

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS

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JOSELYN GEAGA-ROSENTHAL

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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 21, 2018

Council District: # 11

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

JOB ADDRESS: **11924 WEST JEFFERSON BLVD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4220-006-045**

Re: Invoice #710263-1, #719542-4

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: **11924 West Jefferson Blvd, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order January 3, 2017 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.41
Accumulated Interest (1%/month)	232.50
Title Report Fee	42.00
Grand Total	\$ 3,831.07

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,831.06** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,831.06** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15275
Dated as of: 04/12/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4220-006-045

Property Address: 11924 W JEFFERSON BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : DAVID B COONS

Grantor : ELLA C ARCHIBEQUE

Deed Date : 10/03/2008

Recorded : 10/20/2008

Instr No. : 08-1858189

MAILING ADDRESS: DAVID B COONS
4039 MARCASEL AVE LOS ANGELES CA 90066

SCHEDULE B

LEGAL DESCRIPTION

Lot: 17 Tract No: 6265 Abbreviated Description: LOT: 17 TR#: 6265 TRACT # 6265 LOT 17

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20081858189

Pages:
002



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

Fee: 12.00

Tax: 0.00

Other: 0.00

Total: 12.00

10/20/08 AT 08:01AM

2380671 200810170220033 Mail

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

Recording Requested and when
Recorded Mail to.

DAVID B. COONS
4039 Marcasei Avenue
Los Angeles, CA 90066

10/20/08



20081858189

+++++
The documentary transfer tax is \$ -0-

Carol J. Adkins-Hunnewell
CAROL J. ADKINS-HUNNEWELL, ESQ
Agent determining tax

This conveyance is in dissolution of marriage by one spouse to another., R&T 11927.

QUITCLAIM DEED

ELLA C. ARCHIBEQUE, hereby remises, releases and quitclaims to DAVID B. COONS, a married man as his sole and separate property, all of the right, title and interest in and to the real property commonly known as 11924 Jefferson Blvd., Los Angeles, CA 90230, and legally described as:

Lot 17 of Tract No. 6265, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 134, Pages 41-44 inclusive of Maps, in the office of the County Recorder of said County.

Tax Assessor's Parcel No.: 4220-006-045

Dated: 10/3, 2008

Ella C. Archibeque
ELLA C. ARCHIBEQUE

ACKNOWLEDGEMENT

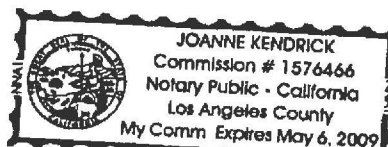
State of California)
) ss.
County of Los Angeles)

On 10-3-08, 2008, before me, JOANNE KENDRICK, a Notary Public in and for said State, personally appeared ELLA C. ARCHIBEQUE, who proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signatures on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Joanne Kendrick



MAIL TAX STATEMENTS TO PERSON REQUESTING RECORDING AS SHOWN ABOVE.

EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**

Date: **May 21, 2018**

JOB ADDRESS: **11924 WEST JEFFERSON BLVD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4220-006-045**

Last Full Title: **04/12/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DAVID B COONS
4039 MARCASEL AVE
LOS ANGELES, CA 90066

CAPACITY: OWNER

Property Detail Report

For Property Located At :
11924 JEFFERSON BLVD, CULVER CITY, CA 90230-6312



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **COONS DAVID B**
 Mailing Address: **4039 MARCASEL AVE, LOS ANGELES CA 90066-4617 C036**
 Vesting Codes: **MM // SE**

Location Information

Legal Description:	TRACT # 6265 LOT 17	APN:	4220-006-045
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2756.03 / 1	Subdivision:	6265
Township-Range-Sect:		Map Reference:	50-B4 /
Legal Book/Page:	134-41	Tract #:	6265
Legal Lot:	17	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C28	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/20/2008 / 10/03/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1858189		

Last Market Sale Information

Recording/Sale Date:	01/14/2004 / 01/07/2004	1st Mtg Amount/Type:	\$442,500 / CONV
Sale Price:	\$885,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:		1st Mtg Document #:	89183
Document #:	89182	2nd Mtg Amount/Type:	\$354,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$199.14
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	WELLS FARGO BK		
Seller Name:	STEELE THOMAS R		

Prior Sale Information

Prior Rec/Sale Date:	10/19/2000 / 05/23/2000	Prior Lender:	US BK
Prior Sale Price:		Prior 1st Mtg Amt/Type:	\$810,000 / CONV
Prior Doc Number:	1636455	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1947 / 1950	Total Rooms/Offices		Garage Area:	
Gross Area:	4,444	Total Restrooms:		Garage Capacity:	
Building Area:	4,444	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM2	Acres:	0.11	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	5,000	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,084,173	Assessed Year:	2017	Property Tax:	\$13,488.00
Land Value:	\$808,539	Improved %:	25%	Tax Area:	55
Improvement Value:	\$275,634	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$1,084,173				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11924 JEFFERSON BLVD, CULVER CITY, CA 90230-6312**20 Comparable(s) Selected.**

Report Date: 05/08/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$885,000	\$100,000	\$4,425,000	\$1,612,650
Bldg/Living Area	4,444	3,871	5,110	4,430
Price/Sqft	\$199.14	\$19.57	\$1,087.22	\$373.12
Year Built	1947	1923	1978	1950
Lot Area	5,000	4,204	9,604	5,946
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.25
Total Value	\$1,084,173	\$25,509	\$1,277,923	\$397,684
Distance From Subject	0.00	0.15	9.49	6.82

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.15 (miles)			
Address:	5621 MESMER AVE, CULVER CITY, CA 90230				
Owner Name:	SCENARIO DEPT LLC				
Seller Name:	BCP-TEALE ST I LLC				
APN:	4220-006-077	Map Reference:	50-C4 /	Building Area:	4,201
County:	LOS ANGELES, CA	Census Tract:	2756.03	Total Rooms/Offices:	
Subdivision:	6265	Zoning:	LAM2	Total Restrooms:	
Rec Date:	08/22/2017	Prior Rec Date:	06/24/2014	Yr Built/Eff:	1947 / 1950
Sale Date:	08/21/2017	Prior Sale Date:	06/18/2014	Air Cond:	
Sale Price:	\$2,530,000	Prior Sale Price:	\$5,750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	950913	Acres:	0.11		
1st Mtg Amt:	\$3,136,000	Lot Area:	4,957		
Total Value:	\$1,271,717	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.9 (miles)			
Address:	3951 HIGUERA ST, CULVER CITY, CA 90232-2523				
Owner Name:	HIGUERA HOLDINGS ONE LLC				
Seller Name:	DONELL JAMES H				
APN:	4206-020-028	Map Reference:	42-D6 /	Building Area:	4,480
County:	LOS ANGELES, CA	Census Tract:	7024.00	Total Rooms/Offices:	
Subdivision:	4419	Zoning:	CCM1YY	Total Restrooms:	
Rec Date:	12/11/2017	Prior Rec Date:		Yr Built/Eff:	1946 / 1946
Sale Date:	11/14/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,650,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	1431673	Acres:	0.17		
1st Mtg Amt:	\$2,198,000	Lot Area:	7,575		
Total Value:	\$701,567	# of Stories:	1.00		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject: 3.08 (miles)	
Address:	303 N LA BREA AVE, INGLEWOOD, CA 90302				
Owner Name:	IMAN DESIGN & DEV INC				
Seller Name:	HANSEN J W JR & L L TRUST				
APN:	4016-029-008	Map Reference:	57-A1 /	Building Area:	4,150
County:	LOS ANGELES, CA	Census Tract:	6013.02	Total Rooms/Offices:	
Subdivision:	511	Zoning:	INC3YY	Total Restrooms:	
Rec Date:	03/02/2018	Prior Rec Date:		Yr Built/Eff:	1953 / 1953
Sale Date:	12/20/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,700,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	205995	Acres:	0.10		
1st Mtg Amt:	\$1,445,000	Lot Area:	4,204		

Total Value: **\$68,392** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **4.7 (miles)**
 Address: **115 SHELDON ST, EL SEGUNDO, CA 90245-3916**
 Owner Name: **3GEN SHELDON LLC**
 Seller Name: **ABRAMS SAMUEL H & D I TRUST**
 APN: **4135-010-014** Map Reference: **56-B6 /** Building Area: **4,000**
 County: **LOS ANGELES, CA** Census Tract: **6201.02** Total Rooms/Offices:
 Subdivision: **EL SEGUNDO** Zoning: **ESM1*** Total Restrooms:
 Rec Date: **01/10/2018** Prior Rec Date: **02/17/1989** Yr Built/Eff: **1957 / 1957**
 Sale Date: **01/08/2018** Prior Sale Date:
 Sale Price: **\$2,150,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **29983** Acres: **0.13** Pool:
 1st Mtg Amt: Lot Area: **5,724** Roof Mat:
 Total Value: **\$101,349** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **4.72 (miles)**
 Address: **3716 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4208**
 Owner Name: **BRANMARK GROUP LLC**
 Seller Name: **KING LEE S & V E TRUST**
 APN: **5046-002-003** Map Reference: **43-B6 /** Building Area: **4,500**
 County: **LOS ANGELES, CA** Census Tract: **2200.00** Total Rooms/Offices:
 Subdivision: **7823** Zoning: **LACM** Total Restrooms:
 Rec Date: **02/05/2018** Prior Rec Date: Yr Built/Eff: **1947 / 1947**
 Sale Date: **01/17/2018** Prior Sale Date:
 Sale Price: **\$1,025,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **116274** Acres: **0.14** Pool:
 1st Mtg Amt: Lot Area: **6,250** Roof Mat:
 Total Value: **\$78,169** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.8 (miles)**
 Address: **3617 W JEFFERSON BLVD, LOS ANGELES, CA 90016-4205**
 Owner Name: **BOCANEGRA PATRICIO**
 Seller Name: **HINOJOSA JOSE L D**
 APN: **5050-031-055** Map Reference: **43-B6 /** Building Area: **5,110**
 County: **LOS ANGELES, CA** Census Tract: **2200.00** Total Rooms/Offices:
 Subdivision: **5780** Zoning: **LACM** Total Restrooms:
 Rec Date: **01/04/2018** Prior Rec Date: **10/14/1983** Yr Built/Eff: **1957 /**
 Sale Date: **01/04/2018** Prior Sale Date: Air Cond: **NONE**
 Sale Price: **\$100,000** Prior Sale Price: **\$210,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **13275** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,603**
 Total Value: **\$656,413** # of Stories: **2.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **5.9 (miles)**
 Address: **1168 S LA BREA AVE, LOS ANGELES, CA 90019-6910**
 Owner Name: **OLIVES ACRES LLC**
 Seller Name: **SCHWAY PROPERTIES LLC**
 APN: **5084-021-015** Map Reference: **43-B2 /** Building Area: **4,070**
 County: **LOS ANGELES, CA** Census Tract: **2161.00** Total Rooms/Offices:
 Subdivision: **5070** Zoning: **LAC2** Total Restrooms:
 Rec Date: **02/05/2018** Prior Rec Date: **05/29/1984** Yr Built/Eff: **1940 / 1940**
 Sale Date: **01/22/2018** Prior Sale Date:
 Sale Price: **\$4,425,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **116051** Acres: **0.15** Pool:
 1st Mtg Amt: Lot Area: **6,443** Roof Mat:
 Total Value: **\$100,499** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **6.79 (miles)**
 Address: **3743 W ROSECRANS AVE, HAWTHORNE, CA 90250-8015**
 Owner Name: **TAGMA LLC**
 Seller Name: **NEILSON MERLYN R TRUST**
 APN: **4051-023-023** Map Reference: **63-B2 /** Building Area: **4,130**
 County: **LOS ANGELES, CA** Census Tract: **6025.04** Total Rooms/Offices:
 Subdivision: **13911** Zoning: **HACM*** Total Restrooms:
 Rec Date: **04/16/2018** Prior Rec Date: **06/06/1994** Yr Built/Eff: **1954 /**
 Sale Date: **03/28/2018** Prior Sale Date:
 Sale Price: **\$1,450,000** Prior Sale Price: **\$600,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:

Document #: **363454** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,351**
 Total Value: **\$344,940** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **7.71 (miles)**
 Address: **5871 CROCKER ST, LOS ANGELES, CA 90003-1311**
 Owner Name: **SHBR HOLDINGS LLC**
 Seller Name: **CROCKER 5867 LLC**
 APN: **6006-029-003** Map Reference: **52-B4 /** Building Area: **3,900**
 County: **LOS ANGELES, CA** Census Tract: **2392.02** Total Rooms/Offices:
 Subdivision: **W F THORNES RESUB** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **09/21/2017** Prior Rec Date: **04/08/2016** Yr Built/Eff: **1978 / 1978**
 Sale Date: **08/31/2017** Prior Sale Date: **03/18/2016** Air Cond:
 Sale Price: **\$880,000** Prior Sale Price: **\$1,300,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1083036** Acres: **0.12**
 1st Mtg Amt: **\$572,000** Lot Area: **5,189**
 Total Value: **\$612,000** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **7.87 (miles)**
 Address: **5872 METTLER AVE, LOS ANGELES, CA 90003-1316**
 Owner Name: **MAMAN YIZHAK**
 Seller Name: **CLERIE KARL P & ROSE M E**
 APN: **6006-032-007** Map Reference: **52-B4 /** Building Area: **4,800**
 County: **LOS ANGELES, CA** Census Tract: **2392.02** Total Rooms/Offices:
 Subdivision: **THORNE KROESEN** Zoning: **LAMR1** Total Restrooms:
 SOUTH PARK TR Prior Rec Date: **06/16/1992** Yr Built/Eff: **1965 / 1965**
 Rec Date: **11/27/2017** Prior Sale Date: **05/1992** Air Cond:
 Sale Date: **09/18/2017** Prior Sale Price: **\$200,000** Pool:
 Sale Price: **\$718,000** Prior Sale Type: **FULL** Roof Mat:
 Sale Type: **FULL** Acres: **0.13**
 Document #: **1356107** Lot Area: **5,603**
 1st Mtg Amt: **\$500,000** # of Stories:
 Total Value: **\$304,715** Park Area/Cap#: **/**
 Land Use: **LIGHT INDUSTRIAL**

Comp #: **11** Distance From Subject: **7.89 (miles)**
 Address: **5877 AVALON BLVD, LOS ANGELES, CA 90003-1307**
 Owner Name: **KAREEM CORP**
 Seller Name: **WILLIAM J DANKERS CO**
 APN: **6006-032-022** Map Reference: **52-C4 /** Building Area: **5,000**
 County: **LOS ANGELES, CA** Census Tract: **2392.02** Total Rooms/Offices:
 Subdivision: **THORNE KROESEN** Zoning: **LAMR1** Total Restrooms:
 SOUTH PARK TR Prior Rec Date: **07/21/1980** Yr Built/Eff: **1923 / 1934**
 Rec Date: **08/31/2017** Prior Sale Date: Air Cond:
 Sale Date: **08/18/2017** Prior Sale Price: **\$60,000** Pool:
 Sale Price: **\$400,000** Prior Sale Type: **FULL** Roof Mat:
 Sale Type: **FULL** Acres: **0.12**
 Document #: **993913** Lot Area: **5,125**
 1st Mtg Amt: # of Stories:
 Total Value: **\$85,672** Park Area/Cap#: **/**
 Land Use: **LIGHT INDUSTRIAL**

Comp #: **12** Distance From Subject: **8.07 (miles)**
 Address: **628 E 79TH ST, LOS ANGELES, CA 90001-3206**
 Owner Name: **79 AVALON LLC**
 Seller Name: **MINER STREET PROPERTIES LLC**
 APN: **6029-001-004** Map Reference: **58-C1 /** Building Area: **4,720**
 County: **LOS ANGELES, CA** Census Tract: **2398.01** Total Rooms/Offices:
 Subdivision: **6** Zoning: **LAR4** Total Restrooms:
 Rec Date: **02/28/2018** Prior Rec Date: **10/23/2017** Yr Built/Eff: **1961 / 1961**
 Sale Date: **02/07/2018** Prior Sale Date: **06/27/2017** Air Cond:
 Sale Price: **\$2,000,000** Prior Sale Price: **\$1,000,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**
 Document #: **197195** Acres: **0.12**
 1st Mtg Amt: **\$1,600,000** Lot Area: **5,204**
 Total Value: **\$289,166** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **8.53 (miles)**
 Address: **13124 S FIGUEROA ST, LOS ANGELES, CA 90061-1138**
 Owner Name: **HUOT INVESTMENT LLC**
 Seller Name: **AVILA AGOSTINO TRUST**
 APN: **6132-012-036** Map Reference: **64-A1 /** Building Area: **4,000**
 County: **LOS ANGELES, CA** Census Tract: **2911.20** Total Rooms/Offices:
 Subdivision: **819** Zoning: **LAM2** Total Restrooms:
 Rec Date: **11/30/2017** Prior Rec Date: **08/29/1997** Yr Built/Eff: **1969 / 1969**

Sale Date:	08/07/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,780,000	Prior Sale Price:	\$300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1379816	Acres:	0.11		
1st Mtg Amt:	\$1,335,000	Lot Area:	5,000		
Total Value:	\$112,794	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 8.57 (miles)			
Address:	1203 E 58TH PL, LOS ANGELES, CA 90001-1107				
Owner Name:	RCB EQUITIES SLAUSON & 58TH LL				
Seller Name:	PUCKETT FAMILY TRUST				
APN:	6008-002-005	Map Reference:	52-C4 /	Building Area:	4,600
County:	LOS ANGELES, CA	Census Tract:	5328.00	Total Rooms/Offices:	
Subdivision:	SCHERER & GILBREATHS WHITMORE PARK	Zoning:	LCM2*	Total Restrooms:	
Rec Date:	04/05/2018	Prior Rec Date:		Yr Built/Eff:	1940 / 1940
Sale Date:	03/21/2018	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,567,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	327521	Acres:	0.13		
1st Mtg Amt:	\$4,300,000	Lot Area:	5,586		
Total Value:	\$32,480	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 8.61 (miles)			
Address:	1222 E SLAUSON AVE, LOS ANGELES, CA 90011				
Owner Name:	RCB EQUITIES SLAUSON & 58TH LL				
Seller Name:	PUCKETT FAMILY TRUST				
APN:	6008-002-012	Map Reference:	52-C4 /	Building Area:	3,871
County:	LOS ANGELES, CA	Census Tract:	5328.00	Total Rooms/Offices:	
Subdivision:	SCHERER & GILBREATHS WHITMORE PARK	Zoning:	LCM2*	Total Restrooms:	
Rec Date:	04/05/2018	Prior Rec Date:		Yr Built/Eff:	1939 / 1939
Sale Date:	03/21/2018	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,855,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	327520	Acres:	0.10		
1st Mtg Amt:		Lot Area:	4,421		
Total Value:	\$25,509	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 8.62 (miles)			
Address:	12925 S BROADWAY, LOS ANGELES, CA 90061-1117				
Owner Name:	26 BROAD & ASSOCIATES LLC				
Seller Name:	ELB BROADWAY PROPERTIES LLC				
APN:	6132-014-010	Map Reference:	58-A6 /	Building Area:	4,459
County:	LOS ANGELES, CA	Census Tract:	5409.02	Total Rooms/Offices:	
Subdivision:	ATHENS SUB	Zoning:	LCM11/2-B1*	Total Restrooms:	
Rec Date:	09/06/2017	Prior Rec Date:	10/15/1990	Yr Built/Eff:	1961 / 1961
Sale Date:	06/28/2017	Prior Sale Date:	03/1989	Air Cond:	
Sale Price:	\$812,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1010504	Acres:	0.16		
1st Mtg Amt:	\$487,000	Lot Area:	7,000		
Total Value:	\$313,174	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 9.24 (miles)			
Address:	1531 PALOMA ST, LOS ANGELES, CA 90021-2617				
Owner Name:	LY PICKERING LLC				
Seller Name:	ESSEX & PALOMINO LLC				
APN:	5132-025-003	Map Reference:	44-D5 /	Building Area:	5,088
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	WALNUT GROVE TR LOS ANGELES	Zoning:	LAM2	Total Restrooms:	
Rec Date:	10/05/2017	Prior Rec Date:	01/31/2007	Yr Built/Eff:	1965 / 1965
Sale Date:	08/30/2017	Prior Sale Date:	01/19/2007	Air Cond:	
Sale Price:	\$2,100,000	Prior Sale Price:	\$14,355,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1141587	Acres:	0.16		
1st Mtg Amt:		Lot Area:	7,117		
Total Value:	\$1,277,923	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 9.29 (miles)	
Address:	1682 E 41ST ST, LOS ANGELES, CA 90011-3308		

Owner Name:	SHIRINIAN HAMPARTZOOM H & ARLETTA		
Seller Name:	HK CHEM INC		
APN:	5116-013-008	Map Reference:	52-D2 /
County:	LOS ANGELES, CA	Census Tract:	2281.00
Subdivision:	ELDER PLACE	Zoning:	LAM1
Rec Date:	02/09/2018	Prior Rec Date:	05/08/2007
Sale Date:	01/29/2018	Prior Sale Date:	04/18/2007
Sale Price:	\$900,000	Prior Sale Price:	\$390,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	137171	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,416
Total Value:	\$450,211	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	4,450
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1923 /
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	19	Distance From Subject:	9.38 (miles)
Address:	5510 BANDERA ST, LOS ANGELES, CA 90058-3810		
Owner Name:	DAVTYAN EVARD		
Seller Name:	GOMEZ MICHAEL R		
APN:	5105-010-017	Map Reference:	52-E3 /
County:	LOS ANGELES, CA	Census Tract:	2289.00
Subdivision:	SLAUSON BOWENS JUNCTION TR	Zoning:	LAM2
Rec Date:	09/21/2017	Prior Rec Date:	09/06/1979
Sale Date:	09/12/2017	Prior Sale Date:	
Sale Price:	\$560,500	Prior Sale Price:	\$53,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1083024	Acres:	0.22
1st Mtg Amt:		Lot Area:	9,604
Total Value:	\$120,499	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	4,200
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1942 / 1942
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	20	Distance From Subject:	9.49 (miles)
Address:	1101 E 12TH ST, LOS ANGELES, CA 90021-2205		
Owner Name:	1101 EAST PROPERTY LLC		
Seller Name:	1101 EAST 12TH STREET LLC		
APN:	5132-014-016	Map Reference:	44-D5 /
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	FLETCHER	Zoning:	LAM2
Rec Date:	04/10/2018	Prior Rec Date:	04/30/2012
Sale Date:	04/02/2018	Prior Sale Date:	04/17/2012
Sale Price:	\$1,650,000	Prior Sale Price:	\$930,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	343202	Acres:	0.13
1st Mtg Amt:	\$1,000,000	Lot Area:	5,557
Total Value:	\$1,006,500	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	4,880
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1940 / 1944
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**

Date: **May 21, 2018**

JOB ADDRESS: **11924 WEST JEFFERSON BLVD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4220-006-045**

CASE#: **746122**

ORDER NO: **A-4252290**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 03, 2017**

COMPLIANCE EXPECTED DATE: **February 02, 2017**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4252290

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

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

COONS, DAVID B
4039 MARCASEL AVE
LOS ANGELES, CA 90066

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

DEC 21 2016

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

CASE #: 746122

ORDER #: A-4252290

EFFECTIVE DATE: January 03, 2017

COMPLIANCE DATE: February 02, 2017

OWNER OF

SITE ADDRESS: 11924 W JEFFERSON BLVD

ASSESSORS PARCEL NO.: 4220-006-045

ZONE: M2; Light Industrial 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:

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 building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.
OR Obtain a permit to restore the altered plumbing (Misc. Permit) back to an approved condition.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved one kitchen, unapproved two showers and unapproved three bars.

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

You are therefore ordered to: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state.

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

Comments: Part of the Machine Shops/Printing converted to living space w/o permit and approval..

3. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.
OR Obtain a permit to restore the altered plumbing and electrical (Misc. Permit) back to an approved condition.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. The remodel of the commercial building was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Obtain a permit (s) to restore the the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

5. The approximate 16' x 16' metal deck and approximate 20' x 20' wood deck with staircase to the commercial building was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

6. Construction work was performed and concealed without obtaining the required permit(s) and inspections. CONCEALED WORK WITHOUT INSPECTION(S).

You are therefore ordered to: 1) Expose all work concealed without the required inspections.
2) Call for inspection.

Code Section(s) in Violation: 91.104.2.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Interior of the building included but not limited to; building, electrical and plumbing.

7. Permit number(s) 11030-10000-03533 has/have expired.

You are therefore ordered to: 1) Renew the expired permit(s) and diligently pursue the remaining approximate 10% of work to completion and for inspection when ready.

Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

8. Plumbing permit is required for the water heater replacing.

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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1000524201735459

You are therefore ordered to: 1) Obtain the required plumbing permit and approval for the water heater replacing.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

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

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.

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>

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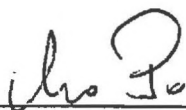
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If you have any questions or require any additional information please feel free to contact me at (310)417-8665.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: December 19, 2016

MARIAN PODPORA
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8665

marian.podpora@lacity.org



REVIEWED BY

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