

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELLOS
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

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 26, 2017

Council District: # 4

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

JOB ADDRESS: **614 SOUTH VAN NESS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5504-018-012**

On April 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: **614 South Van Ness Avenue, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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


In addition, pursuant to Section 98.0421, the property owner was issued an order March 28, 2016, and December 7, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	3,330.00
Code Violation Investigation Fee	672.00
System Development Surcharge	40.32
System Development Surcharge late Fee	100.80
Accumulated Interest (1%/month)	154.28
Title Report Fee	42.00
Grand Total	\$ 4,999.40

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 **\$4,999.40** 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 **\$4,999.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T13962
Dated as of: 01/25/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN # 5504-018-012

Property Address: 614 S VAN NESS AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: ASSIGNMENT OF BENEFICIARY'S

Grantee : VAN NESS LENDER I LLC

Grantor : PONTIS CAPITAL LLC

Deed Date : 01/22/2016

Recorded : 01/25/2016

Instr No. : 16-0083232

MAILING ADDRESS: VAN NESS LENDER I LLC

853 N ELSTON AVE CHICAGO IL 60642

MAILING ADDRESS: VAN NESS LENDER I LLC

1112 MONTANA AVE #70 SANTA MONICA CA 90403

SCHEDULE B

LEGAL DESCRIPTION

Lot: 83-87 Abbreviated Description: LOT:83-87 CITY:REGION/CLUSTER: 25/25651
RESUB OF LOTS 83,84,85,86,87,113,114,115,116 AND 117 OF HENRY J BROWN'S
WILSHIRE TERRACE AND PORTION OF ALLEY VACATED LOT 9 City/Muni/Twp:
REGION/CLUSTER: 25/25651

MORTGAGES/LIENS

Type of Document: DEED OF TRUST SECURITY AGREEMENT

Recording Date: 01/25/2016

Document #: 16-0083234

Loan Amount: \$2,450,000

Lender Name: BIXBY BRIDGE FUND I LLC

Borrowers Name: VAN NESS PARTNERS I LLC

MAILING ADDRESS: BRONSON & KAHN LLC

150 NORTH WACKER DRIVE STE 1400 CHICAGO, IL 60606

2

FIRST AMERICAN TITLE INSURANCE COMPANY

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY



WHEN RECORDED MAIL TO:

ELKINS KALT WEINTRAUB REUBEN GARTSIDE LLP
2049 Century Park East, Suite 2700
Los Angeles, California 90067
Attn: Shai N. Halbe, Esq.

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

**ASSIGNMENT OF BENEFICIARY'S
INTEREST IN DEED OF TRUST
AND OTHER RECORDED DOCUMENTS**

75362323 126

**ASSIGNMENT OF BENEFICIARY'S INTEREST IN DEED OF TRUST
AND OTHER RECORDED DOCUMENTS**

FOR VALUE RECEIVED, the undersigned **PONTIS CAPITAL, LLC**, a California limited liability company ("**Assignor**"), having an office at 440 South Vermont Avenue, Los Angeles, California 90020, grants, assigns, sets over, sells and transfers to **VAN NESS LENDER I, LLC**, a California limited liability company ("**Assignee**"), having an office at c/o Federal Street Holdings, LLC, 853 North Elston Avenue, Chicago, Illinois 60642, all of Assignor's right, title and interest as Beneficiary under that certain Deed of Trust with Assignment of Leases and Rents dated as of January 15, 2014, executed by **618 VAN NESS, LLC**, a California limited liability company, as Trustor, to **PACIFIC COAST TITLE COMPANY**, as Trustee, for the benefit of Assignor, as Beneficiary, recorded on January 17, 2014 as Instrument No. 2014-55028 of the Official Records of Los Angeles County, California, with respect to the real property described on **Exhibit A**, together with all of Assignor's right, title and interest in, to and under any and all other recorded documents pertaining to the loan referenced in the Deed of Trust with Assignment of Leases and Rents.

Dated as of the 22 day of January 2016.

ASSIGNOR:

PONTIS CAPITAL, LLC,
a California limited liability company

By: 

Name: Youngjun Kim

Title: Manager

4

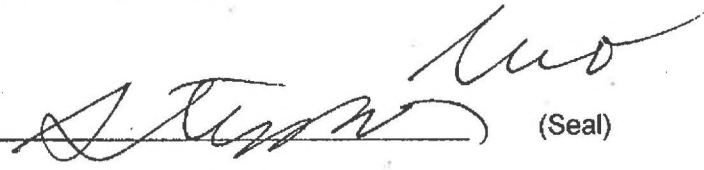
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA §
COUNTY OF Los Angeles §

On January 13th, 2016, before me Stephen N. Cho, Notary Public, personally appeared Youngjun KIM, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

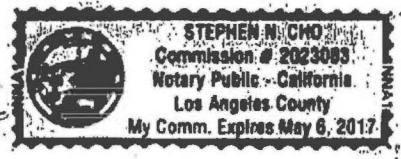


EXHIBIT A

Legal Description

Real Property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1:

LOT 9 OF THE RESUBDIVISION OF PART OF HENRY J. BROWN'S WILSHIRE TERRACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 10 OF THE RESUBDIVISION OF LOTS 83 TO 87 INCLUSIVE, 113 AND 117 INCLUSIVE OF HENRY J. BROWN'S WILSHIRE TERRACE, AS PER MAP RECORDED IN BOOK 8 PAGE 76 OF MAPS, AND THAT PORTION OF THE ALLEY VACATED AS SHOWN PER MAP RECORDED IN BOOK 107 PAGE 121 OF MISCELLANEOUS RECORDS, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 11 OF THE RESUBDIVISION OF LOTS 83 TO 87 INCLUSIVE, 113 AND 117 INCLUSIVE OF HENRY J. BROWN'S WILSHIRE TERRACE, AS PER MAP RECORDED IN BOOK 8 PAGE 76 OF MAPS, AND THAT PORTION OF THE ALLEY VACATED AS SHOWN AS PER MAP RECORDED IN BOOK 107 PAGE 121 OF MISCELLANEOUS RECORDS, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:

5504-018-011 (Affects: Parcel 1)

5504-018-012 (Affects: Parcel 2)

5504-018-013 (Affects: Parcel 3)

FIRST AMERICAN TITLE INSURANCE COMPANY

2

AFTER RECORDING, RETURN TO:

Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606



5504-018-01
5504-018-012
5504-018-013

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

by

VAN NESS PARTNERS I, LLC, a California limited liability company, as the Grantor

to

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska Corporation, as the
Trustee,

for the benefit of

BIXBY BRIDGE FUND I, LLC, an Illinois limited liability company,
as the 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 SECTIONS 9501(a)(1)(B) AND 9502(c) 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 THE GRANTOR (DEBTOR) AND
THE BENEFICIARY (SECURED PARTY) ARE SPECIFIED IN SECTION 23 OF THIS
INSTRUMENT.

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

753623-23 146

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

This **DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING** dated as of January 22, 2016 (this "Deed of Trust"), is executed by **VAN NESS PARTNERS I, LLC**, a California limited liability company (the "Grantor"), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska Corporation (the "Trustee"), for the benefit of **BIXBY BRIDGE FUND I, LLC**, an Illinois limited liability company, its successors and assigns (the "Beneficiary").

RECITALS:

A. The Beneficiary has agreed to loan to the Grantor and **VAN NESS LENDER I, LLC**, a California limited liability company ("Loan Purchaser"; jointly and severally with Grantor, the "Borrower") the principal amount of \$2,450,000.00 (the "Loan") pursuant to that certain Loan Agreement dated as of the date hereof (the "Loan Agreement") by and among Borrower and Beneficiary. The Loan shall be evidenced by that certain Promissory Note of even date herewith (as amended, restated or replaced from time to time, the "Note"), executed by the Borrower and made payable to the order of the Beneficiary in the original principal amount of the Loan and due on January 21, 2017, subject to extension to April 21, 2017, as provided in the Note (the "Maturity Date"), except as may be accelerated pursuant to the terms hereof, of the Note or of any other document or instrument now or hereafter given to evidence or secure the payment of the Note or delivered to induce the Beneficiary to disburse the proceeds of the Loan (this Deed of Trust, the Note, the Loan Agreement, and any and all other documents, as amended, restated or replaced from time to time, are collectively referred to herein as the "Loan Documents").

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

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

AGREEMENTS:

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

41

IN WITNESS WHEREOF, the Grantor has executed and delivered this Deed of Trust, Security Agreement, Assignment of Rents and Leases and Fixture Filing the day and year first above written.

VAN NESS PARTNERS I, LLC, a California limited liability company

By: [Signature]
Name: Michael C. Winter
Title: 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 ILLINOIS }
COUNTY OF COOK } S.S.

On JANUARY 21, 2016 before me, ROSLYN HAMER

(here insert name and title of the officer), personally appeared MICHAEL C. WINTER, 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

"OFFICIAL SEAL"
ROSLYN HAMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/9/2016

Property Detail Report

For Property Located At :
614 S VAN NESS AVE, LOS ANGELES, CA 90005-3201



Owner Information

Owner Name: VAN NESS PARTNERS I LLC
 Mailing Address: 1112 MONTANA AVE #70, SANTA MONICA CA 90403-7217 C008 C/O FEDERAL STREET HOL
 Vesting Codes: // CO

Location Information

Legal Description: RESUB OF LOTS 83,84,85,86,87,113,114,115 116 AND 117 OF HENRY J BROWN'S WILSHIRE TERRACE AND PORTION OF ALLEY VACATED LOT 10
 County: LOS ANGELES, CA APN: 5504-018-012
 Census Tract / Block: 2117.01 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: HENRY J BROWNS WILSHIRE TERRACE
 Legal Book/Page: Map Reference: 43-D2 /
 Legal Lot: 10 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C18 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: 01/25/2016 / 01/15/2016 1st Mtg Amount/Type: \$2,450,000 / CONV
 Sale Price: \$1,000,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 83234
 Document #: 83231 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale: MULTI
 Title Company: FIRST AMERICAN TITLE INSURANCE
 Lender: BIXBY BRIDGE FUND I LLC
 Seller Name: 618 VAN NESS LLC

Prior Sale Information

Prior Rec/Sale Date: 09/16/1998 / 09/02/1998 Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1669195 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

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

Site Information

Zoning: LARD3 Acres: 0.18 County Use: VACANT RESIDENTIAL (010V)
 Lot Area: 7,726 Lot Width/Depth: 50 x 153 State Use:
 Land Use: RESIDENTIAL LOT Commercial Units:
 Site Influence: Sewer Type: TYPE UNKNOWN Water Type:
 Building Class:

Tax Information

Total Value: \$828,427 Assessed Year: 2016 Property Tax: \$9,947.79
 Land Value: \$828,427 Improved %:
 Improvement Value: Tax Year: 2016 Tax Area: 67
 Total Taxable Value: \$828,427 Tax Exemption:

Comparable Summary

For Property Located At



614 S VAN NESS AVE, LOS ANGELES, CA 90005-3201

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	\$1,000,000	\$22,909	\$10,500,000	\$2,057,820
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	7,726	336	19,108	5,715
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$828,427	\$749	\$1,040,631	\$240,131
Distance From Subject	0.00	0.77	2.59	2.08

*= 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
Subject Property									
		614 S VAN NESS AVE	\$1,000,000			01/25/2016		7,726	0.0
Comparables									
<input checked="" type="checkbox"/>	1		\$8,600,000			01/05/2017		9,029	0.77
<input checked="" type="checkbox"/>	2		\$10,500,000			02/01/2017		6,311	0.8
<input checked="" type="checkbox"/>	3	1401 S OXFORD AVE	\$750,000			09/09/2016		1,857	1.22
<input checked="" type="checkbox"/>	4	1842 S MANHATTAN PL	\$3,000,000			06/29/2016		6,308	1.56
<input checked="" type="checkbox"/>	5	333 N WESTMORELAND AVE	\$1,000,000			12/06/2016		7,509	1.83
<input checked="" type="checkbox"/>	6		\$22,909			01/09/2017		698	1.95
<input checked="" type="checkbox"/>	7	5301 SIERRA VISTA AVE	\$2,242,500			08/12/2016		19,108	1.96
<input checked="" type="checkbox"/>	8		\$360,000			02/06/2017		900	2.21
<input checked="" type="checkbox"/>	9	5266 FOUNTAIN AVE	\$903,000			09/13/2016		6,666	2.31
<input checked="" type="checkbox"/>	10	812 N FORMOSA AVE	\$1,159,000			07/06/2016		1,697	2.39
<input checked="" type="checkbox"/>	11	7195 FORMOSA FUSION CT	\$1,083,000			10/17/2016		1,169	2.41
<input checked="" type="checkbox"/>	12		\$890,000			08/19/2016		336	2.43
<input checked="" type="checkbox"/>	13	5826 W OLYMPIC BLVD 203	\$869,000			07/14/2016			2.43
<input checked="" type="checkbox"/>	14	5826 W OLYMPIC BLVD 303	\$929,000			06/30/2016			2.43
<input checked="" type="checkbox"/>	15	5826 W OLYMPIC BLVD 301	\$969,000			07/08/2016			2.43
<input checked="" type="checkbox"/>	16	5826 W OLYMPIC BLVD 403	\$1,029,000			07/01/2016			2.43
<input checked="" type="checkbox"/>	17	6737 W HEPBURN WAY	\$1,225,000			09/20/2016		1,814	2.46

<input checked="" type="checkbox"/>	18	813 ROBINSON ST	\$525,000	01/31/2017	7,287	2.51
<input checked="" type="checkbox"/>	19	1525 N HOBART BLVD	\$1,600,000	08/26/2016	12,000	2.55
<input checked="" type="checkbox"/>	20	5842 CARLTON WAY	\$3,500,000	07/28/2016	8,755	2.59

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

614 S VAN NESS AVE, LOS ANGELES, CA 90005-3201**20 Comparable(s) Selected.**

Report Date: 03/01/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,000,000	\$22,909	\$10,500,000	\$2,057,820
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	7,726	336	19,108	5,715
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$828,427	\$749	\$1,040,631	\$240,131
Distance From Subject	0.00	0.77	2.59	2.08

* = user supplied for search only

Comp #: 1 Distance From Subject: 0.77 (miles)
 Address: ,, CA
 Owner Name: ASHMONT HOBART LLC
 Seller Name: ROWE DIANE J TRUST
 APN: 5093-016-016 Map Reference: 43-E2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2125.01 Total Rooms/Offices:
 Subdivision: 2189 Zoning: LAR4 Total Restrooms:
 Rec Date: 01/05/2017 Prior Rec Date: 03/27/1995 Yr Built/Eff: /
 Sale Date: 10/10/2016 Prior Sale Date: Air Cond:
 Sale Price: \$8,600,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 12680 Acres: 0.21
 1st Mtg Amt: \$4,700,000 Lot Area: 9,029
 Total Value: \$59,417 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 2 Distance From Subject: 0.8 (miles)
 Address: ,, CA
 Owner Name: LEE DAVID Y/NAM MIKI
 Seller Name: RHEE RICHARD TRUST
 APN: 5090-014-010 Map Reference: 43-C2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2127.02 Total Rooms/Offices:
 Subdivision: 89 Zoning: LARE20 Total Restrooms:
 Rec Date: 02/01/2017 Prior Rec Date: 04/23/1991 Yr Built/Eff: /
 Sale Date: 01/25/2017 Prior Sale Date: 03/1991 Air Cond:
 Sale Price: \$10,500,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 136730 Acres: 0.14
 1st Mtg Amt: \$6,825,000 Lot Area: 6,311
 Total Value: \$68,782 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 3 Distance From Subject: 1.22 (miles)
 Address: 1401 S OXFORD AVE, LOS ANGELES, CA 90006-4221
 Owner Name: YANG WON M
 Seller Name: CARY INVESTMENT INC
 APN: 5074-003-001 Map Reference: 43-E3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2213.03 Total Rooms/Offices:
 Subdivision: WASHINGTON STREET & PICO STREE Zoning: LAR2 Total Restrooms:
 Rec Date: 09/09/2016 Prior Rec Date: 01/19/2016 Yr Built/Eff: /
 Sale Date: 07/08/2016 Prior Sale Date: 11/24/2015 Air Cond:
 Sale Price: \$750,000 Prior Sale Price: \$680,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1085991 Acres: 0.04
 1st Mtg Amt: Lot Area: 1,857
 Total Value: \$124,490 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 4 Distance From Subject: 1.56 (miles)
 Address: 1842 S MANHATTAN PL, LOS ANGELES, CA 90019
 Owner Name: 2221 WEST WASHINGTON LLC
 Seller Name: CHUNG FAMILY TRUST
 APN: 5073-013-020 Map Reference: 43-D4 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2213.02 Total Rooms/Offices:
 Subdivision: STRONG & DICKINSONS WEST WASH Zoning: LAP Total Restrooms:
 Rec Date: 06/29/2016 Prior Rec Date: 07/11/2000 Yr Built/Eff: /
 Sale Date: 06/17/2016 Prior Sale Date: Air Cond:
 Sale Price: \$3,000,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 750488 Acres: 0.14
 1st Mtg Amt: \$1,950,000 Lot Area: 6,308
 Total Value: \$127,283 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: **5** Distance From Subject: **1.83 (miles)**
 Address: **333 N WESTMORELAND AVE, LOS ANGELES, CA 90004**
 Owner Name: **PATH**
 Seller Name: **PATH**
 APN: **5501-002-002** Map Reference: **34-F6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **1927.00** Total Rooms/Offices:
 Subdivision: **DAYTON HEIGHTS TR** Zoning: **LAM1** Total Restrooms:
 Rec Date: **12/06/2016** Prior Rec Date: **04/22/1997** Yr Built/Eff: **/**
 Sale Date: **12/01/2016** Prior Sale Date:
 Sale Price: **\$1,000,000** Prior Sale Price: **\$127,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: Pool:
 Document #: **1533645** Acres: **0.17** Roof Mat:
 1st Mtg Amt: **\$16,450,000** Lot Area: **7,509**
 Total Value: **\$275,274** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **1.95 (miles)**
 Address: **,, CA**
 Owner Name: **DARA INVESTMENT CO INC**
 Seller Name: **ANDRISANI FAMILY TRUST**
 APN: **5059-018-023** Map Reference: **43-C5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2189.00** Total Rooms/Offices:
 Subdivision: **ADAMS ST ARLINGTON HEIGHTS TR** Zoning: **LAR1** Total Restrooms:
 Rec Date: **01/09/2017** Prior Rec Date: **07/05/1990** Yr Built/Eff: **/**
 Sale Date: **09/21/2016** Prior Sale Date: **06/1990** Air Cond:
 Sale Price: **\$22,909** Prior Sale Price: **\$1,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **29907** Acres: **0.02**
 1st Mtg Amt: Lot Area: **698**
 Total Value: **\$3,489** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **1.96 (miles)**
 Address: **5301 SIERRA VISTA AVE, LOS ANGELES, CA 90029**
 Owner Name: **GMA INDUSTRIAL CORP**
 Seller Name: **THOMPSON G L & D TRUST**
 APN: **5536-024-008** Map Reference: **34-E4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **1916.10** Total Rooms/Offices:
 Subdivision: **CAHUENGA PLACE ADD** Zoning: **LARD1.5** Total Restrooms:
 Rec Date: **08/12/2016** Prior Rec Date: **11/10/1986** Yr Built/Eff: **/**
 Sale Date: **08/05/2016** Prior Sale Date: **11/1986** Air Cond:
 Sale Price: **\$2,242,500** Prior Sale Price: **\$139,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **956333** Acres: **0.44**
 1st Mtg Amt: **\$1,500,000** Lot Area: **19,108**
 Total Value: **\$230,056** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **2.21 (miles)**
 Address: **,, CA**
 Owner Name: **DOGTOWN INVESTMENTS LLC**
 Seller Name: **TORRES MARIA**
 APN: **5054-023-003** Map Reference: **43-F4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2216.01** Total Rooms/Offices:
 Subdivision: **HARRIS BUNGALOW CORNER 2** Zoning: **LAR2** Total Restrooms:
 Rec Date: **02/06/2017** Prior Rec Date: **07/12/1990** Yr Built/Eff: **/**
 Sale Date: **10/07/2016** Prior Sale Date: **03/1990** Air Cond:
 Sale Price: **\$360,000** Prior Sale Price: **\$122,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **150430** Acres: **0.02**
 1st Mtg Amt: Lot Area: **900**
 Total Value: **\$749** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: 9 Distance From Subject: 2.31 (miles)
 Address: 5266 FOUNTAIN AVE, LOS ANGELES, CA 90029-1310
 Owner Name: YU DORIS V & KRISTEN
 Seller Name: ERNICO LLC
 APN: 5537-012-001 Map Reference: 34-E4 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1911.20 Total Rooms/Offices:
 Subdivision: SOUTH HOLLYWOOD Zoning: LAR3 Total Restrooms:
 TERRACE
 Rec Date: 09/13/2016 Prior Rec Date: 05/14/2014 Yr Built/Eff: /
 Sale Date: 09/01/2016 Prior Sale Date: 04/29/2014 Air Cond:
 Sale Price: \$903,000 Prior Sale Price: \$480,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1097948 Acres: 0.15
 1st Mtg Amt: Lot Area: 6,666
 Total Value: \$497,056 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 10 Distance From Subject: 2.39 (miles)
 Address: 812 N FORMOSA AVE, LOS ANGELES, CA 90046-7612
 Owner Name: CRECELIUS THOMAS W & LAUREN R
 Seller Name: FORMOSA ZZMM LLC
 APN: 5525-003-032 Map Reference: 34-B5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1920.01 Total Rooms/Offices:
 Subdivision: 6005 Zoning: LAR3 Total Restrooms:
 Rec Date: 07/06/2016 Prior Rec Date: 06/21/2011 Yr Built/Eff: /
 Sale Date: 06/29/2016 Prior Sale Date: 02/15/2011 Air Cond:
 Sale Price: \$1,159,000 Prior Sale Price: \$750,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 779958 Acres: 0.04
 1st Mtg Amt: \$829,000 Lot Area: 1,697
 Total Value: \$114,260 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 11 Distance From Subject: 2.41 (miles)
 Address: 7195 FORMOSA FUSION CT, LOS ANGELES, CA 90046-7655
 Owner Name: FRANKLIN CORY R
 Seller Name: FORMOSA ZZMM LLC
 APN: 5525-003-036 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 1920.01 Total Rooms/Offices:
 Subdivision: Zoning: LAR3 Total Restrooms:
 Rec Date: 10/17/2016 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 10/11/2016 Prior Sale Date: Air Cond:
 Sale Price: \$1,083,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1268985 Acres: 0.03
 1st Mtg Amt: \$866,029 Lot Area: 1,169
 Total Value: \$73,408 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 12 Distance From Subject: 2.43 (miles)
 Address: ,, CA
 Owner Name: KASHON RACHEL/KIRKHAM JASON L
 Seller Name: BARRINGTON REI LLC
 APN: 5052-004-006 Map Reference: 43-D5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2190.10 Total Rooms/Offices:
 Subdivision: ARLINGTON & 04 AVE Zoning: LAR1 Total Restrooms:
 TR
 Rec Date: 08/19/2016 Prior Rec Date: 04/24/2015 Yr Built/Eff: /
 Sale Date: 08/08/2016 Prior Sale Date: 04/17/2015 Air Cond:
 Sale Price: \$890,000 Prior Sale Price: \$340,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 990801 Acres: 0.01
 1st Mtg Amt: \$625,500 Lot Area: 336
 Total Value: \$20,305 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 13 Distance From Subject: 2.43 (miles)
 Address: 5826 W OLYMPIC BLVD 203, LOS ANGELES, CA 90036-4613
 Owner Name: MAA LIN & CHIH-HUEI W
 Seller Name: SUNNY OAKS LLC
 APN: 5085-003-039 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms/Offices:
 Subdivision: Zoning: LAR3 Total Restrooms:
 Rec Date: 07/14/2016 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 07/13/2016 Prior Sale Date: Air Cond:
 Sale Price: \$869,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 822190 Acres:
 1st Mtg Amt: Lot Area:
 Total Value: # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 14 Distance From Subject: 2.43 (miles)
 Address: 5826 W OLYMPIC BLVD 303, LOS ANGELES, CA 90036-4613
 Owner Name: BRUSILOVSKY IGOR
 Seller Name: SUNNY OAKS LLC
 APN: 5085-003-042 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms/Offices:
 Subdivision: Zoning: LAR3 Total Restrooms:
 Rec Date: 06/30/2016 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 04/25/2016 Prior Sale Date: Air Cond:
 Sale Price: \$929,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 758771 Acres:
 1st Mtg Amt: \$743,200 Lot Area:
 Total Value: # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 15 Distance From Subject: 2.43 (miles)
 Address: 5826 W OLYMPIC BLVD 301, LOS ANGELES, CA 90036-4613
 Owner Name: BALASUBRAMANIAN VIDHYA
 Seller Name: SUNNY OAKS LLC
 APN: 5085-003-040 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms/Offices:
 Subdivision: Zoning: LAR3 Total Restrooms:
 Rec Date: 07/08/2016 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 04/25/2016 Prior Sale Date: Air Cond:
 Sale Price: \$969,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 796753 Acres:
 1st Mtg Amt: \$920,550 Lot Area:
 Total Value: # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 16 Distance From Subject: 2.43 (miles)
 Address: 5826 W OLYMPIC BLVD 403, LOS ANGELES, CA 90036-4613
 Owner Name: PAKKIN STEVEN C
 Seller Name: SUNNY OAKS LLC
 APN: 5085-003-045 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 2163.00 Total Rooms/Offices:
 Subdivision: Zoning: LAR3 Total Restrooms:
 Rec Date: 07/01/2016 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 04/25/2016 Prior Sale Date: Air Cond:
 Sale Price: \$1,029,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 769630 Acres:
 1st Mtg Amt: \$617,400 Lot Area:
 Total Value: # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 17 Distance From Subject: 2.46 (miles)
 Address: 6737 W HEPBURN WAY, LOS ANGELES, CA 90038-3449
 Owner Name: LISS-LASSOFF LONI F
 Seller Name: SMRS INVESTMENTS LLC
 APN: 5532-004-052 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 1919.02 Total Rooms/Offices:
 Subdivision: Zoning: LARD1.5 Total Restrooms:
 Rec Date: 09/20/2016 Prior Rec Date: 11/24/2014 Yr Built/Eff: /
 Sale Date: 08/10/2016 Prior Sale Date: 11/12/2014 Air Cond:
 Sale Price: \$1,225,000 Prior Sale Price: \$1,025,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1139903 Acres: 0.04
 1st Mtg Amt: \$857,500 Lot Area: 1,814
 Total Value: \$1,040,631 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 2.51 (miles)
 Address: 813 ROBINSON ST, LOS ANGELES, CA 90026
 Owner Name: SILVER MAYA LLC
 Seller Name: COPTIC ORTHODOX PATRIARCHATE-D
 APN: 5426-011-029 Map Reference: 35-A5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1958.03 Total Rooms/Offices:
 Subdivision: 5012 Zoning: LAR2 Total Restrooms:
 Rec Date: 01/31/2017 Prior Rec Date: 09/07/1984 Yr Built/Eff: /
 Sale Date: 12/15/2016 Prior Sale Date: Air Cond:
 Sale Price: \$525,000 Prior Sale Price: \$40,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 124912 Acres: 0.17
 1st Mtg Amt: \$315,000 Lot Area: 7,287
 Total Value: \$68,616 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 2.55 (miles)
 Address: 1525 N HOBART BLVD, LOS ANGELES, CA 90027-4904
 Owner Name: HOLLYWOOD LUXURY COLLECTION LL
 Seller Name: POTTER ELIZABETH A
 APN: 5544-019-014 Map Reference: 34-E3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1905.20 Total Rooms/Offices:
 Subdivision: 3469 Zoning: LAR3 Total Restrooms:
 Rec Date: 08/26/2016 Prior Rec Date: 11/29/1979 Yr Built/Eff: /
 Sale Date: 08/04/2016 Prior Sale Date: Air Cond:
 Sale Price: \$1,600,000 Prior Sale Price: \$192,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1023717 Acres: 0.28
 1st Mtg Amt: Lot Area: 12,000
 Total Value: \$150,051 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 2.59 (miles)
 Address: 5842 CARLTON WAY, LOS ANGELES, CA 90028
 Owner Name: 5842 CARLTON UPWELL LLC
 Seller Name: CARLTON WAY II LLC
 APN: 5545-010-004 Map Reference: 34-D3 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1910.00 Total Rooms/Offices:
 Subdivision: GRIDER & HAMILTONS Zoning: LAR4 Total Restrooms:
 GRANT PLAC
 Rec Date: 07/28/2016 Prior Rec Date: 08/07/2012 Yr Built/Eff: /
 Sale Date: 07/14/2016 Prior Sale Date: 08/03/2012 Air Cond:
 Sale Price: \$3,500,000 Prior Sale Price: \$950,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 888162 Acres: 0.20
 1st Mtg Amt: \$1,000,000 Lot Area: 8,755
 Total Value: \$988,224 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **May 26, 2017**

JOB ADDRESS: **614 SOUTH VAN NESS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5504-018-012**

CASE#: **714778**

ORDER NO: **A-4022824**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 28, 2016**

COMPLIANCE EXPECTED DATE: **April 12, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4022824

1060825201616213

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

618 VAN NESS LLC C/O MICHAEL WINTER
610 S VAN NESS AVE
LOS ANGELES, CA 90005

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

MAR 21 2016

CASE #: 714778
ORDER #: A-4022824
EFFECTIVE DATE: March 28, 2016
COMPLIANCE DATE: April 12, 2016

OWNER OF

SITE ADDRESS: 614 S VAN NESS AVE

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

ASSESSORS PARCEL NO.: 5504-018-012

ZONE: RD3; Min. Per Unit 3,000

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. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Vacant lot used as parking lot and unapproved construction on lot.



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

NON-COMPLIANCE FEE WARNING :

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

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

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

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

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

PENALTY WARNING :

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3354. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

STANLEY YU

Date: March 21, 2016

(213)252-3354

Stanley.Yu@lacity.org

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **May 26, 2017**

JOB ADDRESS: **614 SOUTH VAN NESS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5504-018-012**

CASE#: **745149**

ORDER NO: **A-4234168**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 7, 2016**

COMPLIANCE EXPECTED DATE: **December 12, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4234168

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUTMIAN

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

ORDER TO COMPLY AND NOTICE OF FEE

VAN NESS PARTNERS I LLC C/O MICHAEL WINTER
1112 MONTANA AVE STE 70
SANTA MONICA, CA 90403

CASE #: 745149
ORDER #: A-4234168
EFFECTIVE DATE: December 07, 2016
COMPLIANCE DATE: December 12, 2016

OWNER OF
SITE ADDRESS: **614 S VAN NESS AVE**

ASSESSORS PARCEL NO.: 5504-018-012
ZONE: RD3; Min. Per Unit 3,000

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. The building or premises due to illegal occupancy.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designated or intended to be used for such occupancies.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Comments: Vacant lot used as parking lot and unapproved construction on lot.

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



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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING :

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

TAX WARNING : THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING .

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3045.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: November 28, 2016

GORDON ZUBER
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3045

Gordon.Zuber@lacity.org



REVIEWED BY

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