
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1233094 Acres: 0.28
 1st Mtg Amt: \$651,000 Lot Area: 12,017
 Total Value: \$211,166 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 8.07 (miles)
 Address: 1673 9TH ST, SANTA MONICA, CA 90404
 Owner Name: BRENLOR REAL ESTATE LLC
 Seller Name: AJA MANAGEMENT LLC
 APN: 4283-004-017 Map Reference: 49-A1 / Building Area: 2,342
 County: LOS ANGELES, CA Census Tract: 7018.02 Total Rooms/Offices:
 Subdivision: TOWNER TERRACE Zoning: SMM1* Total Restrooms:
 Rec Date: 10/04/2016 Prior Rec Date: 05/25/1965 Yr Built/Eff: 1923 / 1946
 Sale Date: 09/13/2016 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,900,000 Prior Sale Price: \$40,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1212964 Acres: 0.21
 1st Mtg Amt: \$2,320,000 Lot Area: 9,049
 Total Value: \$170,216 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 8.64 (miles)
 Address: 2474 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-5727
 Owner Name: L & R INS SERV INC
 Seller Name: REYES ROBERTO G
 APN: 6201-005-011 Map Reference: 52-F5 / Building Area: 2,014
 County: LOS ANGELES, CA Census Tract: 5348.03 Total Rooms/Offices:
 Subdivision: 2263 Zoning: LCC3* Total Restrooms:
 Rec Date: 10/03/2016 Prior Rec Date: 06/06/2006 Yr Built/Eff: 1985 / 1985
 Sale Date: 08/30/2016 Prior Sale Date: 05/04/2006 Air Cond: YES
 Sale Price: \$444,000 Prior Sale Price: \$700,000 Pool:
 Sale Type: UNKNOWN Prior Sale Type: UNKNOWN Roof Mat: ROLL
 Document #: 1203691 Acres: 0.14 COMPOSITION
 1st Mtg Amt: \$343,535 Lot Area: 5,952
 Total Value: \$443,000 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 8.69 (miles)
 Address: 10907 S BROADWAY, LOS ANGELES, CA 90061-2021
 Owner Name: YAO ANDREW
 Seller Name: CAFA HOMES INC
 APN: 6074-013-002 Map Reference: 58-A4 / Building Area: 2,300
 County: LOS ANGELES, CA Census Tract: 2411.20 Total Rooms/Offices:
 Subdivision: 4741 Zoning: LARD2 Total Restrooms:
 Rec Date: 04/26/2017 Prior Rec Date: 05/04/2015 Yr Built/Eff: 1957 / 1957
 Sale Date: 04/13/2017 Prior Sale Date: 04/09/2015 Air Cond: NONE
 Sale Price: \$260,000 Prior Sale Price: \$200,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 459557 Acres: 0.13 COMPOSITION
 1st Mtg Amt: Lot Area: 5,488
 Total Value: \$203,049 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 9.42 (miles)
 Address: 4300 W VICTORY BLVD, BURBANK, CA 91505-1334
 Owner Name: MILLS RICHARD N
 Seller Name: BEDAUX PROPERTIES LLC
 APN: 2435-003-001 Map Reference: 16-F5 / Building Area: 2,124
 County: LOS ANGELES, CA Census Tract: 3111.00 Total Rooms/Offices:
 Subdivision: 9597 Zoning: BUC3YY Total Restrooms:
 Rec Date: 11/16/2016 Prior Rec Date: 10/23/1996 Yr Built/Eff: 1960 / 1960
 Sale Date: 10/24/2016 Prior Sale Date: Air Cond: NONE
 Sale Price: \$885,000 Prior Sale Price: \$190,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 1436509 Acres: 0.08 COMPOSITION
 1st Mtg Amt: Lot Area: 3,428
 Total Value: \$615,401 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **KEITH EDGHILL**
JOB ADDRESS: **5111 WEST PICO BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5070-007-013**

Date: **May 26, 2017**

CASE#: **732076**
ORDER NO: **A-4153605**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 13, 2016**
COMPLIANCE EXPECTED DATE: **October 13, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4153605

31

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS
VAN AMBATIELOS
PRESIDENT
E. FELICIA BRANNON
VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
FRANK M. BUSH
GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

BOTACH, YOAV
1901 PREUSS RD
LOS ANGELES, CA 90034

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

CASE #: 732076
ORDER #: A-4153605
EFFECTIVE DATE: September 13, 2016
COMPLIANCE DATE: October 13, 2016

SEP 02 2016

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

FILE COPY

OWNER OF
SITE ADDRESS: 5111 W PICO BLVD
ASSESSORS PARCEL NO.: 5070-007-013
ZONE: C4; 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. Rubbish, garbage, trash and debris on the premises.

- You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear of property adjacent to alley.

Trash and debris accumulation in rear of property adjacent to public alley.

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.

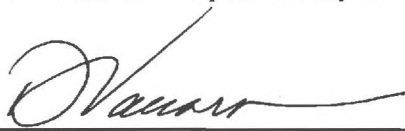
APPEAL PROCEDURES:

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)252-3985.

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

Inspector :



Date: August 30, 2016

DAVID VACCARO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3985

Dave.Vaccaro@lacity.org


REVIEWED BY

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