

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

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

June 18, 2018

Council District: # 8

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

JOB ADDRESS: **6300 SOUTH VERMONT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6004-017-018**
Re: Invoice #650541-3, #654350-9, #741075-2

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: **6300 South Vermont 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 April 22, 2015 & November 27, 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%)	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)	191.52
Title Report fee	42.00
Grand Total	\$ 5,036.64

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 **\$5,036.64** 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 **\$5,036.64** 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. T15387
Dated as of: 05/24/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6004-017-018

Property Address: 6300 S VERMONT AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CAROL LYNN MILLAUD

Grantor : CLC ENT INC

Deed Date : 01/14/2016

Recorded : 01/22/2016

Instr No. : 16-0074747

MAILING ADDRESS: CAROL LYNN MILLAUD
3525 SAWTELLE BLVD APT 223 LOS ANGELES CA 90066

SCHEDULE B

LEGAL DESCRIPTION

Lot: 7 Abbreviated Description: LOT: 7 B HOLLANDS SUB LOT COM AT NW COR OF LOT 7 TH E ON N LINE OF SD LOT 56.5 FT TH S 44 FT TH W 1 FT TH S 21 FT TH W ON S LINE OF

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20160074747



Pages:
0003

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

01/22/16 AT 09:24AM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
PAID:	<u>35.00</u>



LEADSHEET



201601220620006

00011629208



007340619

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENT TO

Name **CAROL LYNN MILLAUD**
Street **3525 S SAWTELLE BLVD. #223**
Address **LOS ANGELES, CA 90066**
City & State
Zip

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$.00 *Gift*

APN. 6004-017-018

- unincorporated area City of _____
- computed on full value of interest or property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CLC ENT. INC., a California Corporation.

hereby GRANT(S) to **Carol Lynn Millaud, a single woman.**

the following described real property in the

County of **Los Angeles**, state of California

SEE ATTACHED EXHIBIT "A."

Dated 1.14.16

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

CLC ENT. INC

[Signature]

JOHN R. WILLIAM, PRESIDENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On Jan 14, 2016 before me,
Patrick B. Macertoon, A Notary Public
(here insert name and title of the officer)

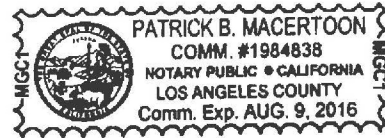
notary public, personally appeared John R. William

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]



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

CAROL LYNN MILLAUD **3525 S SAWTELLE BLVD. #223** **LOS ANGELES, CA 90066**
Name Street Address City, State & Zip

EXHIBIT "A"

THE WEST 56.5 FEET OF LOT 7 OF THE SUBDIVISION OF PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE 76, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 1.0 FEET OF THE SOUTH 21 FEET THEREOF, AS CONVEYED WITH OTHER PROPERTY TO RICHARD F. ZICKLER AND WIFE, BY DEED RECORDED IN BOOK 1141 PAGE 69, OF OFFICIAL RECORDS.

APN.: 6004-017-018

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **June 18, 2018**

JOB ADDRESS: **6300 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6004-017-018**

Last Full Title: **05/24/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). CAROL LYNN MILLAUD
3525 SAWTELLE BLVD APT 223
LOS ANGELES, CA 90066

CAPACITY: OWNER

Property Detail Report

For Property Located At :
6300 S VERMONT AVE, LOS ANGELES, CA 90044-3624



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **MILLAUD CAROL L**
 Mailing Address: **3525 SAWTELLE BLVD #223, LOS ANGELES CA 90066-2951 C064**
 Vesting Codes: **//**

Location Information

Legal Description: **B HOLLANDS SUB LOT COM AT NW COR OF LOT 7 TH E ON N LINE OF SD LOT 56.5 FT TH S 44 FT TH W 1 FT TH S 21 FT TH W ON S LINE OF SD LOT 55.5 FT TH N 65 FT TO BEG PART OF LOT 7**
LOS ANGELES, CA
 County: **LOS ANGELES, CA** APN: **6004-017-018**
 Census Tract / Block: **2375.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **B HOLLANDS SUB**
 Legal Book/Page: Map Reference: **51-F5 /**
 Legal Lot: **7** Tract #: **LOS ANGELES**
 Legal Block: School District:
 Market Area: **C34** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/22/2016 / 01/14/2016** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **74747**

Last Market Sale Information

Recording/Sale Date: **03/31/1989 / 12/1988** 1st Mtg Amount/Type: **\$100,000 / PRIVATE PARTY**
 Sale Price: **\$110,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **497484** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$30.56**
 New Construction: Multi/Split Sale:
 Title Company: **COMMONWEALTH TITLE CO**
 Lender:
 Seller Name: **CHAVEZ HIPOLITO**

Prior Sale Information

Prior Rec/Sale Date: **10/19/1987 / 07/1987** Prior Lender:
 Prior Sale Price: **\$82,000** Prior 1st Mtg Amt/Type: **\$52,000 / PRIVATE PARTY**
 Prior Doc Number: **1669318** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1940 / 1940	Total Rooms/Offices	Garage Area:
Gross Area:	3,600	Total Restrooms:	Garage Capacity:
Building Area:	3,600	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:	LAC2	Acres:	0.08	County Use:	PARKING LOT (2700)
Lot Area:	3,652	Lot Width/Depth:	x	State Use:	
Land Use:	PARKING LOT	Commercial Units:		Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$163,200	Assessed Year:	2017	Property Tax:	\$2,192.70
Land Value:	\$163,200	Improved %:		Tax Area:	6660
Improvement Value:		Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$163,200				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6300 S VERMONT AVE, LOS ANGELES, CA 90044-3624

20 Comparable(s) Selected.

Report Date: 06/14/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$110,000	\$150,000	\$7,200,000	\$2,141,575
Bldg/Living Area	3,600	3,212	4,120	3,627
Price/Sqft	\$30.56	\$42.86	\$1,985.66	\$595.71
Year Built	1940	1926	1992	1959
Lot Area	3,652	3,252	8,254	4,124
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$163,200	\$13,254	\$563,889	\$142,814
Distance From Subject	0.00	1.65	12.13	6.37

*= user supplied for search only

Comp #:	1	Distance From Subject: 1.65 (miles)		
Address:	,, CA			
Owner Name:	BURNT SIENNA LLC			
Seller Name:	INFINITY GATEWAY CENTER LLC			
APN:	6040-014-021	Map Reference:	/	Building Area: 3,500
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms/Offices:
Subdivision:	SCOVILLS MONETA AVE TR	Zoning:	LAC2	Total Restrooms:
Rec Date:	04/04/2018	Prior Rec Date:	02/25/2005	Yr Built/Eff: 1926 / 1926
Sale Date:	01/15/2016	Prior Sale Date:	02/18/2005	Air Cond:
Sale Price:	\$150,000	Prior Sale Price:	\$1,200,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	325962	Acres:	0.17	
1st Mtg Amt:		Lot Area:	7,377	
Total Value:	\$312,260	# of Stories:		
Land Use:	PARKING LOT	Park Area/Cap#:	/	

Comp #:	2	Distance From Subject: 1.72 (miles)		
Address:	,, CA			
Owner Name:	PGB HOLDINGS LLC			
Seller Name:	GERSHON FAMILY TRUST 2005			
APN:	6040-013-035	Map Reference:	/	Building Area: 3,920
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms/Offices:
Subdivision:	GOODFELLOWS TR	Zoning:	LAC2	Total Restrooms:
Rec Date:	04/16/2018	Prior Rec Date:	08/06/2010	Yr Built/Eff: 1949 / 1949
Sale Date:	07/18/2017	Prior Sale Date:	07/22/2010	Air Cond:
Sale Price:	\$785,000	Prior Sale Price:	\$500,000	Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	362302	Acres:	0.09	
1st Mtg Amt:	\$342,000	Lot Area:	3,922	
Total Value:	\$226,298	# of Stories:		
Land Use:	PARKING LOT	Park Area/Cap#:	/	

Comp #:	3	Distance From Subject: 1.72 (miles)		
Address:	222 W MANCHESTER AVE, LOS ANGELES, CA 90003-3326			
Owner Name:	PGB HOLDINGS LLC			
Seller Name:	GERSHON FAMILY TRUST 2005			
APN:	6040-013-033	Map Reference:	/	Building Area: 3,900
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms/Offices:
Subdivision:	GOODFELLOWS TR	Zoning:	LAC2	Total Restrooms:
Rec Date:	04/16/2018	Prior Rec Date:	08/06/2010	Yr Built/Eff: 1949 / 1949
Sale Date:	07/18/2017	Prior Sale Date:	07/22/2010	Air Cond:
Sale Price:	\$785,000	Prior Sale Price:	\$500,000	Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	362302	Acres:	0.09	
1st Mtg Amt:	\$342,000	Lot Area:	3,922	

Total Value:	\$226,298	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	2.92 (miles)
Address:	5522 1/2 DUARTE ST, LOS ANGELES, CA 90058		
Owner Name:	ELRABAT AHMED		
Seller Name:	ROMAN CATHOLIC ARCHBISHOP OF LOS		
APN:	5105-012-022	Map Reference:	52-D3 /
County:	LOS ANGELES, CA	Census Tract:	2289.00
Subdivision:	SLAUSON BOWENS JUNCTION TR	Zoning:	LAM2
Rec Date:	11/17/2017	Prior Rec Date:	
Sale Date:	11/09/2017	Prior Sale Date:	
Sale Price:	\$525,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1326080	Acres:	0.09
1st Mtg Amt:		Lot Area:	3,839
Total Value:	\$13,254	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:	3,500	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1971 / 1971
Air Cond:		Pool:	
Roof Mat:			

Comp #:	5	Distance From Subject:	4.21 (miles)
Address:	,, CA		
Owner Name:	AYELET LLC		
Seller Name:	TRUJILLO FAMILY TRUST		
APN:	5130-024-017	Map Reference:	44-D5 /
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	MCGARRY TR	Zoning:	LAM2
Rec Date:	05/25/2018	Prior Rec Date:	05/15/1968
Sale Date:	05/09/2018	Prior Sale Date:	
Sale Price:	\$1,748,500	Prior Sale Price:	\$8,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	522889	Acres:	0.08
1st Mtg Amt:	\$1,136,360	Lot Area:	3,464
Total Value:	\$25,296	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:	3,458	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1955 / 1955
Air Cond:		Pool:	
Roof Mat:			

Comp #:	6	Distance From Subject:	4.35 (miles)
Address:	1001 S CENTRAL AVE, LOS ANGELES, CA 90021		
Owner Name:	CENTRAL HOLDINGS LLC		
Seller Name:	KUWATA THOMAS		
APN:	5132-007-013	Map Reference:	44-D5 /
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	45	Zoning:	LAM2
Rec Date:	12/04/2017	Prior Rec Date:	07/19/1982
Sale Date:	10/31/2017	Prior Sale Date:	
Sale Price:	\$290,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1394552	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,648
Total Value:	\$26,770	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:	3,300	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1992 / 1992
Air Cond:		Pool:	
Roof Mat:			

Comp #:	7	Distance From Subject:	4.93 (miles)
Address:	5230 W JEFFERSON BLVD, LOS ANGELES, CA 90016		
Owner Name:	EM TEE NEST LLC/ROSENHECK JORDAN		
Seller Name:	BOOKER DANIEL O & SUSAN L		
APN:	5047-001-007	Map Reference:	42-F6 /
County:	LOS ANGELES, CA	Census Tract:	2201.00
Subdivision:	1679	Zoning:	LACM
Rec Date:	01/05/2018	Prior Rec Date:	02/28/1979
Sale Date:	12/28/2017	Prior Sale Date:	
Sale Price:	\$403,000	Prior Sale Price:	\$19,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	17710	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,265
Total Value:	\$260,302	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:	4,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1960 / 1960
Air Cond:		Pool:	
Roof Mat:			

Comp #:	8	Distance From Subject:	5.5 (miles)
Address:	,, CA		
Owner Name:	KING TACO RESTAURANT INC		
Seller Name:	DODDS FAMILY TRUST		
APN:	5190-034-007	Map Reference:	53-B1 /
County:	LOS ANGELES, CA	Census Tract:	2051.20
Subdivision:	5478	Zoning:	LAM2
Rec Date:	04/10/2018	Prior Rec Date:	
Sale Date:	03/14/2018	Prior Sale Date:	
Sale Price:	\$2,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Building Area:	4,120	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1947 / 1947
Air Cond:		Pool:	
Roof Mat:			

Document #:	342039	Acres:	0.09
1st Mtg Amt:	\$1,000,000	Lot Area:	4,125
Total Value:	\$22,126	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	5.61 (miles)
Address:	„ CA		
Owner Name:	SOUTHWEST REGIONAL COUNCIL OF CAR		
Seller Name:	SOUTHWEST REGIONAL COUNCIL OF CAR		
APN:	4050-003-014	Map Reference:	63-B1 /
County:	LOS ANGELES, CA	Census Tract:	6025.08
Subdivision:	5545	Zoning:	HACM
Rec Date:	09/22/2017	Prior Rec Date:	03/03/1978
Sale Date:	09/14/2017	Prior Sale Date:	
Sale Price:	\$160,000	Prior Sale Price:	\$160,000
Sale Type:		Prior Sale Type:	
Document #:	1090157	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,450
Total Value:	\$40,942	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:		3,450	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			1960 / 1960
Air Cond:			
Pool:			
Roof Mat:			

Comp #:	10	Distance From Subject:	5.77 (miles)
Address:	„ CA		
Owner Name:	BLUE INK LLC		
Seller Name:	ALSCHULER TRUST		
APN:	5152-008-012	Map Reference:	44-C2 /
County:	LOS ANGELES, CA	Census Tract:	2080.00
Subdivision:	LOS ANGELES IMPROV COS SUB	Zoning:	LACW
Rec Date:	09/20/2017	Prior Rec Date:	10/25/1978
Sale Date:	09/11/2017	Prior Sale Date:	
Sale Price:	\$1,518,000	Prior Sale Price:	\$119,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1075159	Acres:	0.07
1st Mtg Amt:	\$1,559,119	Lot Area:	3,252
Total Value:	\$46,205	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:		3,212	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			/ 1967
Air Cond:			
Pool:			
Roof Mat:			

Comp #:	11	Distance From Subject:	5.88 (miles)
Address:	„ CA		
Owner Name:	CRENSHAW COUNTRY CLUB LLC		
Seller Name:	YOUNG SAE & RHEE ALICE TRUST		
APN:	5155-021-024	Map Reference:	44-A1 /
County:	LOS ANGELES, CA	Census Tract:	2087.20
Subdivision:	91	Zoning:	LAR4
Rec Date:	09/15/2017	Prior Rec Date:	11/04/2013
Sale Date:	08/23/2017	Prior Sale Date:	10/31/2013
Sale Price:	\$2,650,000	Prior Sale Price:	\$1,950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1053026	Acres:	0.09
1st Mtg Amt:	\$1,350,000	Lot Area:	4,034
Total Value:	\$427,776	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:		4,000	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			1956 / 1956
Air Cond:			
Pool:			
Roof Mat:			

Comp #:	12	Distance From Subject:	6.32 (miles)
Address:	4700 FIRESTONE BLVD, SOUTH GATE, CA 90280		
Owner Name:	MJC INVESTMENTS LLC		
Seller Name:	MEGDAL MONROVIA LLC		
APN:	6222-015-011	Map Reference:	59-C2 /
County:	LOS ANGELES, CA	Census Tract:	5361.03
Subdivision:	6666	Zoning:	SGCM*
Rec Date:	12/29/2017	Prior Rec Date:	11/03/2016
Sale Date:	12/18/2017	Prior Sale Date:	09/02/2016
Sale Price:	\$3,200,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1515947	Acres:	0.08
1st Mtg Amt:	\$700,000	Lot Area:	3,547
Total Value:	\$129,000	# of Stories:	
Land Use:	PARKING LOT	Park Area/Cap#:	/
Building Area:		3,520	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			1973 / 1973
Air Cond:			
Pool:			
Roof Mat:			

Comp #:	13	Distance From Subject:	6.69 (miles)
Address:	„ CA		
Owner Name:	JPJE PROPERTIES LLC		
Seller Name:	PEER GYNT ASSN		
APN:	4207-002-018	Map Reference:	42-C6 /
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	2444	Zoning:	CCC3YY
Rec Date:	12/15/2017	Prior Rec Date:	
Sale Date:	10/25/2017	Prior Sale Date:	
Sale Price:	\$7,200,000	Prior Sale Price:	
Building Area:		3,626	
Total Rooms/Offices:			
Total Restrooms:			
Yr Built/Eff:			1965 / 1965
Air Cond:			
Pool:			

Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1455286	Acres:	0.08		
1st Mtg Amt:	\$1,450,000	Lot Area:	3,625		
Total Value:	\$52,118	# of Stories:			
Land Use:	PARKING LOT	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 6.69 (miles)			
Address:	,, CA				
Owner Name:	JPJE PROPERTIES LLC				
Seller Name:	PEER GYNT ASSN				
APN:	4207-002-017	Map Reference:	42-C6 /	Building Area:	3,626
County:	LOS ANGELES, CA	Census Tract:	7024.00	Total Rooms/Offices:	
Subdivision:	2444	Zoning:	CCC3YY	Total Restrooms:	
Rec Date:	12/15/2017	Prior Rec Date:		Yr Built/Eff:	1965 / 1965
Sale Date:	10/25/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$7,200,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1455286	Acres:	0.08		
1st Mtg Amt:	\$1,450,000	Lot Area:	3,625		
Total Value:	\$52,118	# of Stories:			
Land Use:	PARKING LOT	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 8.46 (miles)			
Address:	,, CA				
Owner Name:	203-209 RICHMOND STREET LLC				
Seller Name:	ASHLEY MARY L TRUST				
APN:	4136-024-009	Map Reference:	56-A6 /	Building Area:	3,500
County:	LOS ANGELES, CA	Census Tract:	6201.02	Total Rooms/Offices:	
Subdivision:	EL SEGUNDO	Zoning:	ESCRS*	Total Restrooms:	
Rec Date:	10/20/2017	Prior Rec Date:		Yr Built/Eff:	1958 / 1958
Sale Date:	02/02/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,750,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1203948	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,501		
Total Value:	\$26,989	# of Stories:			
Land Use:	PARKING LOT	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 10.15 (miles)			
Address:	,, CA				
Owner Name:	REDEMER CA				
Seller Name:	KASPAROFF JAMES A				
APN:	5265-014-036	Map Reference:	46-C5 /	Building Area:	3,900
County:	LOS ANGELES, CA	Census Tract:	4828.00	Total Rooms/Offices:	
Subdivision:	13919	Zoning:	MPCM*	Total Restrooms:	
Rec Date:	10/31/2017	Prior Rec Date:	04/23/1974	Yr Built/Eff:	1974 / 1974
Sale Date:	09/08/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$718,000	Prior Sale Price:	\$21,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1247161	Acres:	0.09		
1st Mtg Amt:	\$500,000	Lot Area:	3,854		
Total Value:	\$31,206	# of Stories:			
Land Use:	PARKING LOT	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject: 10.4 (miles)			
Address:	,, CA				
Owner Name:	CARSON FIGUEROA AFFORDABLE HSN				
Seller Name:	CARSON HOUSING AUTHORITY				
APN:	7343-020-064	Map Reference:	69-A4 /	Building Area:	3,600
County:	LOS ANGELES, CA	Census Tract:	5435.01	Total Rooms/Offices:	
Subdivision:	3612	Zoning:	CAMU&CS*	Total Restrooms:	
Rec Date:	12/12/2017	Prior Rec Date:		Yr Built/Eff:	1956 / 1956
Sale Date:	11/21/2017	Prior Sale Date:		Air Cond:	
Sale Price:	\$629,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1439517	Acres:	0.08		
1st Mtg Amt:	\$14,300,000	Lot Area:	3,560		
Total Value:	\$18,954	# of Stories:			
Land Use:	PARKING LOT	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 10.85 (miles)			
Address:	,, CA				
Owner Name:	3349 CAHUENGA LLC				
Seller Name:	GARRETT FAMILY TRUST 1994				
APN:	2425-026-008	Map Reference:	24-A5 /	Building Area:	3,600
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms/Offices:	
Subdivision:	7462	Zoning:	LAC2	Total Restrooms:	
Rec Date:	02/22/2018	Prior Rec Date:	09/10/1987	Yr Built/Eff:	1957 / 1957
Sale Date:	10/10/2017	Prior Sale Date:	06/1987	Air Cond:	

Sale Price:	\$2,100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	175760	Acres:	0.08		
1st Mtg Amt:	\$1,260,000	Lot Area:	3,595		
Total Value:	\$151,640	# of Stories:			
Land Use:	PARKING LOT	Park Area/Cap#:	/		

Comp #:	19					Distance From Subject:	11.36 (miles)
Address:	5317 CHERRY AVE, LONG BEACH, CA 90805						
Owner Name:	ALLEY CAT DEV INC						
Seller Name:	TANAKA SHUSAKU & FUKUYO						
APN:	7129-004-034	Map Reference:	70-E2 /	Building Area:	3,400		
County:	LOS ANGELES, CA	Census Tract:	5706.02	Total Rooms/Offices:			
Subdivision:	CHERRY BLVD TR	Zoning:	LBCCA	Total Restrooms:			
Rec Date:	11/28/2017	Prior Rec Date:	12/30/1987	Yr Built/Eff:	1970 / 1970		
Sale Date:	09/12/2017	Prior Sale Date:	11/1987	Air Cond:			
Sale Price:	\$600,000	Prior Sale Price:	\$250,000	Pool:			
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:			
Document #:	1364901	Acres:	0.19				
1st Mtg Amt:	\$480,000	Lot Area:	8,254				
Total Value:	\$202,830	# of Stories:					
Land Use:	PARKING LOT	Park Area/Cap#:	/				

Comp #:	20					Distance From Subject:	12.13 (miles)
Address:	3700 W RIVERSIDE DR, BURBANK, CA 91505-4306						
Owner Name:	3700 W RIVERSIDE INVS LLC						
Seller Name:	CARTER SVETLANA						
APN:	2485-005-014	Map Reference:	24-B3 /	Building Area:	3,400		
County:	LOS ANGELES, CA	Census Tract:	3116.00	Total Rooms/Offices:			
Subdivision:	9440	Zoning:	BUC3YY	Total Restrooms:			
Rec Date:	10/05/2017	Prior Rec Date:	02/10/2010	Yr Built/Eff:	1956 / 1956		
Sale Date:	10/03/2017	Prior Sale Date:	02/05/2010	Air Cond:			
Sale Price:	\$6,420,000	Prior Sale Price:	\$4,150,000	Pool:			
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:			
Document #:	1143157	Acres:	0.08				
1st Mtg Amt:	\$4,117,500	Lot Area:	3,616				
Total Value:	\$563,889	# of Stories:					
Land Use:	PARKING LOT	Park Area/Cap#:	/				

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **June 18, 2018**

JOB ADDRESS: **6300 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6004-017-018**

CASE#: **678167**

ORDER NO: **A-3747213**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 22, 2015**

COMPLIANCE EXPECTED DATE: **May 22, 2015**

DATE COMPLIANCE OBTAINED: **August 4, 2017**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3747213

1051222201747949
1060804201614344

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTILOS
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

JOHN WILLIAM; AGENT FOR; CLC ENT INC
7820 GLORIA AVE
VAN NUYS, CA 91406

CASE #: 678167
ORDER #: A-3747213
EFFECTIVE DATE: April 22, 2015
COMPLIANCE DATE: May 22, 2015

OWNER OF
SITE ADDRESS: 6300 S VERMONT AVE

ASSESSORS PARCEL NO.: 6004-017-018
ZONE: C2; Commercial Zone

MAILED
4-17-15
[Signature]

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (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.

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.



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

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:

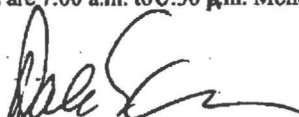
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 (323)789-1490.
Office hours are 7:00 a.m. to 6:30 p.m. Monday through Thursday.

Inspector :



Date: April 14, 2015

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490

Dale.Schwartz@lacity.org



REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **June 18, 2018**

JOB ADDRESS: **6300 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6004-017-018**

CASE#: **793742**

ORDER NO: **A-4560019**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 27, 2017**

COMPLIANCE EXPECTED DATE: **December 27, 2017**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4560019

1051221201747709

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

ORDER TO COMPLY AND NOTICE OF FEE

MILLAUD, CAROL L
3525 SAWTELLE BLVD UNIT 223
LOS ANGELES, CA 90066

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

NOV 13 2017

CASE #: 793742
ORDER #: A-4560019
EFFECTIVE DATE: November 27, 2017
COMPLIANCE DATE: December 27, 2017

OWNER OF
SITE ADDRESS: 6300 S VERMONT AVE

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

ASSESSORS PARCEL NO.: 6004-017-018
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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.

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

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of shacks and material in the required yard(s).
Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

2. 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.

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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APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)978-4504. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: November 08, 2017

H. A. FULTZ
8475 S. VERMONT AVE.SUITE 210
LOS ANGELES, CA 90044
(213)978-4504
Hal.Fultz@lacity.org

BT
REVIEWED BY

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CODE ENFORCEMENT BUREAU
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