

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 26, 2017

Council District: # 14

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

JOB ADDRESS: 5040 NORTH EAGLE ROCK BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5686-003-003
Re: Invoice #528231-1

On July 14, 2011, 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: **5040 North Eagle Rock Blvd., Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on July 14, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. 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. T14425
Dated as of: 06/28/2017

Prepared for: City of Los Angeles .

SCHEDULE A

(Reported Property Information)

APN #: 5686-003-003

Property Address: 5040 N EAGLE ROCK BLVD ✓ **City: Los Angeles**

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : RAMIN BRAL

Grantor : VERGINE ASATRIAN

Deed Date : 11/19/2001

Recorded : 12/07/2001

Instr No. : 01-2339323

MAILING ADDRESS: RAMIN BRAL

1900 AVENUE OF THE STARS STE 1633 LOS ANGELES CA 90067

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 4 Block: 1 Abbreviated Description: LOT:4 BLK:1 CITY:REGION/CLUSTER:
27/27680 SUBD:ROCK CASTLE LAND COMPANYS SUBDIVISION THE ROCK CASTLE
LAND CO'S SUB OF THE RANTSFORD M SHERMAN PLACE S 42.874 FT OF LOT 4
MEASURED ON E LINE OF LOT 4 AND ALL OF City/Muni/Twp: REGION/CLUSTER: 27/27680**

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/28/2004

Document #: 04-0190331

Loan Amount: \$665,000

Lender Name: EAST WEST BANK

Borrowers Name: RAMIN BRAL

MAILING ADDRESS: EAST WEST BANK

475 HUNTINGTON DR. SAN MARINO, CA 91108



LEAD SHEET

01 2339323

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
DEC 07 2001 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FEE \$10 F
2

D.T.T.

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT-\$41

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

5686 003 003

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Provident Title

01 2339323

WHEN RECORDED MAIL TO:
Ramin Bral
1900 Avenue of the Stars #1633
Los Angeles, CA. 90041

Assessors Parcel No.: 5686-003-003

Title Order No.: 157237-2

Space Above This Line for Recorder's Use Only

Escrow No.: 28756-E

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) - DOCUMENTARY TRANSFER TAX: NONE CITY TAX: NONE
[] Computed on full value of property conveyed; or
[] Computed on full value of property conveyed less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area; [] City of Los Angeles,

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

Vergine Asatrian, wife of grantee

HEREBY REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) TO:

Ramil Bral, a married man as his sole and separate property

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

Lot 5 and a portion of Lot 4, in Block 1 of the Rock Castle Land Company's Subdivision, in the City of Los Angeles, as per Map recorded in Book 10 Page 189 of Maps in the Office of the County Recorder of Los Angeles County, State of California, described as a whole as follows: Beginning at the Southeast corner of said Lot 5, being the intersection of the North line of Merton Avenue and the West line of a ten foot alley; thence along said alley, North 1°59' West 89.54 feet; thence South 88°00'20" West 119.25 feet to a point in the West line of said Lot 4, distant South 14° 00' West 52.50 feet from the Northwest corner of Lot 3 of said Subdivision; thence along Eagle Rock Boulevard South 14°00' West 93.12 feet in the Southwest corner of said Lot 5 in the north line of Merton Avenue; thence along Merton Avenue 88°01' East 144.90 feet to the point of beginning.

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her sole and separate property."

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

SIGNATURE PAGE FOR QUITCLAIM DEED

[Signature]
Vergine Asatrian

Date: November 19, 2001

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

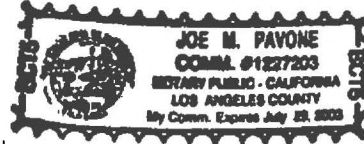
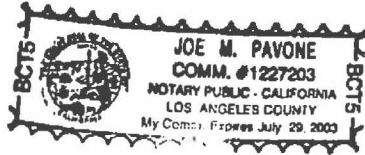
On November 19, 2001 before me, JOE M. PAVONE, NOTARY
personally appeared Vergine Asatrian

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

This area for official notarial seal.

Signature [Signature]



01 2339323

EXHIBIT B

ASSIGNED INSPECTOR: DAVID LEE

Date: October 26, 2017

JOB ADDRESS: 5040 NORTH EAGLE ROCK BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5686-003-003

Last Full Title: 06/28/2017

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RAMIN BRAL
1900 AVENUE OF THE STARS STE 1633
LOS ANGELES, CA 90067-4407
CAPACITY: OWNER

- 2). EAST WEST BANK
475 HUNTINGTON DR
SAN MARINO, CA 91108
CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
5040 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-1924



Owner Information

Owner Name: **BRAL RAMIN**
 Mailing Address: **1900 AVENUE OF THE STARS #1633, LOS ANGELES CA 90067-4407 C066**
 Vesting Codes: **//**

Location Information

Legal Description: **THE ROCK CASTLE LAND CO'S SUB OF THE RANTSFORD M SHERMAN PLACE S 42.874 FT OF LOT 4 MEASURED ON E LINE OF LOT 4 AND ALL OF LOT 5 LOS ANGELES, CA**

County:	LOS ANGELES, CA	APN:	5686-003-003
Census Tract / Block:	1814.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	ROCK CASTLE LAND COS
Legal Book/Page:		Map Reference:	26-A5 /
Legal Lot:	5	Tract #:	
Legal Block:	1	School District:	LOS ANGELES
Market Area:	618	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	12/07/2001 /	1st Mtg Amount/Type:	/
Sale Price:	\$530,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	2339324	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$87.21
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

Prior Rec/Sale Date:	04/25/1980 /	Prior Lender:	/
Prior Sale Price:	\$80,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	417763	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:	6,077	Parking Type:		Construction:	
Living Area:	6,077	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	YES
Year Built / Eff:	1923 / 1923	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAC4	Acres:	0.27	County Use:	STORE & RESID (1210)
Lot Area:	11,735	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	4 / 4	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$674,623	Assessed Year:	2017	Property Tax:	\$8,990.01
Land Value:	\$381,863	Improved %:	43%	Tax Area:	4
Improvement Value:	\$292,760	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$674,623				

Comparable Summary

For Property Located At



5040 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-1924

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$530,000	\$615,000	\$8,400,000	\$1,968,800
Bldg/Living Area	6,077	5,187	6,880	6,155
Price/Sqft	\$87.21	\$110.77	\$1,619.43	\$331.50
Year Built	1923	1906	1963	1934
Lot Area	11,735	3,599	21,060	7,207
Bedrooms	0	2	11	5
Bathrooms/Restrooms	0	1	12	6
Stories	0.00	2.00	2.00	2.00
Total Value	\$674,623	\$78,953	\$3,000,000	\$682,130
Distance From Subject	0.00	2.10	25.66	14.66

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		5040 EAGLE ROCK BLVD	\$530,000	1923			12/07/2001	6,077	11,735	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1830 ATLANTIC AVE	\$615,000	1928			09/05/2017	5,552	4,902	24.08
<input checked="" type="checkbox"/>	2	1165 E 10TH ST	\$3,060,000	1931			04/21/2017	5,364	3,599	24.9
<input checked="" type="checkbox"/>	3	11143 WASHINGTON BLVD	\$8,400,000	1929			08/24/2017	5,187	7,105	14.47
<input checked="" type="checkbox"/>	4	3601 S SAN PEDRO ST	\$1,150,000	1947			09/29/2017	6,696	4,050	9.12
<input checked="" type="checkbox"/>	5	16822 LAKEWOOD BLVD	\$865,000	1938	2	1	05/25/2017	5,566	7,380	18.22
<input checked="" type="checkbox"/>	6	1927 ARTESIA BLVD	\$2,900,000	1962			06/23/2017	5,881	6,474	20.61
<input checked="" type="checkbox"/>	7	1812 W 11TH ST	\$750,000	1923			06/26/2017	6,532	5,563	7.18
<input checked="" type="checkbox"/>	8	7112 S HARVARD BLVD	\$739,000	1963			06/26/2017	6,032	6,084	12.47
<input checked="" type="checkbox"/>	9	9233 S CENTRAL AVE	\$800,000	1951			06/29/2017	6,133	7,501	13.1
<input checked="" type="checkbox"/>	10	3375 EAGLE ROCK BLVD	\$1,325,000	1910	4	4	02/28/2017	6,735	12,561	2.1
<input checked="" type="checkbox"/>	11	5041 S NORMANDIE AVE	\$900,000	1930	4	4	04/06/2017	6,240	5,081	10.94
<input checked="" type="checkbox"/>	12	10065 COMMERCE AVE	\$1,000,000	1923			02/24/2017	6,000	6,742	8.95
<input checked="" type="checkbox"/>	13	6803 LONG BEACH BLVD	\$1,450,000	1958	11	10	05/12/2017	6,420	10,030	17.99
<input checked="" type="checkbox"/>	14	1216 E BROADWAY	\$1,700,000	1906	6	7	05/01/2017	6,152	8,258	25.66
<input checked="" type="checkbox"/>	15	3937 S VERMONT AVE	\$7,925,000	1925	6	12	10/06/2017	6,450	21,060	9.7
<input checked="" type="checkbox"/>	16	1040 W MARTIN LUTHER KING JR BLVD	\$1,200,000	1922	8	8	03/23/2017	6,880	6,821	9.92
<input checked="" type="checkbox"/>	17	649 CERRITOS AVE	\$1,150,000	1920	2	1	01/26/2017	6,752	6,705	25.18
<input checked="" type="checkbox"/>	18	3572 E 8TH ST	\$975,000	1928			04/19/2017	6,040	3,833	8.26
<input checked="" type="checkbox"/>	19	1622 ORANGE AVE	\$1,100,000	1963	6	5	03/17/2017	6,329	5,994	24.32

<input checked="" type="checkbox"/>	20	1050 N ALLEN AVE	\$1,372,000	1930	03/13/2017	6,156	4,403	6.05
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Comparable Sales Report

For Property Located At

**5040 EAGLE ROCK BLVD, LOS ANGELES, CA 90041-1924****20 Comparable(s) Selected.**

Report Date: 10/26/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$530,000	\$615,000	\$8,400,000	\$1,968,800
Bldg/Living Area	6,077	5,187	6,880	6,155
Price/Sqft	\$87.21	\$110.77	\$1,619.43	\$331.50
Year Built	1923	1906	1963	1934
Lot Area	11,735	3,599	21,060	7,207
Bedrooms	0	2	11	5
Bathrooms/Restrooms	0	1	12	6
Stories	0.00	2.00	2.00	2.00
Total Value	\$674,623	\$78,953	\$3,000,000	\$682,130
Distance From Subject	0.00	2.10	25.66	14.66

* = user supplied for search only

Comp #:	1	Distance From Subject: 24.08 (miles)			
Address:	1830 ATLANTIC AVE, LONG BEACH, CA 90806-5508				
Owner Name:	ATLANTIC AVE LLC				
Seller Name:	 TSAI SHEN C				
APN:	7210-016-016	Map Reference:	75-D3 /	Living Area:	5,552
County:	LOS ANGELES, CA	Census Tract:	5732.02	Total Rooms:	
Subdivision:	LENT	Zoning:	LBCPD25	Bedrooms:	
Rec Date:	09/05/2017	Prior Rec Date:	07/16/2003	Bath(F/H):	/
Sale Date:	07/14/2017	Prior Sale Date:	02/24/2003	Yr Built/Eff:	1928 / 1928
Sale Price:	\$615,000	Prior Sale Price:	\$350,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1003773	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$589,700	Lot Area:	4,902	Pool:	
Total Value:	\$428,763	# of Stories:		Roof Mat:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject: 24.9 (miles)			
Address:	1165 E 10TH ST, LONG BEACH, CA 90813-4894				
Owner Name:	1003 ORANGE LLC				
Seller Name:	LUNA BEAR III LLC				
APN:	7267-006-028	Map Reference:	75-D4 /	Living Area:	5,364
County:	LOS ANGELES, CA	Census Tract:	5764.01	Total Rooms:	
Subdivision:	3281	Zoning:	LBCNR	Bedrooms:	
Rec Date:	04/21/2017	Prior Rec Date:	12/26/2014	Bath(F/H):	/
Sale Date:	02/06/2017	Prior Sale Date:	12/22/2014	Yr Built/Eff:	1931 / 1942
Sale Price:	\$3,060,000	Prior Sale Price:	\$2,525,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	444161	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$2,068,000	Lot Area:	3,599	Pool:	
Total Value:	\$811,875	# of Stories:	2.00	Roof Mat:	ROLL COMPOSITION
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:14.47 (miles)
 Address: **11143 WASHINGTON BLVD, CULVER CITY, CA 90232-3918**
 Owner Name: **SRM CULVER CITY LP**
 Seller Name: **PAPERNY ROBERT A**
 APN: **4213-015-016** Map Reference: **50-B2 /** Living Area: **5,187**
 County: **LOS ANGELES, CA** Census Tract: **7028.01** Total Rooms:
 Subdivision: **65** Zoning: **CCC3YY** Bedrooms:
 Rec Date: **08/24/2017** Prior Rec Date: **09/07/1984** Bath(F/H): **/**
 Sale Date: **08/06/2017** Prior Sale Date: Yr Built/Eff: **1929 /**
 Sale Price: **\$8,400,000** Prior Sale Price: **\$43,937** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **961787** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: Lot Area: **7,105** Pool:
 Total Value: **\$119,730** # of Stories: **2.00** Roof Mat: **ROLL**
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking: **COMPOSITION**
PAVED

Comp #:4 Distance From Subject:9.12 (miles)
 Address: **3601 S SAN PEDRO ST, LOS ANGELES, CA 90011-5613**
 Owner Name: **PEDRO ROCK INVESTMENTS LLC**
 Seller Name: **DIDI LLC**
 APN: **5121-012-001** Map Reference: **52-B1 /** Living Area: **6,696**
 County: **LOS ANGELES, CA** Census Tract: **2284.10** Total Rooms:
 Subdivision: **SOUTH WOODLAWN** Zoning: **LAC2** Bedrooms:
 Rec Date: **09/29/2017** Prior Rec Date: **12/18/2015** Bath(F/H): **/**
 Sale Date: **09/27/2017** Prior Sale Date: **12/09/2015** Yr Built/Eff: **1947 /**
 Sale Price: **\$1,150,000** Prior Sale Price: **\$790,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1119505** Acres: **0.09** Fireplace: **/**
 1st Mtg Amt: **\$680,000** Lot Area: **4,050** Pool:
 Total Value: **\$844,816** # of Stories: **2.00** Roof Mat: **ROLL**
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:5 Distance From Subject:18.22 (miles)
 Address: **16822 LAKEWOOD BLVD, BELLFLOWER, CA 90706-5510**
 Owner Name: **ZARIFPOUR RABIN**
 Seller Name: **ELAWAMRY SAMEH**
 APN: **7110-001-002** Map Reference: **66-A4 /** Living Area: **5,566**
 County: **LOS ANGELES, CA** Census Tract: **5542.01** Total Rooms:
 Subdivision: **CALIFORNIA CO OP** Zoning: **BFCG*** Bedrooms: **2**
COLONY TR
 Rec Date: **05/25/2017** Prior Rec Date: **02/28/2014** Bath(F/H): **1 /**
 Sale Date: **05/15/2017** Prior Sale Date: **02/10/2014** Yr Built/Eff: **1938 /**
 Sale Price: **\$865,000** Prior Sale Price: **\$689,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **580076** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: Lot Area: **7,380** Pool:
 Total Value: **\$276,733** # of Stories: Roof Mat:
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking:

Comp #:6 Distance From Subject:20.61 (miles)
 Address: **1927 ARTESIA BLVD, REDONDO BEACH, CA 90278-2977**
 Owner Name: **T & S INVESTMENT LLC**
 Seller Name: **PINNACLE REDONDO LLC**
 APN: **4155-029-033** Map Reference: **62-D5 /** Living Area: **5,881**
 County: **LOS ANGELES, CA** Census Tract: **6205.22** Total Rooms:
 Subdivision: **REDONDO VILLA #B** Zoning: **RBMU-1** Bedrooms:
 Rec Date: **06/23/2017** Prior Rec Date: **11/26/2012** Bath(F/H): **/**
 Sale Date: **06/15/2017** Prior Sale Date: **10/08/2012** Yr Built/Eff: **1962 / 1962**
 Sale Price: **\$2,900,000** Prior Sale Price: **\$1,400,500** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **701686** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$1,600,000** Lot Area: **6,474** Pool:
 Total Value: **\$1,485,454** # of Stories: **2.00** Roof Mat: **TAR & GRAVEL**
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **1117 /** Parking: **GARAGE**

Comp #:7 Distance From Subject:7.18 (miles)
 Address: **1812 W 11TH ST, LOS ANGELES, CA 90006-3708**
 Owner Name: **CASA CARMEN SENIOR APARTMENTS**

Seller Name:	1010 DEV CORP	Map Reference:	/	Living Area:	6,532
APN:	5136-020-029	Census Tract:	2098.20	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAC1	Bedrooms:	
Subdivision:	ALVARADO HEIGHTS	Prior Rec Date:	11/21/2002	Bath(F/H):	/
Rec Date:	06/26/2017	Prior Sale Date:	10/15/2002	Yr Built/Eff:	1923 /
Sale Date:	06/20/2017	Prior Sale Price:	\$675,000	Air Cond:	
Sale Price:	\$750,000	Prior Sale Type:	FULL	Style:	
Sale Type:	FULL	Acres:	0.13	Fireplace:	/
Document #:	706607	Lot Area:	5,563	Pool:	
1st Mtg Amt:	\$2,580,000	# of Stories:		Roof Mat:	
Total Value:	\$1,319,158	Park Area/Cap#:	/	Parking:	
Land Use:	STORES & RESIDENTIAL				

Comp #:	8	Distance From Subject:	12.47 (miles)		
Address:	7112 S HARVARD BLVD, LOS ANGELES, CA 90047-1954				
Owner Name:	LM FAMILY INVESTMENT LLC				
Seller Name:	RITZ FINL LLC				
APN:	6015-035-032	Map Reference:	51-E5 /	Living Area:	6,032
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	
Subdivision:	5219	Zoning:	LAC2	Bedrooms:	
Rec Date:	06/26/2017	Prior Rec Date:	09/20/2012	Bath(F/H):	/
Sale Date:	05/31/2017	Prior Sale Date:	08/01/2012	Yr Built/Eff:	1963 / 1963
Sale Price:	\$739,000	Prior Sale Price:	\$480,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	707253	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$483,750	Lot Area:	6,084	Pool:	
Total Value:	\$645,000	# of Stories:	2.00	Roof Mat:	TAR & GRAVEL
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	352 /	Parking:	GARAGE

Comp #:	9	Distance From Subject:	13.1 (miles)		
Address:	9233 S CENTRAL AVE, LOS ANGELES, CA 90002-2014				
Owner Name:	ELIASIAN GREG				
Seller Name:	BLUE NILE PROPERTIES LLC				
APN:	6049-031-031	Map Reference:	58-C2 /	Living Area:	6,133
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms:	
Subdivision:	7953	Zoning:	LAC2	Bedrooms:	
Rec Date:	06/29/2017	Prior Rec Date:	04/03/2017	Bath(F/H):	/
Sale Date:	06/26/2017	Prior Sale Date:	03/21/2017	Yr Built/Eff:	1951 /
Sale Price:	\$800,000	Prior Sale Price:	\$425,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	725601	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$500,000	Lot Area:	7,501	Pool:	
Total Value:	\$80,291	# of Stories:	2.00	Roof Mat:	ROLL COMPOSITION
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	10	Distance From Subject:	2.1 (miles)		
Address:	3375 EAGLE ROCK BLVD, LOS ANGELES, CA 90065-2851				
Owner Name:	3375 N EAGLE ROCK LLC				
Seller Name:	CHUI FAMILY LIVING TRUST				
APN:	5457-024-001	Map Reference:	35-E2 /	Living Area:	6,735
County:	LOS ANGELES, CA	Census Tract:	1864.03	Total Rooms:	
Subdivision:	WASHINGTON PARK	Zoning:	LAR3	Bedrooms:	4
Rec Date:	02/28/2017	Prior Rec Date:	12/13/1978	Bath(F/H):	4 /
Sale Date:	02/17/2017	Prior Sale Date:		Yr Built/Eff:	1910 /
Sale Price:	\$1,325,000	Prior Sale Price:	\$155,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	232125	Acres:	0.29	Fireplace:	/
1st Mtg Amt:	\$795,000	Lot Area:	12,561	Pool:	
Total Value:	\$389,939	# of Stories:		Roof Mat:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	

Comp #:	11	Distance From Subject:	10.94 (miles)		
Address:	5041 S NORMANDIE AVE, LOS ANGELES, CA 90037-2829				
Owner Name:	NORMANDIE DEV LLC				
Seller Name:	HANLON MORTON A JR & GABRIELA				
APN:	5016-031-022	Map Reference:	51-E3 /	Living Area:	6,240
County:	LOS ANGELES, CA	Census Tract:	2323.00	Total Rooms:	
Subdivision:	401	Zoning:	LAC2	Bedrooms:	4
Rec Date:	04/06/2017	Prior Rec Date:	08/16/2004	Bath(F/H):	4 /

Sale Date:	03/30/2017	Prior Sale Date:	08/11/2004	Yr Built/Eff:	1930 / 1968
Sale Price:	\$900,000	Prior Sale Price:	\$430,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	381382	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,081	Pool:	
Total Value:	\$516,442	# of Stories:	2.00	Roof Mat:	ROLL COMPOSITION
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:8.95 (miles)

Address: **10065 COMMERCE AVE, TUJUNGA, CA 91042**

Owner Name: **PULLMAN BILL & TAMARA TRUST**

Seller Name: **OLDHAFFER RAYMOND**

APN:	2568-008-012	Map Reference:	10-F4 /	Living Area:	6,000
County:	LOS ANGELES, CA	Census Tract:	1012.10	Total Rooms:	
Subdivision:	6021	Zoning:	LAC2	Bedrooms:	
Rec Date:	02/24/2017	Prior Rec Date:	12/03/2013	Bath(F/H):	/
Sale Date:	02/08/2017	Prior Sale Date:	11/25/2013	Yr Built/Eff:	1923 / 1923
Sale Price:	\$1,000,000	Prior Sale Price:	\$538,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	221492	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,742	Pool:	
Total Value:	\$284,127	# of Stories:		Roof Mat:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:17.99 (miles)

Address: **6803 LONG BEACH BLVD, LONG BEACH, CA 90805-1133**

Owner Name: **PAMPA PROPERTIES LLC**

Seller Name: **HOANG KIM-CHI TRUST**

APN:	7304-027-032	Map Reference:	65-B5 /	Living Area:	6,420
County:	LOS ANGELES, CA	Census Tract:	5704.03	Total Rooms:	
Subdivision:	14111	Zoning:	LBCCA	Bedrooms:	11
Rec Date:	05/12/2017	Prior Rec Date:	10/29/1993	Bath(F/H):	10 /
Sale Date:	04/27/2017	Prior Sale Date:		Yr Built/Eff:	1958 / 1978
Sale Price:	\$1,450,000	Prior Sale Price:	\$245,000	Air Cond:	NONE
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	531707	Acres:	0.23	Fireplace:	/
1st Mtg Amt:	\$885,000	Lot Area:	10,030	Pool:	HEATED
Total Value:	\$461,304	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	PAVED

Comp #:14 Distance From Subject:25.66 (miles)

Address: **1216 E BROADWAY, LONG BEACH, CA 90802-3639**

Owner Name: **MAYER FAMILY TRUST**

Seller Name: **POLLEY ALAN & A 2012 TRUST**

APN:	7265-011-028	Map Reference:	75-D5 /	Living Area:	6,152
County:	LOS ANGELES, CA	Census Tract:	5766.01	Total Rooms:	
Subdivision:	ALIMATOS BEACH	Zoning:	LBR4R	Bedrooms:	6
Rec Date:	05/01/2017	Prior Rec Date:	01/24/1991	Bath(F/H):	7 /
Sale Date:	01/17/2017	Prior Sale Date:		Yr Built/Eff:	1906 /
Sale Price:	\$1,700,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	480648	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$1,360,000	Lot Area:	8,258	Pool:	
Total Value:	\$126,917	# of Stories:		Roof Mat:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:9.7 (miles)

Address: **3937 S VERMONT AVE, LOS ANGELES, CA 90037-1936**

Owner Name: **PMC VERMONT LLC**

Seller Name: **PCSD 3927-3947 VERMONT AVE LLC**

APN:	5037-022-024	Map Reference:	51-F1 /	Living Area:	6,450
County:	LOS ANGELES, CA	Census Tract:	2312.20	Total Rooms:	
Subdivision:	WEST PARK	Zoning:	LAC2	Bedrooms:	6
Rec Date:	10/06/2017	Prior Rec Date:	07/19/2016	Bath(F/H):	12 /
Sale Date:	10/05/2017	Prior Sale Date:	07/13/2016	Yr Built/Eff:	1925 / 1925
Sale Price:	\$7,925,000	Prior Sale Price:	\$3,000,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1148983	Acres:	0.48	Fireplace:	/

1st Mtg Amt:	\$15,675,000	Lot Area:	21,060	Pool:
Total Value:	\$3,000,000	# of Stories:	/	Roof Mat:
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:

Comp #:16				Distance From Subject:9.92 (miles)
Address:	1040 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90037			
Owner Name:	SNC INVESTMENTS LLC			
Seller Name:	MILLER JOHN C			
APN:	5020-029-020	Map Reference:	51-F2 /	Living Area:
County:	LOS ANGELES, CA	Census Tract:	2316.00	Total Rooms:
Subdivision:	1536	Zoning:	LAC2	Bedrooms:
Rec Date:	03/23/2017	Prior Rec Date:	11/03/1998	Bath(F/H):
Sale Date:	01/18/2017	Prior Sale Date:		Yr Built/Eff:
Sale Price:	\$1,200,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	329596	Acres:	0.16	Fireplace:
1st Mtg Amt:	\$875,000	Lot Area:	6,821	Pool:
Total Value:	\$193,643	# of Stories:	/	Roof Mat:
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:

Comp #:17				Distance From Subject:25.18 (miles)
Address:	649 CERRITOS AVE, LONG BEACH, CA 90802-1517			
Owner Name:	DHIMAN JAIPAL			
Seller Name:	AHZ CO INC			
APN:	7266-006-019	Map Reference:	75-D5 /	Living Area:
County:	LOS ANGELES, CA	Census Tract:	5765.01	Total Rooms:
Subdivision:	BLACKBURN TR	Zoning:	LBCO	Bedrooms:
Rec Date:	01/26/2017	Prior Rec Date:	11/08/2004	Bath(F/H):
Sale Date:	09/23/2016	Prior Sale Date:	10/18/2004	Yr Built/Eff:
Sale Price:	\$1,150,000	Prior Sale Price:	\$760,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	107505	Acres:	0.15	Fireplace:
1st Mtg Amt:	\$750,000	Lot Area:	6,705	Pool:
Total Value:	\$912,787	# of Stories:	2.00	Roof Mat:
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	288 /	Parking:

Comp #:18				Distance From Subject:8.26 (miles)
Address:	3572 E 8TH ST, LOS ANGELES, CA 90023-3041			
Owner Name:	ROUEL SONNY S			
Seller Name:	LOPEZ REINALDO A			
APN:	5191-018-017	Map Reference:	45-B6 /	Living Area:
County:	LOS ANGELES, CA	Census Tract:	2049.20	Total Rooms:
Subdivision:	10047	Zoning:	LAM1	Bedrooms:
Rec Date:	04/19/2017	Prior Rec Date:	08/06/1986	Bath(F/H):
Sale Date:	03/09/2017	Prior Sale Date:		Yr Built/Eff:
Sale Price:	\$975,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	430802	Acres:	0.09	Fireplace:
1st Mtg Amt:	\$475,000	Lot Area:	3,833	Pool:
Total Value:	\$78,953	# of Stories:	/	Roof Mat:
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:

Comp #:19				Distance From Subject:24.32 (miles)
Address:	1622 ORANGE AVE, LONG BEACH, CA 90813-2281			
Owner Name:	WEINER DOUGLAS/MERRILL ROARK			
Seller Name:	RJS FINL INC			
APN:	7268-031-028	Map Reference:	75-D3 /	Living Area:
County:	LOS ANGELES, CA	Census Tract:	5752.01	Total Rooms:
Subdivision:	ALAMITOS TR	Zoning:	LBR34	Bedrooms:
Rec Date:	03/17/2017	Prior Rec Date:	04/05/1978	Bath(F/H):
Sale Date:	03/10/2017	Prior Sale Date:		Yr Built/Eff:
Sale Price:	\$1,100,000	Prior Sale Price:	\$21,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	307045	Acres:	0.14	Fireplace:
1st Mtg Amt:	\$800,000	Lot Area:	5,994	Pool:
Total Value:	\$886,000	# of Stories:	/	Roof Mat:
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:

Comp #:20				Distance From Subject:6.05 (miles)
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Address:	1050 N ALLEN AVE, PASADENA, CA 91104				
Owner Name:	VENTURE GROUP LLC				
Seller Name:	MOEZ LLC				
APN:	5742-014-024	Map Reference:	27-D2 /	Living Area:	6,156
County:	LOS ANGELES, CA	Census Tract:	4625.00	Total Rooms:	
Subdivision:	7703	Zoning:	PSC-	Bedrooms:	
Rec Date:	03/13/2017	Prior Rec Date:	11/15/2004	Bath(F/H):	/
Sale Date:	02/28/2017	Prior Sale Date:	09/28/2004	Yr Built/Eff:	1930 / 1930
Sale Price:	\$1,372,000	Prior Sale Price:	\$650,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	284741	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$900,000	Lot Area:	4,403	Pool:	
Total Value:	\$780,668	# of Stories:		Roof Mat:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID LEE**

Date: **October 26, 2017**

JOB ADDRESS: **5040 NORTH EAGLE ROCK BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5686-003-003**

CASE#: **424089**

ORDER NO: **A-2810611**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 14, 2011**

COMPLIANCE EXPECTED DATE: **August 13, 2011**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2810611

0
1
2
3
4
5
6
7
8
9

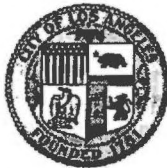
**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BRAL, RAMIN
1900 AVENUE OF THE STARS #1633
LOS ANGELES, CA 90067

CASE #: 424089
ORDER #: A-2810611
EFFECTIVE DATE: July 14, 2011
COMPLIANCE DATE: August 13, 2011

LPK
JUL 15 2011

OWNER OF
SITE ADDRESS: **5040 N EAGLE ROCK BLVD**
ASSESSORS PARCEL NO.: 5686-003-003
ZONE: C4; Commercial Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surchargé of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. A new water pressure regulator has been installed at the rear of the building without the required permits and approvals.**

You are therefore ordered to: Obtain all required plumbing permits and approvals. Call and arrange for inspection.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a)
of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** 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 \$1,925.00.

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3058.

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

Inspector: 

Date: July 14, 2011

MARK VAN SLOOTEN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3058


REVIEWED BY