BOARD OF **BUILDING AND SAFETY** COMMISSIONERS

> VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

December 7, 2017

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

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

Council District: #9

JOB ADDRESS: 5109 SOUTH LONG BEACH AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5106-026-017 Re: #709832-9

On February 13, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: 5109 South Long Beach 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. The Department imposed noncompliance fee as follows:

Description	Amount
Non-Compliance Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	211.26
Title Report Fee	42.00
Grand Total	\$ 2,563.26

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 \$2,563.26 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 \$2,563.26 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele

Chief, Resource Management Bureau

Lien confirmed by City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY:

DEPUTY



ñ.



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

Property Title Report

Work Order No. T14944 Dated as of: 11/29/2017 Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5106-026-017

Property Address: 5109 S LONG BEACH AVE W V City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTYGrantee : RESIDENTIAL HOLDINGS & INVESTMENT LLCGrantor : TOMMY R JOHNSONDeed Date : 12/05/2013Instr No. : 13-1774539

MAILING ADDRESS: RESIDENTIAL HOLDINGS & INVESTMENT LLC 9021 MELROSE AVE STE 300 WEST HOLLYWOOD CA 90069

SCHEDULE B

LEGAL DESCRIPTION

Lot: 31 Tract No: S Abbreviated Description: LOT:31 SUBD:STRONG & DICKINSONS CENTRAL AVENUE TRACT TR#:S RUFUS J STUKEY TRACT S 58.75 FT OF LOT 31

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTSRecording Date:05/01/2014Document #: 14-0451506Loan Amount:\$99,000Document #: 14-0451506Lender Name:SIMON GOMEZ ETUXBorrowers Name:RESIDENTIAL HOLDINGS & INVESTMENT LLC

MAILING ADDRESS: FIDELITY NATIONAL TITLE 8915 TILMONT AVE PICO RIVERA CA 90660



This page is part of your document - DO NOT DISCARD



20131774539 **Recorded/Filed in Official Records**

Recorder's Office, Los Angeles County, California

12/17/13 AT 02:08PM

PAID:	211.00
OTHER :	0.00
TAXES :	196.00
FEES:	15.00

Pages: 0002



LEADSHEET



201312172890008

00008657859



SEQ: 16

DAR - Mail (Hard Copy)





E492350

RECORDING REQUESTED BY

COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX COLLECTOR

AND WHICH RECORDED MAIL TO

RESIDENTIAL HOLDINGS & INVESTMENT LLC 9021 MELROSE AVE, SUITE 300 WEST HOLLYWOOD, CA 90069-5609



e lisha

Supar

Document Transfer Tax - computed on full value of property conveyed\$ 38.50City Transfer Tax\$ 157.50Survey Fee\$ 0.00

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for FISCAL YEAR 2008 - 2009

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 5106-026-017

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

LIMITED LIABILITY COMPANY

("PURCHASER"), coveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on **October 21, 2013** pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$35,000.00 No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to, **JOHNSON,TOMMY R**

described as follows:

ASSESSOR'S PARCEL NUMBER

5106-026-017

RUFUS J STUKEY TRACT S 58.75 FT OF LOT 31

STATE OF CALIFORNIA County of Los Angeles }ss

EXECUTED ON December 5, 2013

MARK J. SALADINO TREASURED AND TAX COLLECTOR of the County of Los Angeles, State of Galiforhia By Deputy Tax Collector

On December 5, 2013 , before me personally appeared KATHLEEN GLOSTER 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 on 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.

Location: City of LOS ANGELES

Sale No. 2013A Item No. 03545

Dean C. Logan REGISTRAR-RECORDER/COUNTY CLERK of the County of Los Angeles, State of California



By Lo hisha Bypom Deputy County Clerk



This page is part of your document - DO NOT DISCARD







Pages: 0003

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

05/01/14 AT 08:44AM

PAID:	46.00
OTHER:	0.00
TAXES:	0.00
FEES:	46.00



LEADSHEET



201405010920002

00009135092

006168692

SEQ: 01

DAR - Counter (Upfront Scan)





E487879

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

TBD RESIDENTIAL HOLDINGS & INVESTMENTS 9021 NEL ROSE ANE, SUITE 300 WEST HOLLY WOOD, CA 90069

SPACE ABOVE THIS LINE FOR RECORDER'S USE DEED OF TRUST AND ASSIGNMENT OF RENTS

This Document Provided by Fidelity National Title

California corporation, herein called Trustee,

 Witnesseth:
 THAT TRUSTOR IRREVOCABLY
 GRANTS, TRANSFERS
 AND
 ASSIGNS
 TO
 TRUSTEE
 IN

 TRUST,
 WITH POWER OF SALE, that property in
 Los Angeles
 County, California, described as:

Long Beach Avenue, Los Angeles, CA 90046

LOT 31 OF RUFUS J. STUKEY TRACT AS PER MAP RECORDED IN BOOK 7, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN: 5106-026-017

TOGETHER WITH the rents, issues and profits thereof, SUBJECT HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (11) of the provisions set forth below to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidence by one promissory note of even date herewith, and any extension of renewal thereof, in the principal sum of \$______99.00.00_______executed by Trustor in favor of Beneficiary or order. 3. Payment of such property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) That Trustor will observe and perform said provisions; and that the referenced to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

(2) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violations of law; to cultivate, irrigate, fertilize, furnigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration's herein not excluding the general.

(3) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured herein and in such order as beneficiary may determined or at option of Beneficiary the entire amount so collected or any part hereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereinunder or invalidate any act done pursuant to such notice.

(4) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to record this Deed.

	The undersigned Trustor request that a copy of any Notice of to him at his address hereinbefore set forth.	
	Dated:	NVESTMENTS, LLC
	MARCH 7 2014	Sun Janog
	MARCH 7 2014	SIMON GOMEZ RESIDENTIAL HOLDARIS 2 INVESTMENTS ILL
		BLANCA GOMEZ
	STATE OF CALIFORNIA COUNTY OF Las Angeles :ss.	· · ·
C	COUNTY OF Las Angeles ;ss. On <u>Marcho7, 2014</u> before me, <u>R. Sac</u> ersonally appeared <u>Blanca E. Gomez</u> ;	Lighim (insert name) Notary Public, & Simon Gomez
wa	who proved to me on the basis of satisfactory evidence) to be the personant acknowledged to me that be/she/they executed the same in lignature(s) on the instrument the person(s), or the entity upon behalf of	on(s) whose name(s) is/ are subscribed to the within instrument his/her/their authorized capacity(ies), and that by his/her/their

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. R. SADIGHIM H. SADIGHIM Commission # 2011867 Notary Public - California Los Angeles County My Comm. Expires Mar 14, 2017 (This area for official notarial seal) Signature MAIL TAX STATEMENTS AS DIRECTED ABOVE

PAGE 3

EXHIBIT B

ASSIGNED INSPECTOR: MARIO CUEVAS Date: December 7, 2017 JOB ADDRESS: 5109 SOUTH LONG BEACH AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5106-026-017

Last Full Title: 05/19/2017

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RESIDENTIAL HOLDINGS & INVESTMENTS LLC C/O TOMMY R. JOHNSON 9021 MELROSE AVE STE 300 WEST HOLLYWOOD, CA 90069-5690 CAPACITY: OWNER
- 2). RESIDENTIAL HOLDINGS & INVESTMENTS LLC C/O ROMIN AZADEGA 8383 WILSHIRE BLVD STE 646 BEVERLY HILLS, CA 90210

CAPACITY: INTERESTED PARTY

 FIDELITY NATIONAL TITLE 8915 TILMONT AVE PICO RIVERA, CA 90660

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At : ,, CA

EXHIBIT C

CoreLogic RealQuest Professional

Owner Informati	on				and the second		
Owner Name: Mailing Address: Vesting Codes:			ENTIAL HOLDINGS &/I ELROSE AVE #300, W			3	
Location Inform	ation						
Legal Description: County: Census Tract / Block Township-Range-Sei Legal Book/Page: Legal Book/ Backet Area: Neighbor Code:			5 J STUKEY TRACT S 5 NGELES, CA)/3	8.75 FT OF LOT APN: Alternate A Subdivisior Map Refere Tract #: School Dis School Dis Munic/Tow	PN: :: nrce: rict: rict Name:	5106-026-0 STUKEY R 52-D3 / LOS ANGE	RUFUS J TR
Owner Transfer	Information			MUNIC/10W	isnip.		
Recording/Sale Date: Sale Price: Document #:		12/17/2 \$35,000 1774539		Deed Type 1st Mtg Doo		TAX DEED	
Last Market Sale	Information						
Recording/Sale Date: Sale Price: Sale Type: Document #: Deed Type: Transfer Document #: New Construction: Title Company: Lender:		1		1st Mtg Am 1st Mtg Int. 1st Mtg Doo 2nd Mtg Arr 2nd Mtg Int. Price Per S Multi/Split S	Rate/Type: tument #: ount/Type: Rate/Type: qFt:	 	
Seller Name:							
Prior Sale Inform Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		1		Prior Lende Prior 1st Mtg Prior 1st Mtg		/ /	
Property Charact	eristics						
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	I		Total Rooms/Offices Total Restrooms: Roof Type: Roof Material: Construction: Foundation: Exterior wall: Basement Area:		Garage Area: Garage Capac Parking Space Heat Type: Air Cond: Pool: Quality: Condition:		
Site Information						VAC	
Zoning:	LAR2		Acres:	0.06	County Use:	(100)	ANT COMMERCIAL
Lot Area: Land Use: Site Influence:	2,732 COMMERCIA	L LOT	Lot Width/Depth: Commercial Units: Sewer Type:	x	State Use: Water Type: Building Class:		
Tax Information							
Fotal Value: .and Value: mprovement Value:	\$36,967 \$36,967		Assessed Year: Improved %: Tax Year:	2017 2017	Property Tax: Tax Area: Tax Exemption	\$536. 7	.45
Total Taxable Value:	\$36,967						

Comparable Summary For Property Located At

" CA

20 Comparable(s) found. (Click on the address to view more property information)

View Report

Configure Display Fields

Modify Comparable Search Criteria

RealQuest Professional

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$100,000	\$41,500,000	\$5,126,650
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	1930	1930	1930
Lot Area	2,732	1,751	11,540	5,509
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$36,967	\$33,762	\$417,216	\$180,817
Distance From Subject	0.00	0.77	3.62	2.66

*= user supplied for search only

⊻ #	F Address	Sale Price	Yr Bit Bed Baths/Rest	rooms(Full) Last Recording I	Bld/Liv Lot Are	a Dist
Subje	ect Property	an panalana ana ang ang ang ang ang ang ang ang				
•					2,732	0.0
Comp √ 1	arables	\$260,000	1930	08/01/2017	5,912	0.77
2	4806 AVALON BLVD	\$1,250,000		09/06/2017	7.683	1.23
	1126 E 18TH ST	\$17,750,000		09/28/2017	6,820	2.07
 ✓ 3 ✓ 4 		\$17,750,000		09/28/2017	6,884	. 2.08
✓ 5	7715 S SAN PEDRO ST	\$860,000		10/13/2017	5,525	2.4
6	3940 S FIGUEROA ST	\$10,438,000		08/02/2017	7,004	2.49
7	7300 S BROADWAY	\$800,000		11/09/2017	6,500	2.51
8	2182 FIRESTONE BLVD	\$650,000		03/24/2017	3,142	2.63
9	2184 FIRESTONE BLVD	\$650,000		03/24/2017	3,373	2.64
10	820 E MANCHESTER AVE			05/24/2017	5,825	2.68
2 11	5010 S VERMONT AVE	\$350,000		05/25/2017	5,635	2.72
12	8826 S CENTRAL AVE	\$1,810,000		05/23/2017	11,540	2.82
13	451 W 77TH ST	\$700,000		07/28/2017	4,853	2.87
14	7216 BEAR AVE	\$910,000		07/28/2017	5,346	3.08
15	106 E 88TH PL	\$2,030,000		11/03/2017	3,660	3.25
16		\$2,030,000		11/03/2017	2,675	3.26
17	5851 S NORMANDIE AVE	\$100,000		08/07/2017	1,751	3.3
18		\$295,000		06/20/2017	3,059	3.37
19	8616 S FIGUEROA ST	\$1,030,000		06/29/2017	7,001	3.37
20	1346 ALBANY ST	\$41,500,000		10/02/2017	5,996	3.62

Comparable Sales Report

For Property Located At

,, CA

20 Comparable(s) Selected.

Report Date: 12/06/2017

RealQuest Professional

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$100,000	\$41,500,000	\$5,126,650
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	1930	1930	1930
Lot Area	2,732	1,751	11,540	5,509
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$36,967	\$33,762	\$417,216	\$180,817
Distance From Subject	0.00	0.77	3.62	2.66

*= user supplied for search only

Comp #:	1			Distance From S	ubject: 0.77 (miles)
Address:	,, CA				
Owner Name:	WOODCLIFF INVESTMEN	ITS INC			
Seller Name:	EZRA INVESTMENTS LLO	C			
APN:	5108-018-027	Map Reference:	1	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2292.00	Total Rooms/Offices:	
Subdivision:	STRONG & DICKINSONS CENTRAL PARK TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/01/2017	Prior Rec Date:	08/14/2014	Yr Built/Eff:	1930/
Sale Date:	07/03/2017	Prior Sale Date:	06/13/2014	Air Cond:	
Sale Price:	\$260,000	Prior Sale Price:	\$233,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	865555	Acres:	0.14		
1st Mtg Amt:		Lot Area:	5,912		
Total Value:	\$241,284	# of Stories:			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1		

Comp #:	2			Distance From S	Subject: 1.23 (miles)
Address:	4806 AVALON BLV	, LOS ANGELES, C	A 90011		
Owner Name:	HARONI INVESTMENT	SLLC			
Seller Name:	ASOL LLC				1
APN:	5108-009-028	Map Reference:	52-B3 /	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2292.00	Total Rooms/Offices:	
Subdivision:	MCKINLEY PLACE	Zoning:	LAR4	Total Restrooms:	
Rec Date:	09/06/2017	Prior Rec Date:	07/15/2016	Yr Built/Eff:	1
Sale Date:	06/30/2017	Prior Sale Date:	07/06/2016	Air Cond:	
Sale Price:	\$1,250,000	Prior Sale Price:	\$1,030,000	Pool:	1
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1008876	Acres:	0.18		1
1st Mtg Amt:	\$687,500	Lot Area:	7,683		
Total Value:	\$310,000	# of Stories:			1
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1		

Address: 1126 E 19TH ST, LOS ANGELES, CA 90021 Owner Name: CAGE & 8230L LICC & WINKER WINT LLC Saler Name: 121 E AST WASHINGTON OWNER LLC Saler Name: LIC G & WINKER WINT LLC Saler Name: LIC G & WINKER WINT LLC Saler Name: LIC G & WINKER WINT LLC Saler Name: Distance Tract: Saler Name: Distance Tract: Saler Name: Distance Tract: Saler Name: Distance Tract: Saler Name: Saler Name: Saler Name: Tract From Subject: Comp #: 4 Address: G Acres: Saler Name: Tract From Subject: Saler Name: Tract From Subject: Saler Name: Tract From Subject: Comp #: 4 Comp #: Address: Saler Name: Carrei: Comp #: From Subject: Saler Name: Carrei: </th <th></th> <th></th> <th></th> <th></th> <th></th>					
Address: 1126 E 19TH ST, LOS ANGELES, CA 90021 Owner Name: CAGE & 8230L LICC & WINKER WINT LLC Saler Name: 121 E AST WASHINGTON OWNER LLC Saler Name: LIC G & WINKER WINT LLC Saler Name: LIC G & WINKER WINT LLC Saler Name: LIC G & WINKER WINT LLC Saler Name: Distance Tract: Saler Name: Distance Tract: Saler Name: Distance Tract: Saler Name: Distance Tract: Saler Name: Saler Name: Saler Name: Tract From Subject: Comp #: 4 Address: G Acres: Saler Name: Tract From Subject: Saler Name: Tract From Subject: Saler Name: Tract From Subject: Comp #: 4 Comp #: Address: Saler Name: Carrei: Comp #: From Subject: Saler Name: Carrei: </td <td>Comp #:</td> <td>3</td> <td></td> <td></td> <td>Distance From Subject: 2.07 (miles)</td>	Comp #:	3			Distance From Subject: 2.07 (miles)
Concert Name: CAGE & SAZND LLC/C & WINVESTMENT LLC Saler Name: CAGE & SAZND LLC/C & WINVESTMENT LLC APN: 513-03-011 Map Reference: 44-06 / Connty: 513-03-011 Map Reference: 44-06 / Stad Links Connty: Connty: Total Restrooms: Stad Links Connty: Connty: Total Restrooms: Stad Links Connty: Connty: Fold Restrooms: Stad Dial Optication Restrooms: Connty: Fold Restrooms: Stad Dial Connty: Connty: Fold Restrooms: Stad Dial Connty: Connty: Fold Restrooms: Connty: Fold Restrooms: Fold Restrooms: Fold Restrooms: Connty: Connty: Fold Restrooms: Fold Restrooms: Connty: Connty: Connty: Fold Restrooms: Stad Obas Of ILSS, CA Connty: Connty: Connty: Stad Obas Of ILSS, CA Connty: Connty: Connty: Stad Obas Of ILSS, CA Connty: Connty: Connty: </td <td></td> <td>1126 E 18TH ST. L</td> <td>OS ANGELES, CA 9</td> <td>0021</td> <td></td>		1126 E 18TH ST. L	OS ANGELES, CA 9	0021	
APN: 513-03-011 Map Reference: 44-D5 / Building Area: Staddvissi WALNUT GROVE Zoning: LAM2 Total Rosm/Uffices: Staddvissi WALNUT GROVE Zoning: LAM2 Total Rosm/Uffices: Stad bits: 03/28/2017 Prior Sale Date: 02/28/2015 Ar Cond:: Sale Date: 03/28/2017 Prior Sale Price: Solo Ance: Pool: Sale Trice: T13500 Arce: 6,820 Ar Cond:: Sale Trice: COMMERCIAL LOT Park Area/Cap#: / Comp #: 120 E 187H 97, LOS ANGELES; CA 90021 Distance From Subject: 2.08 (miles Address: 0201E 4 637H 97, LOS ANGELES; CA 90021 Form Nume Distance From Subject: 2.08 (miles Sale Date: 03/28/2017 Prior Sale Date: 02/04/2005 Air Cond: Sale Price: S31-003.010 Map Reference: 22/04/2005 Air Cond: Sale Price: S31-003.010 Prior Sale Price: S00.00.500 Pool: Sale Price: S00.00.500 Prior Sale Price: S00.00.500	Owner Name:				
County: LOS ANGELES, CA Census Tract: 2280.01 Total Restorme: Subdivision: WALNUT GROVE Zoning: LAM2 Total Restorme: Sale Date: 09/28/2017 Prior Sale Date: 09/28/2017 Yesulk/Eff: / Sale Date: 09/28/2017 Prior Sale Date: 09/28/2017 Yesulk/Eff: / Sale Trice: \$17,750,000 Prior Sale Type: 0.16 Restorme: Roof Mat: Document# 113509 Acres: 0.16 Roof Mat: Distance From Subject: 2.08 (miles) Sale Type: FULL Prior Sale Type: Distance From Subject: 2.08 (miles) Sale Type: COMMERCIAL LOT Park Area/Cap#: / Distance From Subject: 2.08 (miles) Sale Type: Sale Addess: 112 GE 18TH ST, LOS ANGELES, CA 90021 Distance From Subject: 2.08 (miles) Sale Type: Sale Addess: 112 GE 18TH ST, LOS ANGELES, CA 90021 Total Roemo/Diffices: 7 Sale Type: Sale Addess: Commto: From Subject: 2.08 (miles) <td< td=""><td>Seller Name:</td><td>1211 EAST WASHING</td><td>TON OWNER LLC</td><td></td><td></td></td<>	Seller Name:	1211 EAST WASHING	TON OWNER LLC		
Subdivision: WALNUT GROVE Zoning: LAM2 Total Restrooms: Sale Date: 09/28/2017 Prior Sale Date: 02/04/2005 Air Cond: / Sale Date: 09/28/2017 Prior Sale Drice: 50/00.500 Air Cond: / Sale Tripe: FULL Prior Sale Tripe: Roof Mat: Proot: Sale Trype: FULL Prior Sale Trype: Roof Mat: Proot: Comp #: 4 Commert #: 1 Distance From Subject: 2.08 (miles) Comp #: 4 Commert #: 120 E 18TH ST, LOS ANGELES, CA 90021 Distance From Subject: 2.08 (miles) Sale Trype: Code E 6 220 LLOC & W INVERTMENT LLC Building Area: 121 E AST WASHINGTON OWWER LLC Building Area: 121 E AST WASHINGTON OWWER LLC Froir Sale Price: 2260.01 Total Restrooms: 121 E AST WASHINGTON OWWER LLC Froir Sale Price: 500.01 Froir Sale Price: Froir Sale Price	APN:	5131-003-011	Map Reference:	44-D6 /	Building Area:
Sec Date: 09/28/2017 Prior Rec Date: 02/16/2005 Yr Buil/Eff: / Sale Price: \$17,750,000 Prior Sale Price: \$5,000,050 Pool: Roof Mat: Sale Price: \$17,750,000 Lot Area: 6,820 Roof Mat: Distance From Subject: 2.08 (miles) Sale Net: COMMERCIAL LOT Park Area/Cap#: / Distance From Subject: 2.08 (miles) Sale Net: COMMERCIAL LOT Park Area/Cap#: / Distance From Subject: 2.08 (miles) Safe Name: CAGE & SAND LLC/C & W INVESTMENT LLC Safe Name: Safe Name: CAGE & SAND LLC/C & W INVESTMENT LLC Building Area: Total Rooms/Ghees: 1 Safe Price: \$1100 E 198T MINOTO O WINNER LLC Safe Price: Total Rooms/Ghees: 1 7 Fail Math: 1 2.08 (miles) 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	County:	LOS ANGELES, CA	Census Tract:	2260.01	Total Rooms/Offices:
Sale Date: 09/28/2017 Prior Sale Trace: 02/04/2005 Air Cond: Sale Price: 11/3509 Prior Sale Type: Roof Mat: Roof Mat: Sale Type: FULL Prior Sale Type: Roof Mat: Roof Mat: Sale Type: FULL Prior Sale Type: Roof Mat: Roof Mat: Sale Type: COMMERCIAL LOT Park Area/Cap#: / Comp #: 4 Distance From Subject: 2.08 (miles) Sale Type: Stale Symp Mathematic Comp #: / Distance From Subject: 2.08 (miles) Sale Date: 00/28/2017 Prior Sale Type: Roof Mat: Distance From Subject: 2.08 (miles) Sale Date: 00/28/2017 Prior Sale Type: LAM2 Total Rooms/Offices: Art Cond: Pool: Sale Date: 00/28/2017 Prior Sale Type: Roof Mat: Pool: Roof Mat: Sale Date: 00/28/2017 Prior Sale Date: 0.16 Roof Mat: Roof Mat: Sale Date: 01/28/2017 Prior Sale Date: 0.16 Roof Mat: C					
sla Price: \$17,750,000 Prior Sale Price: \$5,000,050 Proci: Roof Mat: Proceedings: \$17,250,000 Lot Area: 0,620 Field Value: \$287,833 # of Stories: and Use: COMMERCIAL LOT Park Area/Cap#: / Distance From Subject: 2.08 (miles) Mark Reference: 44-06 / Star Name: COMMERCIAL LOT Park Area/Cap#: / Distance From Subject: 2.08 (miles) Distance From Subject: 2.4 (mile					
Sale Type: FUL Prior Sale Type: Roof Mat: Obscument# 1113609 Acres: 0.16 Ist Mig Amt \$12,260,000 Lot Area: 6,820 Jand Use: COMMERCIAL LOT Park Area/Cap#: / Jong #: 4 Distance From Subject: 2.08 (miles Jong #: 4 Distance From Subject: 2.08 (miles Jong #: 5 Comps #: 1/20 E 18TH ST, LOS ANGELES, CA 90021 Total Rooms/Offices: Jong #: 513-03.010 Map Reference: 244.05 / Total Rooms/Offices: 1/26 Reference: 1/27 Reference:					
Document #: 1113609 Acres: 0.16 Bit Mig Amt: \$12,280,000 Lot Area: 6,820 Comp #: 4 Distance From Subject: 2.08 (miles) Comp #: 4 Distance From Subject: 2.08 (miles) More Name: CAGE & 42MD LLOIC & W INVESTMENT LLC Building Area: Total Recorns: 1 Outprist: LOS ANGELES, CA Census Tract: 2280,01 Total Recorns: 1 Outprist: LOS ANGELES, CA Census Tract: 2280,01 Total Recorns: 1 Outprist: LOS ANGELES, CA Census Tract: 2280,01 Total Recorns: 1 Outprist: LOS ANGELES, CA Census Tract: 2280,02 Total Recorns: 1 Outprist: Distance From Subject: 2.08 (miles) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				\$5,000,050	
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Total Value: 5237,83 # of Stories: / COMMERCIAL LOT Park Area/Cap#: / / Comp #: 4 Distance From Subject: 2.08 (miles Varkers): Owner Name: 1120 E 16TH ST, LOS ANGELES, CA 80021 Distance From Subject: 2.08 (miles Varkers): Varkers: 1120 E 16TH ST, LOS ANGELES, CA 80021 Distance From Subject: 2.08 (miles Varkers): Varkers: 121 LEAST WASHINGTON OWNER LLC EAN 20005 Total Restromes: Varkers: LOS ANGELES, CA Census Tract: 2260.01 Total Restromes: Varkers: Distance From Subject: 1/ Varkers: Varkers: 02//82001 Prior Reic Paie: Varkers: 02//82001 Prior Reic Paie: 02//42005 Varkers: 113609 Acres: 0.884 Decument #: 1132,250,000 Lot Area: 6,884 Cold Vares: Commercial Lot Park Area/Cap#: / Distance From Subject: 2.4 (miles Vares) Prior Sale Price: Total Restroms: Vectoridres: 7715 S SAN PEDRO ST, LOS ANGELES, CA 90003 Poot: Restroms: / Vididrision: 1389 Sa60,000 <t< td=""><td></td><td></td><td></td><td></td><td></td></t<>					
and Use: COMMERCIAL LOT Park Area/Cap#: / Comp #: 4 Vidras:: 1120 E 18TH ST, LOS ANGELES, CA 90021 Distance From Subject: 2.08 (miles) Downer Name: CAGE & 62ND LLC/C & WINVESTMENT LLC Building Area:: Total Rooms/Offices: Distance From Subject: 2218 LAST WASHINGTON OWNER LLC Building Area:: Total Rooms/Offices: Subdivision: WALNUT GROVE Zoning: LANZ Total Rooms/Offices: Subdivision: WALNUT GROVE Zoning: LANZ Total Rooms/Offices: Subdivision: WALNUT GROVE Zoning: LANZ Total Rooms/Offices: Subdivision: WALNUT GROVE Zoning: 0.16 Roof Mat: Subdivision: FULL Prior Sale Trice: 8,000,00 Pool: Graid Value: Sat7,863 # of Storines: 0.16 Roof Mat: Subdivision: Sat7,863 # of Storines: 1 Distance From Subject: 2.4 (miles) Subdivision: 11132017 Park Area/Cap#: / Distance From Subject: 2.4 (miles) Subdivision: 1289 Zat7,850,00 Fror Sale Trice: 7 of al Rooms	1st Mtg Amt:	\$12,250,000		6,820	
Comp #: 4 Distance From Subject: 2.08 (miles Address: Address: 1120 E 15H ST, LOS ANGELES, CA 90021 Building Area: Saler Name: 1210 E AST WASHINGTON OWNER LLC 44.05 / Building Area: Saler Name: 121 E AST WASHINGTON OWNER LLC 1704 Rooms/Offices: Total Rooms/Offices: Suddivision: LOS ANGELES, CA Census Tract: 2260.01 Total Rooms/Offices: Sale Date: 09/28/2017 Prior Sale Date: 02/14/2005 Yr Buil/Eff: / Sale Date: 09/28/2017 Prior Sale Date: 02/04/2005 Pool: Rooffices: Sale Type: FULL Prior Sale Type: 0.16 Air Cond: Roof Mat: Document #: 113809 Acres: 6,884 Soffices: Total Rooms/Offices: Total Rooms/Offices: JMP LLC Park Area/Cap#: / Distance From Subject: 2.4 (miles Somer Name: JJMP LLC Gaste Date: 09/07/2017 Prior Sale Date: 02/07/2017 York Rooms: Y Puil/VEff: / Air Cond: Yr Buil/UEff: / Sound: LOS ANGELES, CA Census Tract: 238.02 </td <td>Total Value:</td> <td>\$287,883</td> <td># of Stories:</td> <td></td> <td></td>	Total Value:	\$287,883	# of Stories:		
Address: 1120 F 18TH ST, LOS ANGELES, CA 90021 Saler Name: 1211 EAST WASHINGTON OWNER LLC Saler Sale Saler Saler Saler Saler Carls 220.01 Total Restroms: 44.05 / Sale Date: 09/28/2017 Prior Rec Date: 02/18/2005 Proot: Saler Price: 517,750,000 Prior Sale Price: 55,000,0,50 Proot: Saler Saler Sale	and Use:	COMMERCIAL LOT	Park Area/Cap#:	1	and the second sec
Sumer Name: GAGE & 23ND LLO'C & WINVESTMENT LLC Siler Name: 1311 EAST WASHINGTON OWNER LLC IPN: LOS ANGELES, CA Census Tract: 2260.01 Total Rooms/Offices: Ubdivision: LOS ANGELES, CA Census Tract: 2260.01 Total Rooms/Offices: Sile Date: 09/28/2017 Prior Rec Date: 02/18/2005 Air Cond: ////////////////////////////////////	and the second se				Distance From Subject: 2.08 (miles)
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Walk_NUT GROVE Zoning: LAM2 Total Restroms: Bec Date: 09/28/2017 Prior Rec Date: 02/14/2005 Air Cond: Sale Date: 09/28/2017 Prior Sale Price: 02/14/2005 Air Cond: Sale Date: 09/28/2017 Prior Sale Price: 02/04/2005 Polit Sale Type: Full Prior Sale Price: Stores: 0.16 Sale Type: Full Prior Sale Price: 6,884 Yota Value: \$22,250,000 Lot Area: 6,884 Yota Value: \$237,883 # of Stories: and Use: COMMERCIAL LOT Comp #: 5 Distance From Subject: 2.4 (miles) Midress: 7715 S SAN PEDRO ST, LOS ANGELES, CA 90003 Total Restroms: total Restroms: Ymmer Name: PICO PLACE LLC Janp LLC Total Restroms: total Restroms: YNH: 6022-015-004 Map Reference: 52-B6 / Building Area: Ounty: LOS ANGELES, CA Census Tract: 2396.02 Total Restroms: YDH LC Prior Sale P					
Bec Date: 09/28/2017 Prior Fice Date: 02/18/2005 Y: Buil/Eff: / Sale Date: 09/28/2017 Prior Sale Date: 02/04/2005 Air Cond: Sale Date: 09/28/2017 Prior Sale Type: 0.00 Air Cond: Sale Price: \$17,750,000 Prior Sale Type: 0.00 Roof Mat: Opcument #: 113509 Acres: 0.16 Bate Type: Not Mat: Ordal Value: \$227,883 # of Stories: 1 Distance From Subject: 2.4 (miles dates: Joing #: 5 Distance From Subject: 2.4 (miles dates: Total Rooms/Offices: Unidivision: Joing #: 5 Distance From Subject: 2.4 (miles dates: Price Total Rooms/Offices: Unidivision: Updivision: LOS ANGELES, CA Census Tract: 2396.02 Total Rooms/Offices: Unidivision: Intermore: Price Sale Price: Price Total Rooms/Offices: Unidivision: Intermore: Price Sale Price: Price Cond: Intermore: <					
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and Use: COMMERCIAL LOT Park Area/Cap#; / Distance From Subject: 2.4 (miles) T715 S SAN PEDRO ST, LOS ANGELES, CA 90003 Where Name: PICO PLACE LLC Biller Name: JJNP LLC OS ANGELES, CA Census Tract: 2396,02 Total Rooms/Offices: Uddvision: 1889 Zoning: LAC2 Total Restrooms: COMMERCIAL LOT Prior Sale Price: Set Fig & FLOUPE AST, LOS ANGELES, CA 90013 Where Name: SGRE FIG & FLOUPE AST, LOS ANGELES, CA 90013 Billding Area: COMMERCIAL LOT Prior Sale Drice: Set Fig & FLOUPE AST, LOS ANGELES, CA 90013 Distance From Subject: 2.4 (miles) Distance From Subject: 2.49 (miles) Distance		and why have an elaboration		6,884	
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address: 7715 \$ SAN PEDRO ST, LOS ANGELES, CA 90003 Wmer Name: PICO PLACE LLC eiler Name: JNP LLC 6022-015-004 Map Reference: 52-86 / PN: 6022-015-004 Map Reference: Sounty: LOS ANGELES, CA Census Tract: 2336.02 total Rooms/Offices: 10/13/2017 Prior Sale Date: 06/29/1994 tec Date: 09/07/2017 Prior Sale Price: Pool: tale Price: \$880,000 Prior Sale Price: Pool: tale Price: \$800,000 # of Stories: and Use: COMMERCIAL LOT oddress: 3940 \$ FIGUEROA \$T, LOS ANGELES, CA 90037 Distance From Subject: 2.49 (milles) didress: 3940 \$ FIGUEROA \$T, CA Cansus Tract: 2311.00 Total Rooms/Offices: conthy: LOS ANGELES, CA Census Tract: 2311.00 Total Rooms/Offices: vonty: LOS ANGELES, CA Census Tract: <td>and Use:</td> <td>COMMERCIAL LOT</td> <td>Park Area/Cap#:</td> <td>1</td> <td></td>	and Use:	COMMERCIAL LOT	Park Area/Cap#:	1	
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Downer Name: PICO PLACE LLC Seller Name: JJNP LLC APN: 6022-015-004 Map Reference: 52-B6 / Building Area: County: LOS ANGELES, CA Census Tract: 2396.02 Total Restrooms: Sac Date: 10/13/2017 Prior Rec Date: 06/29/1994 Yr Buil/Eff: / Sale Date: 09/07/2017 Prior Sale Date: Air Cond: Air Cond: Sale Price: \$\$80,000 Prior Sale Price: Pool: Roof Mat: Document #: 1175452 Acres: 0.13 Ist Mtg Amt: Lot Area: 5,525 Total Value: \$112,200 # of Stories:			ST. LOS ANGELES	CA 90003	
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bubdivision: 1889 Zoning: LAC2 Total Restrooms: bab Date: 10/13/2017 Prior Rec Date: 06/29/1994 Yr Buil/UFff: / ale Date: 09/07/2017 Prior Sale Date: 06/29/1994 Yr Buil/UFff: / ale Date: 09/07/2017 Prior Sale Date: 06/29/1994 Yr Buil/UFff: / ale Date: 09/07/2017 Prior Sale Date: 0.13 Kordd: Air Cond: ale Type: FULL Prior Sale Type: Roof Mat: Noof Mat: Noof Mat: broument #: 1175452 Acres: 0.13 State Type: Distance From Subject: 2.49 (miles) otal Value: \$112,200 # of Stories: Distance From Subject: 2.49 (miles) oddress: 3940 \$ FIGUEROA ST, LOS ANGELES, CA 90037 Distance From Subject: 2.49 (miles) oddress: 3940 \$ S FIGUEROA ST, LOS ANGELES, CA 90037 Distance From Subject: 2.49 (miles) uddress: SGRE FIG & FLOWER INVTRS I LLC Building Area: Distance From Subject: 2.49 (miles) ubdivision: & SGRE FIG & FLOWER INVTRS I LLC Buseastract 2.41 (Ditta Coms/Offic		LOS ANGELES, CA	Construction and the construction of the second		•
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st Mtg Amt: Lot Area: 5,525 otal Value:\$112,200 # of Stories: and Use: COMMERCIAL LOT Park Area/Cap#: / Distance From Subject: 2.49 (miles) ddress: 3940 \$ FIGUEROA ST, LOS ANGELES, CA 90037 wner Name: SGRE FIG & FLOWER INVTRS I LLC eller Name: REEVES 2007 CHARITABLE RE PN: 5037-032-027 Map Reference: 52-A1 / Building Area: county: LOS ANGELES, CA consus Tract: 2311.00 Total Rooms/Offices: ZOBELEINS GRAND AVE & FIGUEROA ST TR ec Date: 08/02/2017 Prior Rec Date: 08/28/2015 Yr Built/Eff: / ale Date: 07/28/2017 Prior Sale Date: 08/07/2015 Air Cond: ale Price: \$10,438,000 Prior Sale Price: \$18,818,182 Pool: ale Type: FULL Prior Sale Type: FULL Roof Mat: ocument #: 870920 Acres: 0.16 st Mtg Amt: \$9,000,000 Lot Area: 7,004 otal Value: \$371,361 # of Stories: and Use: COMMERCIAL LOT Park Area/Cap#: /	ale Type:	FULL	Prior Sale Type:	đ	Roof Mat:
otal Value:	ocument #:	1175452	Acres:	0.13	
otal Value:	st Mtg Amt:		Lot Area:	5,525	
and Use: COMMERCIAL LOT Park Area/Cap#: / bomp #: 6 ddress: 3940 S FIGUEROA ST, LOS ANGELES, CA 90037 wmer Name: SGRE FIG & FLOWER INVTRS I LLC eller Name: REEVES 2007 CHARITABLE RE PN: 5037-032-027 Map Reference: 52-A1 / Building Area: ounty: LOS ANGELES, CA Census Tract: 2311.00 Total Rooms/Offices: ZOBELEINS GRAND AVE ability Sion: ZOBELEINS GRAND AVE EC Date: 08/02/2017 Prior Rec Date: 08/28/2015 Yr Built/Eff: / ale Date: 07/28/2017 Prior Sale Date: 08/07/2015 Air Cond: ale Price: \$10,438,000 Prior Sale Price: \$18,818,182 Pool: ale Type: FULL Prior Sale Type: FULL Roof Mat: ocument #: 870920 Acres: 0.16 st Mtg Arnt: \$9,000,000 Lot Area: 7,004 btal Value: \$371,361 # of Stories: and Use: COMMERCIAL LOT Park Area/Cap#: /		\$112.200	# of Stories:		······································
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PN:5037-032-027 tounty:Map Reference: Census Tract:52-A1 / 2311.00 Total Rooms/Offices:ubdivision:LOS ANGELES, CA ZOBELEINS GRAND AVE & FIGUEROA ST TRMap Reference: Census Tract:2311.00 Total Rooms/Offices:ubdivision:ZOBELEINS GRAND AVE & FIGUEROA ST TRZoning:LAC2Total Restrooms:ec Date:08/02/2017Prior Rec Date:08/28/2015Yr Built/Eff:/ale Date:07/28/2017Prior Sale Date:08/07/2015Air Cond:ale Price:\$10,438,000Prior Sale Price:\$18,818,182Pool:ale Type:FULLPrior Sale Type:FULLRoof Mat:ocument #:870920Acres:0.16st Mtg Amt:\$9,000,000Lot Area:7,004otal Value:\$371,361# of Stories:/and Use:COMMERCIAL LOTPark Area/Cap#:/					
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omp #: 7 Distance From Subject: 2.51 (miles) ddress:	omp #:	7			Distance From Subject: 2.51 (miles)

FIVE POINT REALTY LLC MANCHESTER INVESTM 6042-022-005 LOS ANGELES, CA 6631 05/24/2017 05/04/2017 \$1,370,000 FULL 574852 \$1,000,000 \$60,781 COMMERCIAL LOT		58-C2 / 2400.10 LACM 07/06/1998 02/04/1998 \$127,270 FULL 0.13 5,825	Building Area: Total Rooms/Offices: Total Restrooms: Yr Built/Eff: / Air Cond: Pool: Roof Mat:
MANCHESTER INVESTM 6042-022-005 LOS ANGELES, CA 6631 05/24/2017 \$1,370,000 FULL 574852 \$1,000,000 \$60,781	ENTS LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories:	2400.10 LACM 07/06/1998 02/04/1998 \$127,270 FULL 0.13 5,825	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: / Air Cond: Pool:
MANCHESTER INVESTM 6042-022-005 LOS ANGELES, CA 6631 05/24/2017 05/04/2017 \$1,370,000 FULL 574852 \$1,000,000	ENTS LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	2400.10 LACM 07/06/1998 02/04/1998 \$127,270 FULL 0.13	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: / Air Cond: Pool:
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MANCHESTER INVESTM 6042-022-005	IENTS LLC Map Reference:		
MANCHESTER INVESTM	IENTS LLC	58-C2 /	Building Area:
		ES, CA 90001	
10			Distance From Subject: 2.68 (miles)
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the second second second second second second		1	
\$170 889		3,3/3	
00404/			
FULL	Prior Sale Type:	FULL	Roof Mat:
\$650,000	Prior Sale Price:	\$830,000	Pool:
03/21/2017	Prior Sale Date:	11/13/2007	Air Cond:
03/24/2017	Prior Rec Date:	02/15/2008	Yr Built/Eff: /
			Total Rooms/Offices: Total Restrooms:
			Building Area:
M & A EQUITIES LLC	Max Def		
JUNIPER ON FIRESTON		-, 	
	D. LOS ANGELE	S. CA 90002	Distance From Subject: 2.64 (miles)
		and the second strategy of the	
COMMERCIAL LOT	Park Area/Cap#:	1	
\$159,577	# of Stories:		
	Lot Area:	3,142	
334347	Acres:	0.07	
FULL	Prior Sale Type:	FULL	Roof Mat:
\$650,000	Prior Sale Price:	\$830,000	Pool:
03/21/2017	Prior Sale Date:	11/13/2007	Air Cond:
where the second s			Total Restrooms: Yr Built/Eff: /
LOS ANGELES, CA		5353.00	Total Rooms/Offices:
6045-005-017	Map Reference:	58-E2 /	Building Area:
M & A EQUITIES LLC			
		0, UN 50002	
		5 64 90002	Distance From Subject: 2.63 (miles
	(A) support of the second seco	and a standard store	
COMMERCIAL LOT	Park Area/Cap#:	1	
\$176,624	# of Stories:		
	Lot Area:	6,500	
1294152	Acres:	0.15	
FULL	Prior Sale Type:		Roof Mat:
\$800,000	Prior Sale Price:	\$580,000	Pool:
			Yr Built/Eff: / Air Cond:
AVE SQUARE	•		
PECKHAMS MONETA			Total Restrooms:
	Census Tract:	2396.01	Total Rooms/Offices:
	Man Reference:	52-A6 /	Building Area:
	HA SANG J & ME S 6031-005-001 LOS ANGELES, CA PECKHAMS MONETA AVE SQUARE 11/09/2017 11/02/2017 \$800,000 FULL 1294152 \$176,624 COMMERCIAL LOT 8 2182 FIRESTONE BL JUNIPER ON FIRESTONE & A EQUITIES LLC 6045-005-017 LOS ANGELES, CA BURKHARD HOME TR 03/21/2017 \$650,000 FULL 334347 \$159,577 COMMERCIAL LOT 9 2184 FIRESTONE BLV JUNIPER ON FIRESTON M & A EQUITIES LLC 6045-005-016 LOS ANGELES, CA BURKHARD HOME TR 03/24/2017 \$650,000 FULL 334347 \$159,577 COMMERCIAL LOT 10	SANTA MONICA ELM LLC HA SANG J & ME S 6031-005-001 LOS ANGELES, CA PECKHAMS MONETA AVE SQUARE 11/09/2017 Prior Rec Date: 11/09/2017 Prior Sale Date: \$800,000 Prior Sale Price: FULL Prior Sale Type: 1294152 Acres: Lot Area: \$176,624 # of Stories: COMMERCIAL LOT BURKHARD HOME TR 03/24/2017 Stories: COMMERCIAL LOT BURKHARD HOME TR 03/24/2017 Prior Rec Date: \$650,000 Prior Sale Price: FULL Prior Sale Price: Stories: COMMERCIAL LOT Prior Sale Price: Stories: Commercial LC M & A EQUITIES LLC 6045-005-017 Map Reference: LOS ANGELES, CA BURKHARD HOME TR 03/24/2017 Prior Rec Date: \$650,000 Prior Sale Price: FULL Prior Sale Price: Stories: COMMERCIAL LOT Park Area/Cap#: 9 2184 FIRESTONE BLVD, LOS ANGELES JUNIPER ON FIRESTONE LLC M & A EQUITIES LLC 6045-005-016 Map Reference: LOS ANGELES, CA Census Tract: BURKHARD HOME TR O3/24/2017 Prior Sale Price: Stories: COMMERCIAL LOT Park Area/Cap#: 9 2184 FIRESTONE BLVD, LOS ANGELES JUNIPER ON FIRESTONE LLC M & A EQUITIES LLC 6045-005-016 Map Reference: LOS ANGELES, CA Census Tract: BURKHARD HOME TR O3/24/2017 Prior Sale Date: \$650,000 Prior Sale Price: FULL Prior Sale Date: \$650,000 Prior Sale Price: FULL Prior Sale Date: \$650,000 Prior Sale Price: FULL Prior Sale Type: 334347 Acres: Lot Area: \$170,889 # of Stories: COMMERCIAL LOT Park Area/Cap#:	SANTA MONICA ELM LLC HA SANG J & ME S 6031-005-001 Map Reference: 52-A6 / LOS ANGELES, CA Census Tract: 2396.01 PECKHAMS MONETA Zoning: LAC2 AVE SQUARE Prior Rec Date: 10/29/2010 11/09/2017 Prior Sale Date: 09/09/2010 \$800,000 Prior Sale Date: 09/09/2010 \$800,000 Prior Sale Price: \$580,000 FULL Prior Sale Type: 1 1294152 Acres: 0.15 Lot Area: 6,500 \$176,624 # of Stories: COMMERCIAL LOT Park Area/Cap#: 8 2182 FIRESTONE BLVD, LOS ANGELES, CA 90002 JUNIPER ON FIRESTONE LLC Map Reference: 58-E2 / Cos ANGELES, CA Census Tract: 5353.00 BURKHARD HOME TR Zoning: LCM1* 03/24/2017 Prior Sale Date: 1/11/2/2007 \$650,000 Prior Sale Price: \$830,000 FULL Prior Sale Type: FULL 334347 Acres: 0.07 Lot Area: 3,142

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APN: County: Subdivision:	5018-016-030 LOS ANGELES, CA VERMONT PLACE	Map Reference: Census Tract: Zoning:	674-A4 / 2321.10 LAC2	Building Area: Total Rooms/Offices: Total Restrooms:		
Rec Date: Sale Date:	05/25/2017 05/24/2017	Prior Rec Date: Prior Sale Date:	04/03/2001 06/02/1999	Yr Built/Eff: / Air Cond:		
Sale Price: Sale Type:	\$350,000 FULL	Prior Sale Price: Prior Sale Type:	\$80,000 FULL	Pool: Roof Mat:		
Document #:	577858	Acres:	0.13			
1st Mtg Amt:		Lot Area:	5,635			
Total Value:	\$129,444	# of Stories:	,			
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1			
Comp #:	12			Distance From Subject: 2.82 (miles)		
Address: Owner Name:	8826 S CENTRAL AVE, LOS ANGELES, CA 90002					
Seller Name:	GLOBAL CONSULTIN					
APN: County:	6043-004-033 LOS ANGELES, CA	Map Reference: Census Tract:	/ 2400.10	Building Area: Total Rooms/Offices:		
Subdivision:	7421	Zoning:	LAC2	Total Restrooms:		
Rec Date:	05/23/2017	Prior Rec Date:	03/10/2014	Yr Built/Eff: /		
Sale Date:	03/14/2017	Prior Sale Date:	02/04/2014	Air Cond:		
Sale Price: Sale Type:	\$1,810,000 FULL	Prior Sale Price: Prior Sale Type:	\$395,000 FULL	Pool: Roof Mat:		
Document #:	566382	Acres:	0.26	reor mar.		
1st Mtg Amt:	\$1,267,000	Lot Area:	11,540			
Total Value:	\$417,216	# of Stories:				
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1)		
0	40	an a	(Aligneted)			
Comp #: Address:	13 451 W 77TH ST, LO		003	Distance From Subject: 2.87 (miles)		
Owner Name:	WIDE RIVER 26 LLC					
Seller Name: APN:	ASSET ACQUISITION		52-A6 /	Puilding Area:		
County:	6020-033-001 LOS ANGELES, CA	Map Reference: Census Tract:	2377.20	Building Area: Total Rooms/Offices:		
Subdivision:	BUNKERS	Zoning:	LAC2	Total Restrooms:		
Rec Date:	07/28/2017	Prior Rec Date:		Yr Built/Eff: /		
Sale Date: Sale Price:	07/11/2017	Prior Sale Date:		Air Cond:		
Sale Price. Sale Type:	\$700,000 FULL	Prior Sale Price: Prior Sale Type:		Pool: Roof Mat:		
Document #:	851477	Acres:	0.11			
1st Mtg Amt:	\$400,000	Lot Area:	4,853			
Total Value:	\$79,576	# of Stories:				
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1			
Comp #	44			Distance From Dubicate 2 00 (million)		
Comp #: Address:	14 7216 BEAR AVE, CU			Distance From Subject: 3.08 (miles)		
Owner Name:	NAPOLES ADRIAN & E					
Seller Name: APN:	DEPIFANIO JUDITH D 6225-002-010	Map Reference:	53-B6 /	Building Area:		
County:	LOS ANGELES, CA	Census Tract:	5336.03	Total Rooms/Offices:		
Subdivision:	1662	Zoning:	BLC3R*	Total Restrooms:		
Rec Date:	07/28/2017	Prior Rec Date:	09/11/1985	Yr Built/Eff: /		
Sale Date: Sale Price:	04/03/2017 \$910,000	Prior Sale Date: Prior Sale Price:	06/1985 \$50,000	Air Cond: Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	849402	Acres:	0.12			
st Mtg Amt:	\$475,000	Lot Area:	5,346			
Total Value:	\$61,238	# of Stories:				
and Use:	COMMERCIAL LOT	Park Area/Cap#:	1			
Comp #:	15			Distance From Subject: 3.25 (miles)		
Address:	106 E 88TH PL, LOS	ANGELES, CA 900	03			
Owner Name: Seller Name:	RUSALKA PROPERTIE PRC RESIDENTIAL LLC	SLLC				
	6041-005-001	Map Reference:	58-B2 /	Building Area:		
APN:				Total Rooms/Offices:		
County:	LOS ANGELES, CA	Census Tract:	2402.00			
	LOS ANGELES, CA 4996 11/03/2017	Zoning: Prior Rec Date:	LAC2 06/23/2015	Total Restrooms: Yr Built/Eff: /		

Sale Date:	10/19/2017	Prior Sale Date:	04/15/2015	Air Cond:
Sale Price:	\$2,030,000	Prior Sale Price:	\$1,500,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	1268783	Acres:	0.08	
1st Mtg Amt:	\$1,200,000	Lot Area:	3,660	
Total Value:	\$199,861	# of Stories:	-,	
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1	
0 "		and the second		
Comp #: Address:	16 ,, CA			Distance From Subject: 3.26 (miles)
Owner Name:		ES LLC		
Seller Name:	PRC RESIDENTIAL LL	С		
APN:	6041-005-034	Map Reference:	58-B2 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms/Offices:
Subdivision:	4996	Zoning:	LAC2	Total Restrooms:
Rec Date:	11/03/2017	Prior Rec Date:	06/23/2015	Yr Built/Eff: /
Sale Date:	10/19/2017	Prior Sale Date:	04/15/2015	Air Cond:
Sale Price:	\$2,030,000	Prior Sale Price:	\$1,500,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	1268783	Acres:	0.06	
1st Mtg Amt:	\$1,200,000	Lot Area:	2,675	
Total Value:	\$106,661	# of Stories:		
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1	
Comp #:	17			Distance From Subject: 3.3 (miles)
Address:	5851 S NORMANDIE	AVE. LOS ANGEL	ES. CA 90044	
Owner Name:	LOZANO ROGELIO			
Seller Name:	JONITH ENTERPRICES	S LLC		
APN:	6002-005-036	Map Reference:	51-E4 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms/Offices:
Subdivision:	4269	Zoning:	LAC2	Total Restrooms:
Rec Date:	08/07/2017	Prior Rec Date:	03/21/2017	Yr Built/Eff: /
Sale Date:	07/31/2017	Prior Sale Date:	01/31/2017	Air Cond:
Sale Price:	\$100,000	Prior Sale Price:	\$740,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	885483	Acres:	0.04	
1st Mtg Amt:		Lot Area:	1,751	
Total Value:	\$45,793	# of Stories:	-	
and Use:	COMMERCIAL LOT	Park Area/Cap#:	1	
Comp #:	18	- January Managerson (1999), and a second	THE MET MANAGEMENT OF A CARD AND AND A CARD AND AND AND AND AND AND AND AND AND AN	Distance From Subject: 3.37 (miles)
Address:	, CA			, , , , , , , , , , , , , , , , , , , ,
Owner Name:	PONCE GUMARO & LU	ICIA		
Seller Name:	BRAVO JOSE P			
APN:	6050-009-003	Map Reference:	58-C3 /	Building Area:
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms/Offices:
Subdivision:	8359	Zoning:	LAC2	Total Restrooms:
Rec Date:	06/20/2017	Prior Rec Date:	01/27/1999	Yr Built/Eff: /
Sale Date:	04/19/2017	Prior Sale Date:	12/10/1998	Air Cond:
Sale Price:	\$295,000	Prior Sale Price:	\$19,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	683353	Acres: Lot Area:	0.07	
st Mtg Amt: fotal Value:	\$174,000	# of Stories:	3,059	
Jiai Value.	\$33,762 COMMERCIAL LOT	# of Stones: Park Area/Cap#:	1	
and Use:		and characterized second to		and and a second se
and Use:				Distance From Subject: 3.37 (miles)
Comp #:	19			
Comp #: Address:	8616 S FIGUEROA S		CA 90003	
Comp #: Address: Dwner Name:	8616 S FIGUEROA S ALLEGRO VENTURES		CA 90003	
and Use: Comp #: Address: Dwner Name: Seller Name:	8616 S FIGUEROA S ALLEGRO VENTURES LP GROUP LLC	LLC		Building Area
Comp #: Address: Owner Name: Geller Name: APN:	8616 S FIGUEROA S ALLEGRO VENTURES LP GROUP LLC 6038-001-004	Map Reference:	58-A2 /	Building Area: Total Rooms/Offices:
Comp #: \ddress: Dwner Name: Seller Name: \PN: County:	8616 S FIGUEROA S ALLEGRO VENTURES LP GROUP LLC	LLC Map Reference: Census Tract:	58-A2 / 2403.00	Total Rooms/Offices:
Comp #: Address: Owner Name: Geller Name: APN:	8616 S FIGUEROA S ALLEGRO VENTURES LP GROUP LLC 6038-001-004 LOS ANGELES, CA	Map Reference:	58-A2 /	
Comp #: vddress: Dwner Name: Seller Name: VPN: County: Subdivision:	8616 S FIGUEROA S ALLEGRO VENTURES LP GROUP LLC 6038-001-004 LOS ANGELES, CA H M WHITAKERS	LLC Map Reference: Census Tract:	58-A2 / 2403.00	Total Rooms/Offices:
Comp #: kddress: Dwner Name: Seller Name: NPN: County: Subdivision: Rec Date: Sale Date:	8616 S FIGUEROA S ALLEGRO VENTURES LP GROUP LLC 6038-001-004 LOS ANGELES, CA H M WHITAKERS FIGUEROA STREET 06/29/2017 05/08/2017	LLC Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	58-A2 / 2403.00 LAC2 06/30/2015 05/28/2015	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: / Air Cond:
Comp #: ddress: Dwner Name: Seller Name: PN: County: Subdivision: Rec Date:	8616 S FIGUEROA S ALLEGRO VENTURES LP GROUP LLC 6038-001-004 LOS ANGELES, CA H M WHITAKERS FIGUEROA STREET 06/29/2017	LLC Map Reference: Census Tract: Zoning: Prior Rec Date:	58-A2 / 2403.00 LAC2 06/30/2015	Total Rooms/Offices: Total Restrooms: Yr Built/Eff: /

Document #:	727459	Acres:	0.16			
1st Mtg Amt:	\$515,000	Lot Area:	7,001			
Total Value:	\$154,297	# of Stories:				
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1	versely, every technological strategical strat		
Comp #:	20	n a a Tana i Sana a Sana an Anara i Sana a Sana a Sana	$\left\{ \mu\right\} =\left\{ x^{2}m^{2}\left(x^{2}m^{2}m^{2}m^{2}m^{2}m^{2}m^{2}m^{2}m$	Distance From Subject: 3.62 (miles)		
Address:	1346 ALBANY ST, L	OS ANGELES, CA 9				
Owner Name:						
Seller Name:	1330 PICO ASSOCIATI					
APN:	5135-035-012	Map Reference:	44-B4 /	Building Area:		
County:	LOS ANGELES, CA	Census Tract:	2242.00	Total Rooms/Offices:		
Subdivision:	GREENWELL TR	Zoning:	LACM	Total Restrooms:		
Rec Date:	10/02/2017	Prior Rec Date:		Yr Built/Eff: /		
Sale Date:	09/27/2017	Prior Sale Date:		Air Cond:		
Sale Price:	\$41,500,000	Prior Sale Price:		Pool:		
Sale Type:	FULL	Prior Sale Type:		Roof Mat:		
Document #:	1121876	Acres:	0.14			
1st Mtg Amt:	\$20,000,000	Lot Area:	5,996			
Total Value:	\$210.007	# of Stories:				
Land Use:	COMMERCIAL LOT	Park Area/Cap#:	1			

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http://proclassic.realquest.com/jsp/report.jsp?type=getreport&client=&action=confirm&re... 12/6/2017

EXHIBIT D

ASSIGNED INSPECTOR: MARIO CUEVAS Date: December 7, 2017 JOB ADDRESS: 5109 SOUTH LONG BEACH AVENUE, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5106-026-017

CASE#: 706859 ORDER NO: A-3960902

EFFECTIVE DATE OF ORDER TO COMPLY: June 20, 2011 COMPLIANCE EXPECTED DATE: February 13, 2016 DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3960902

1......

CITY OF LOS ANGELES

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

ERIC GARCETTI MAYOR

SUBSTANDARD ORDER AND NOTICE OF FEE

RESIDENTIAL HOLDINGS AND INVESTMENT LLC 9021 MELROSE AVE STE 300 WEST HOLLYWOOD, CA 90069

CASE #: 706859 ORDER #: A-3960902 EFFECTIVE DATE: January 14, 2016 COMPLIANCE DATE: February 13, 2016

OWNER OF SITE ADDRESS: 5109 S LONG BEACH AVE W

ROARD OF

BUILDING AND SAFETY

COMMISSIONERS

VAN AMBATIELOS

PRESIDENT

E. FELICIA BRANNON

VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

ASSESSORS PARCEL NO .: 5106-026-017 ZONE: R2; Two Family 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 owner or person in control has permitted nuisance conditions to exist on the parcel or in and around any building or structure located on the parcel.

You are therefore ordered to: Abate all nuisance conditions. Code Section(s) in Violation: 91.8904.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety



CODE ENFORCEMENT BUREAU For routine City business and non-emergency services: Call 3-1-1 www.ladbs.org hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

3. 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.

4. Conducting major auto repair in a residential zone.

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone. Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.

5. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

6. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) 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 <u>BEFORE</u> 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.



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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

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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 Department (LAHD) at (213) 808-8888 or go to: 1 http://lahd.lacity.org

QQ If you have any questions or require any additional information please feel free to contact me at (323)846-2638.

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

Inspector :

Date: December 31, 2015

SHAWN ESHBACH 4301 S CENTRAL AVE LOS ANGELES, CA 90011 (323)846-2638

shawn.eshbach@lacity.org

REVIEWED BY

