

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 18, 2024

Council District: #1

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

JOB ADDRESS: 1001 NORTH MAIN STREET, LOS ANGELES, CA
AKA: 1007 NORTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5409-007-001
Re: Invoice #869586-6, #870236-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1001 North Main Street, Los Angeles, CA (AKA: 1007 North Main Street, Los Angeles, CA)** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order on August 6, 2018 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	141.63
Title Report fee	30.00
Grand Total	\$ 3,728.19

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,728.19** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,728.19** 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

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17869
Dated as of: 03/19/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5409-007-001

Property Address: 1001 N NORTH MAIN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BRYAN ELLIOT HUNDLEY

Grantor : PHILLIP MU AND ANN CHEN, JONATHAN MU AND JOSEPHINE LEE

Deed Date : 09/04/2013 Recorded : 01/08/2014

Instr No. : 14-0020869

MAILING ADDRESS: BRYAN ELLIOT HUNDLEY
1001 N MAIN ST, LOS ANGELES, CA 90012-1829

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 123-125 Subdivision Name: BEAUDRY WATER WORKS TRACT Brief Description:
BEAUDRY WATER WORKS TRACT VAC ST ADJ ON SE AND LOTS 123,124 AND LOT 125

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 06/07/2019 Document #: 19-0538075

Loan Amount: \$1,387,500

Lender Name: PRINSBANK

Borrowers Name: BRYAN ELLIOT HUNDLEY

MAILING ADDRESS: PRINSBANK
PO BOX 38 PRINSBURG, MN 56281

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20140020869



Pages:
0008

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

01/08/14 AT 08:00AM

FEES:	40.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR



LEADSHEET



201401080300012

00008736574



005973807

SEQ:
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t52

RECORDING REQUESTED BY:
Pacific Coast Title Company

AND WHEN RECORDED MAIL TO:

Mr. Bryan Elliot Hundley
600 Moulton Ave. #103B
Los Angeles, CA 90031



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 98809972

Escrow No.: 213094-TC

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is NOT OF PUBLIC RECORD

- [X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Los Angeles AND

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

Phillip Mu and Ann Chen, Husband and Wife as Joint Tenants; Jonathan Mu and Josephine Lee,
Husband and Wife as Joint Tenants and Sanger Mu, an Unmarried Man, all as Joint Tenants

hereby GRANT(s) to:

Bryan Elliot Hundley, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 1007 North Main Street, Los Angeles, CA 90012
AP#: 5409-007-001

DATED September 4, 2013

STATE OF CALIFORNIA

COUNTY OF

LOS ANGELES

On

SEPT 5 2013

before me,

A Notary Public in and for said State personally appeared

PHILLIP MU

ANN CHEN

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

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

SIGNATURE ATTACHED HERETO AS EXHIBIT AND
MADE A PART HEREOF.



Signature


(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

EXECUTED IN COUNTERPART

MAIL TAX STATEMENTS TO

SIGNATURE EXHIBIT


Phillip Mu


Ann Chen

Jonathan Mu

Josephine Lee

Sanger Mu

~~_____
Kim Mu Hy~~

~~_____
Jeffrey Hy~~

RECORDING REQUESTED BY:
Pacific Coast Title Company

AND WHEN RECORDED MAIL TO:

Mr. Bryan Elliot Hundley
600 Moulton Ave. #103B
Los Angeles, CA 90031

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Escrow No.: 213094-TC

Title Order No.: 98809972

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☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles AND

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AP#: 5409-007-001

DATED September 4, 2013

STATE OF CALIFORNIA LOS ANGELES
COUNTY OF

On SEPT 5 2013
before me, CHI CHEUNG LEUNG
A Notary Public in and for said State personally appeared
JONATHAN MU
JOSEPHINE LEE

who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

SIGNATURE ATTACHED HERETO AS EXHIBIT AND
MADE A PART HEREOF.



Signature

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

EXECUTED IN COUNTERPART

SIGNATURE EXHIBIT

5

Phillip Mu

Ann Chen

Jonathan Mu

Jonathan Mu

Josephine Lee

Sanger Mu

Kim Mu Hy

Jeffrey Hy

RECORDING REQUESTED BY:
Pacific Coast Title Company

AND WHEN RECORDED MAIL TO:

Mr. Bryan Elliot Hundley
600 Moulton Ave. #103B
Los Angeles, CA 90031

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 213094-TC

Title Order No.: 98809972

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *DEED SIGNED IN COUNTERPART*
DOCUMENTARY TRANSFER TAX is NOT OF PUBLIC RECORD

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles AND

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

Phillip Mu and Ann Chen, Husband and Wife as Joint Tenants; Jonathan Mu and Josephine Lee, Husband and Wife as Joint Tenants and Sanger Mu, an Unmarried Man, all as Joint Tenants

hereby GRANT(s) to:

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LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 1007 North Main Street, Los Angeles, CA 90012
AP#: 5409-007-001

DATED September 4, 2013

STATE OF CALIFORNIA

COUNTY OF

LOS ANGELES

On

SEPT. 5 2013

before me,

CHI-CHEUNG LEUNG

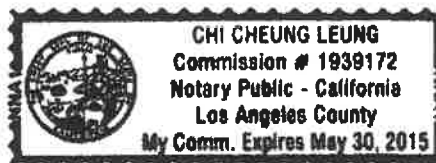
A Notary Public in and for said State personally appeared

SANGER MU

SIGNATURE ATTACHED HERETO AS EXHIBIT AND
MADE A PART HEREOF.

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Signature

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

EXECUTED IN COUNTERPART

SIGNATURE EXHIBIT

7

Phillip Mu

Ann Chen

Jonathan Mu

Josephine Lee

Sanger Mu

~~Kim Mu Hy~~

~~Jeffrey Hy~~

8

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 123, 124 AND 125 OF THE BEAUDRY WATER WORKS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE(S) 60 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO A PART OF MAIN STREET VACATED ADJOINING SAID LOTS ON THE EAST BEING A STRIP OF LAND 1.57 FEET, MORE OR LESS, MEASURED AT THE SOUTHERLY AND THEREOF AND 1.82 FEET, MORE OR LESS, MEASURED AT THE NORTHERLY END THEREOF.

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20190538075



Pages:
0003

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

06/07/19 AT 04:39PM

FEES:	83.00
TAXES:	0.00
OTHER:	0.00
SB2:	225.00
PAID:	308.00



LEADSHEET



201906070120089

00016683001



009862444

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

Bryan Elliot Hambley-20

Prepared By:

First Financial Network, Inc.
9211 Lake Hefner Parkway
Suite 200
Oklahoma City, OK 73120

When Recorded Mail To:

PrinsBank
Attn: Josh Lundeen
PO Box 38
Prinsburg, Minnesota 56281

Borrower Name:

Bryan Elliott Hundley

**Assessor's Property Tax Parcel/Account
Number: 5409- 007- 001**

(Space above is for Recorder's use)

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

This Assignment of Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing is made by **Wells Fargo Bank, N.A.**, a national banking association ("Assignor"), whose mailing address is Attn: David E. Canales, Vice President, Regional Banking-CMG (MAC #T7400-020), 4101 Wiseman Blvd #102, San Antonio, Texas 78251, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in favor of **PrinsBank**, a Minnesota financial corporation ("Assignee"), whose address is PO Box 38, Prinsburg, Minnesota 56281

Assignor hereby assigns, transfers and sets over to Assignee, its successors and assigns, "AS IS", "WHERE IS", "WITH ALL FAULTS" AND WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, EXCEPT AS PROVIDED IN ARTICLE VII OF THAT CERTAIN LOAN SALE AGREEMENT DATED AS OF May 7, 2019, all of Assignor's right, title and interest, as beneficiary, in and to that certain **Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing**, dated December 12, 2013, given

EXHIBIT B

ASSIGNED INSPECTOR: JACOB SEGURA
JOB ADDRESS: 1001 NORTH MAIN STREET, LOS ANGELES, CA
AKA: 1007 NORTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5409-007-001

Date: June 18, 2024

Last Full Title: 03/19/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---------------------------------------------------------------------------|----------------------------|
| 1) BRYAN ELLIOT HUNDLEY
1001 N. MAIN ST.
LOS ANGELES, CA 90012-1829 | CAPACITY: OWNER |
| 2) PRINSBANK
P.O. BOX 38
PRINSBURG, MN 56281 | CAPACITY: INTERESTED PARTY |

Property Detail Report**For Property Located At :****1007 N MAIN ST, LOS ANGELES, CA 90012-1829**

RealQuest

Owner Information

Owner Name: **HUNDLEY BRYAN E**
 Mailing Address: **1001 N MAIN ST, LOS ANGELES CA 90012-1829 C033**
 Vesting Codes: **//**

Location Information

Legal Description: **BEAUDRY WATER WORKS TRACT VAC ST ADJ ON SE AND LOTS 123,124 AND LOT 125**
 County: **LOS ANGELES, CA** APN: **5409-007-001**
 Census Tract / Block: **2060.10 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **BEAUDRY WATER WORKS TR**
 Legal Book/Page: Map Reference: **44-E2 /**
 Legal Lot: **125** Tract #: **LOS ANGELES**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C23** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **01/09/2014 / 01/06/2014** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **25650**

Last Market Sale Information

Recording/Sale Date: **01/08/2014 / 09/04/2013** 1st Mtg Amount/Type: **\$1,387,500 / CONV**
 Sale Price: **\$1,850,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **20870**
 Document #: **20869** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$104.52**
 New Construction: Multi/Split Sale:
 Title Company: **PACIFIC COAST TITLE CO.**
 Lender: **WELLS FARGO BK NA**
 Seller Name: **MU PHILLIP**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff:	1907 / 1911	Total Rooms/Offices	Garage Area:
Gross Area:	17,700	Total Restrooms:	Garage Capacity:
Building Area:	17,700	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LAUC(CA)	Acres:	0.20	County Use:	LIGHT MANUFACTURING (3102)
Lot Area:	8,823	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$2,179,777	Assessed Year:	2023	Property Tax:	\$28,015.99
Land Value:	\$1,178,258	Improved %:	46%	Tax Area:	4
Improvement Value:	\$1,001,519	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$2,179,777				

Comparable Sales Report

For Property Located At

**1007 N MAIN ST, LOS ANGELES, CA 90012-1829****16 Comparable(s) Selected.**

Report Date: 03/29/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,850,000	\$1,125,000	\$49,265,000	\$12,340,344
Bldg/Living Area	17,700	15,150	19,773	17,615
Price/Sqft	\$104.52	\$74.26	\$2,832.62	\$722.52
Year Built	1907	1942	1988	1968
Lot Area	8,823	21,700	78,484	37,681
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	9	9	9
Stories	0.00	1.00	2.00	1.50
Total Value	\$2,179,777	\$235,647	\$5,897,109	\$2,703,992
Distance From Subject	0.00	3.68	23.21	14.83

*= user supplied for search only

Distance From Subject: 3.68 (miles)

Comp #:	1				
Address:	336 W 31ST ST, LOS ANGELES, CA 90007-3806				
Owner Name:	PLANNED PARENTHOOD LOS ANGELES				
Seller Name:	CREF3 DTLA OWNER LLC				
APN:	5122-019-024	Map Reference:	44-B6 /	Building Area:	15,200
County:	LOS ANGELES, CA	Census Tract:	2246.00	Total Rooms/Offices:	
Subdivision:	CHALFIN	Zoning:	LAM1	Total Restrooms:	
Rec Date:	03/14/2024	Prior Rec Date:	05/04/2021	Yr Built/Eff:	1979 / 1979
Sale Date:	03/07/2024	Prior Sale Date:	04/30/2021	Air Cond:	
Sale Price:	\$37,900,000	Prior Sale Price:	\$22,801,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	166814	Acres:	0.50		
1st Mtg Amt:		Lot Area:	21,700		
Total Value:	\$5,160,384	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 7.01 (miles)			
Address:	6480 CORVETTE ST, COMMERCE, CA 90040-1703				
Owner Name:	LRF3 LA CORVETTE STREET LLC				
Seller Name:	SILMJ PROPERTIES LLC				
APN:	6336-012-035	Map Reference:	54-B2 /	Building Area:	19,484
County:	LOS ANGELES, CA	Census Tract:	5323.03	Total Rooms/Offices:	
Subdivision:	SAN ANTONIO RHO	Zoning:	CMM2*	Total Restrooms:	

Rec Date:	10/11/2023	Prior Rec Date:	01/30/2015	Yr Built/Eff:	1956 / 1958
Sale Date:	10/06/2023	Prior Sale Date:	01/22/2015	Air Cond:	
Sale Price:	\$5,330,000	Prior Sale Price:	\$2,220,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	689954	Acres:	0.81		
1st Mtg Amt:		Lot Area:	35,207		
Total Value:	\$4,947,102	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 3 Distance From Subject: 10.27 (miles)

Address: 4860 GREGG RD, PICO RIVERA, CA 90660-2107

Owner Name: SJM 4860 GREGG LLC

Seller Name: 4860 GREGG ROAD LLC

APN:	6375-027-023	Map Reference:	55-B3 /	Building Area:	19,580
County:	LOS ANGELES, CA	Census Tract:	5004.02	Total Rooms/Offices:	
Subdivision:	GUIRADO B	Zoning:	PRM2*	Total Restrooms:	
Rec Date:	11/30/2023	Prior Rec Date:	12/24/1986	Yr Built/Eff:	1965 / 1965
Sale Date:	10/25/2023	Prior Sale Date:	12/1986	Air Cond:	
Sale Price:	\$5,939,000	Prior Sale Price:	\$300,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	829064	Acres:	1.11		
1st Mtg Amt:	\$2,969,300	Lot Area:	48,406		
Total Value:	\$1,025,140	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 4 Distance From Subject: 12.55 (miles)

Address: 411 E GREENLEAF BLVD, COMPTON, CA 90221-4937

Owner Name: KINKO INVESTMENT LLC

Seller Name: MW FINGERHUT LLC

APN:	6164-018-009	Map Reference:	65-A4 /	Building Area:	15,538
County:	LOS ANGELES, CA	Census Tract:	5424.02	Total Rooms/Offices:	
Subdivision:	TEMPLE & GIBSON TR	Zoning:	COMH*	Total Restrooms:	
Rec Date:	07/10/2023	Prior Rec Date:	09/26/2013	Yr Built/Eff:	1953 /
Sale Date:	07/07/2023	Prior Sale Date:	09/13/2013	Air Cond:	
Sale Price:	\$5,700,000	Prior Sale Price:	\$3,839,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	448300	Acres:	0.94		
1st Mtg Amt:	\$2,850,000	Lot Area:	40,786		
Total Value:	\$235,647	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #: 5 Distance From Subject: 13.92 (miles)

Address: 7282 BELLAIRE AVE, NORTH HOLLYWOOD, CA 91605

Owner Name: 4412 MG ENTS LLC

Seller Name: LA 91605 LLC

APN:	2324-003-045	Map Reference:	16-B3 /	Building Area:	16,204
County:	LOS ANGELES, CA	Census Tract:	1233.04	Total Rooms/Offices:	
Subdivision:	1081	Zoning:	LAM2	Total Restrooms:	
Rec Date:	12/08/2023	Prior Rec Date:	07/25/2022	Yr Built/Eff:	1953 /
Sale Date:	11/16/2023	Prior Sale Date:	07/06/2022	Air Cond:	EVAP COOLER
Sale Price:	\$4,850,000	Prior Sale Price:	\$3,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	856296	Acres:	0.69		
1st Mtg Amt:	\$3,000,000	Lot Area:	30,031		
Total Value:	\$3,600,000	# of Stories:	1		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	6		Distance From Subject:	14.11 (miles)	
Address:	740 S 5TH AVE, CITY OF INDUSTRY, CA 91746-3012				
Owner Name:	DECOTEX LLC				
Seller Name:	CHEN YUO S				
APN:	8206-019-013	Map Reference:	48-B5 /	Building Area:	19,060
County:	LOS ANGELES, CA	Census Tract:	9800.35	Total Rooms/Offices:	
Subdivision:	1343	Zoning:	IDM*	Total Restrooms:	
Rec Date:	07/12/2023	Prior Rec Date:	09/23/2010	Yr Built/Eff:	1988 / 1989
Sale Date:	07/06/2023	Prior Sale Date:	09/15/2010	Air Cond:	
Sale Price:	\$6,700,000	Prior Sale Price:	\$2,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	455869	Acres:	1.00		
1st Mtg Amt:	\$3,390,000	Lot Area:	43,430		
Total Value:	\$2,585,989	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	7		Distance From Subject:	14.38 (miles)	
Address:	758 W 190TH ST, GARDENA, CA 90248-4235				
Owner Name:	690 190TH STREET PROPERTY LLC				
Seller Name:	CAMPBELL CAMPBELL & CAMPBELL I				
APN:	6121-022-011	Map Reference:	/	Building Area:	17,392
County:	LOS ANGELES, CA	Census Tract:	5435.01	Total Rooms/Offices:	
Subdivision:	4671	Zoning:	LCM2YY	Total Restrooms:	
Rec Date:	11/22/2023	Prior Rec Date:		Yr Built/Eff:	1979 / 1979
Sale Date:	11/14/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$49,265,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	811990	Acres:	0.50		
1st Mtg Amt:	\$52,350,000	Lot Area:	21,856		
Total Value:	\$1,537,405	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	8		Distance From Subject:	14.62 (miles)	
Address:	1630 12TH ST, SANTA MONICA, CA 90404-3710				
Owner Name:	1630 12TH STREET LLC				
Seller Name:	12TH ST ENTERTAINMENT ASSOCS L				
APN:	4283-006-018	Map Reference:	41-B6 /	Building Area:	18,420
County:	LOS ANGELES, CA	Census Tract:	7018.02	Total Rooms/Offices:	
Subdivision:	TOWNER TERRACE	Zoning:	SMM1*	Total Restrooms:	
Rec Date:	09/26/2023	Prior Rec Date:	03/17/1997	Yr Built/Eff:	1955 /
Sale Date:	09/08/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$20,200,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	647492	Acres:	0.54		
1st Mtg Amt:	\$7,000,000	Lot Area:	23,510		
Total Value:	\$2,316,747	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	9		Distance From Subject:	15.11 (miles)	
Address:	14928 OXNARD ST, VAN NUYS, CA 91411-2610				
Owner Name:	M & O PROPERTIES LTD				
Seller Name:	KANTER INVESTMENTS				
APN:	2243-022-003	Map Reference:	15-C6 /	Building Area:	18,000
County:	LOS ANGELES, CA	Census Tract:	1284.00	Total Rooms/Offices:	
Subdivision:	13504	Zoning:	LAM2	Total Restrooms:	
Rec Date:	01/31/2024	Prior Rec Date:	05/07/1991	Yr Built/Eff:	1956 / 1956

Sale Date:	01/24/2024	Prior Sale Date:	01/1991	Air Cond:	CENTRAL
Sale Price:	\$5,775,000	Prior Sale Price:	\$1,350,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	67745	Acres:	0.65		
1st Mtg Amt:		Lot Area:	28,143		
Total Value:	\$2,253,794	# of Stories:	2		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	15.49 (miles)
Address:	9847 GLENOAKS BLVD, SUN VALLEY, CA 91352-1016		
Owner Name:	SUN VALLEY GLEN LLC		
Seller Name:	HALLDON CORP		
APN:	2537-022-001	Map Reference:	9-D4 /
County:	LOS ANGELES, CA	Census Tract:	1211.02
Subdivision:	24152	Zoning:	LAM2
Rec Date:	02/29/2024	Prior Rec Date:	
Sale Date:	02/22/2024	Prior Sale Date:	
Sale Price:	\$7,650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	133063	Acres:	1.80
1st Mtg Amt:	\$5,000,000	Lot Area:	78,484
Total Value:	\$582,310	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	17,540
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1963 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	16.30 (miles)
Address:	16020 PHOENIX DR, CITY OF INDUSTRY, CA 91745-1623		
Owner Name:	KESTREL ENERGY STORAGE LLC		
Seller Name:	2000 GOLD LP		
APN:	8245-004-034	Map Reference:	85-F1 /
County:	LOS ANGELES, CA	Census Tract:	9800.35
Subdivision:	ROWLAND CHARLOTTE M	Zoning:	IDM*
Rec Date:	12/28/2023	Prior Rec Date:	08/09/2013
Sale Date:	11/02/2023	Prior Sale Date:	07/23/2013
Sale Price:	\$13,250,000	Prior Sale Price:	\$5,900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	912311	Acres:	0.78
1st Mtg Amt:		Lot Area:	34,129
Total Value:	\$1,914,668	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	15,300
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1976 / 1976
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	16.58 (miles)
Address:	7653 BURNET AVE, VAN NUYS, CA 91405-1006		
Owner Name:	BURNET 7653 LLC/BURNET 2626 LLC		
Seller Name:	BEACHBODY LLC		
APN:	2209-034-001	Map Reference:	15-C2 /
County:	LOS ANGELES, CA	Census Tract:	1272.10
Subdivision:	7459	Zoning:	LACM
Rec Date:	03/01/2024	Prior Rec Date:	07/14/2021
Sale Date:	02/26/2024	Prior Sale Date:	07/08/2021
Sale Price:	\$6,200,500	Prior Sale Price:	\$5,140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	135346	Acres:	0.89
1st Mtg Amt:		Lot Area:	38,941
Total Value:	\$5,242,800	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	19,500
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1973 / 1973
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: **13** Distance From Subject: **18.06 (miles)**
 Address: **15160 DESMAN RD, LA MIRADA, CA 90638-5737**
 Owner Name: **MILLER LIVING TRUST**
 Seller Name: **PALMER F & M FAMILY TRUST**
 APN: **7001-019-008** Map Reference: **83-B4 /** Building Area: **15,150**
 County: **LOS ANGELES, CA** Census Tract: **5039.02** Total Rooms/Offices:
 Subdivision: **PARCEL MAP 16702** Zoning: **LMM2*** Total Restrooms:
 Rec Date: **01/29/2024** Prior Rec Date: **01/29/2024** Yr Built/Eff: **1985 / 1985**
 Sale Date: **08/25/2023** Prior Sale Date: **08/25/2023** Air Cond:
 Sale Price: **\$1,125,000** Prior Sale Price: **\$1,125,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **63152** Acres: **0.72**
 1st Mtg Amt: Lot Area: **31,279**
 Total Value: **\$1,493,943** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **20.42 (miles)**
 Address: **1210 E 4TH ST, LONG BEACH, CA 90802**
 Owner Name: **DOMINGUEZ CHANNEL LLC**
 Seller Name: **TH LONG BEACH 4TH STREET LP**
 APN: **7275-006-075** Map Reference: **75-D5 /** Building Area: **15,940**
 County: **LOS ANGELES, CA** Census Tract: **5765.02** Total Rooms/Offices:
 Subdivision: **V H SWARTINGS SUB** Zoning: **LBCNR** Total Restrooms: **9**
 Rec Date: **12/01/2023** Prior Rec Date: **11/26/2018** Yr Built/Eff: **1942 / 1943**
 Sale Date: **12/01/2023** Prior Sale Date: **11/20/2018** Air Cond:
 Sale Price: **\$11,000,000** Prior Sale Price: **\$4,500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **833891** Acres: **0.62**
 1st Mtg Amt: Lot Area: **27,121**
 Total Value: **\$5,897,109** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **21.63 (miles)**
 Address: **20241 VALLEY BLVD A, WALNUT, CA 91789-2653**
 Owner Name: **ARCADIA TOWN CENTER LLC**
 Seller Name: **T & N WALNUT INVESTMENTS LLC**
 APN: **8722-009-042** Map Reference: **97-B1 /** Building Area: **19,765**
 County: **LOS ANGELES, CA** Census Tract: **4034.01** Total Rooms/Offices:
 Subdivision: **RHODES & ROWLAND** Zoning: **WAM1*** Total Restrooms:
 Rec Date: **12/11/2023** Prior Rec Date: **09/30/1997** Yr Built/Eff: **1987 / 1987**
 Sale Date: **12/04/2023** Prior Sale Date:
 Sale Price: **\$10,680,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **861288** Acres: **1.40**
 1st Mtg Amt: Lot Area: **60,864**
 Total Value: **\$1,886,559** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **23.21 (miles)**
 Address: **9000 LURLINE AVE, CHATSWORTH, CA 91311-6105**
 Owner Name: **LURLINE AVE LLC**
 Seller Name: **DEWITT FAMILY TRUST**
 APN: **2780-001-043** Map Reference: **6-D5 /** Building Area: **19,773**
 County: **LOS ANGELES, CA** Census Tract: **1134.26** Total Rooms/Offices:
 Subdivision: **27409** Zoning: **LAMR2** Total Restrooms:
 Rec Date: **10/18/2023** Prior Rec Date: **06/18/2002** Yr Built/Eff: **1979 / 1979**

Sale Date:	10/12/2023	Prior Sale Date:	06/10/2002	Air Cond:
Sale Price:	\$5,881,000	Prior Sale Price:	\$1,819,510	Pool:
Sale Type:	FULL	Prior Sale Type:		Roof Mat:
Document #:	711078	Acres:	0.90	
1st Mtg Amt:		Lot Area:	39,009	
Total Value:	\$2,584,275	# of Stories:		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/	

EXHIBIT D

ASSIGNED INSPECTOR: **JACOB SEGURA**
JOB ADDRESS: **1001 NORTH MAIN STREET, LOS ANGELES, CA**
AKA: **1007 NORTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5409-007-001**

Date: June 18, 2024

CASE NO.: 808720
ORDER NO.: A-4772654

EFFECTIVE DATE OF ORDER TO COMPLY: **August 6, 2018**
COMPLIANCE EXPECTED DATE: **September 5, 2018**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4772654

1061107201866386

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

HUNDLEY, BRYAN E
600 MOULTON AVE NO 103B
LOS ANGELES, CA 90031

CASE #: 808720
ORDER #: A-4772654
EFFECTIVE DATE: August 06, 2018
COMPLIANCE DATE: September 05, 2018

OWNER OF

SITE ADDRESS: 1001 N NORTH MAIN ST

ASSESSORS PARCEL NO.: 5409-007-001

ZONE: UNKNWN;

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

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

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to 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.

2. The conversion of a portion of the second floor of a commercial building to a living space was/is constructed

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



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without the required permits and approvals.

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

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Location: Kitchen area, sleeping area, laundry room, etc

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

3. No means of egress.

You are therefore ordered to: 1) Provide the required means of egress.

Code Section(s) in Violation: 91.1008.1.1, 91.1008.1.3.1 of the L.A.M.C.

Comments: Provide exits to public way from second floor staircases. doors to exit are locked and deadbolted.

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

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



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1061107201866386

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3938.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

[Signature]

Date: July 30, 2018

ARA HAGHNAZARIAN
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3938
Ara.Haghnazarian@lacity.org

[Signature]

REVIEWED BY

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

JUL 31 2018

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

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