

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

November 13, 2015

Council District: # 9

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

JOB ADDRESS: **4184 SOUTH ASCOT AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5116-010-021**

On May 03, 2014, 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: **4184 South Ascot Avenue, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order on April 03, 2014, 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
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,858.84
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	70.88
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,928.28</b>

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 **\$2,928.28** 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 **\$2,928.28** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

**Property Title Report**

**Work Order No. T12064**  
Dated as of: 07/16/2015

**Prepared for:** City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 5116-010-021

**Property Address:** 4184 S ASCOT AVE ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** Sheriff's Deed of Sale of Real Property  
**Grantee :** Farhad Yaghoubi, Ehsan Yaghoubi  
**Grantor :** Sheriff of the County of Los Angeles, State of California  
**Deed Date :** 6/22/2006 **Recorded :** 7/13/2006  
**Instr No. :** 06 1549403

**Mailing Address:** Farhad Yaghoubi, Ehsan Yaghoubi,  
454 S LA PEER DR BEVERLY HILLS CA 90211

**Mailing Address:** Farhad Yaghoubi, Ehsan Yaghoubi,  
804 South Los Angeles St, Los Angeles, CA 90014

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 1, Block I of Bowen's Vernon and Hooper Avenue Tract, in the City of Los Angeles, County of Los Angeles, as per map recorded in Book 9 Page 198 in the Office of the County Recorder of said County.

Assessor's Parcel No: 5116-010-021

**MORTGAGES/LIENS**

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

RECORDING REQUEST BY

**Leroy D. Baca, Sheriff**  
Los Angeles County

**06 1549403**

WHEN RECORDED MAIL TO

NAME L. A. County Sheriff's Department  
Court Services Division  
Real Estate Section Rm 525  
MAILING 110 N. Grand Ave.  
ADDRESS Los Angeles, CA 90012

2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Documentary Transfer Tax \$ 114.95 , City Tax \$ 470.25 , Property Location Los Angeles, CA  
The consideration or value on which the tax due was computed was  
exclusive of the value of a lien or encumbrance remaining on the interest or property conveyed at the time of sale.  
Leroy D. Baca, Sheriff, Los Angeles County By [Signature] , Deputy

**SHERIFF'S DEED OF SALE OF REAL PROPERTY**

Case No. 03U10646 R

I, the undersigned, Sheriff of the County of Los Angeles, State of California, do hereby certify that:  
 Under a Writ of  EXECUTION  SALE issued on 10/27/05 , out of the Superior Court of the  
Central Judicial District, Los Angeles County, State of California, on a judgment entered on 08/21/03  
 Judgment renewed \_\_\_\_\_ on  Under a Warrant for Collection of amount due the State of California  
dated: \_\_\_\_\_, in favor of:

(Name) William Little  
(Address) P.O. Box 1380  
(City & State) Los Angeles, CA 90078 Judgment Creditor(s)

and against Sherman Suanders Mayers aka Sherman Mayers  
(Address) 10020 Figueroa St  
(City & State) Los Angeles, CA 90003 Judgment Debtor(s)  
on 06/07/06 , I sold all the right, title and interest of said judgment debtor(s) in the following described property:  
Legal Description -

Lot 1, Block I of Bowen's Vernon and Hooper Avenue Tract, in the City of Los Angeles, County of Los Angeles, as per map  
recorded in Book 9 Page 198 in the Office of the County Recorder of said county.

Commonly Known As: 1403 E. 42<sup>nd</sup> St (Vacant Lot), Los Angeles, CA 90011  
Assessor's Parcel Number (APN): 5116-010-021

to (\*\* Name & Address of Purchaser) Farhad Yaghoubi, Ehsan Yaghoubi  
804 South Los Angeles St  
Los Angeles, CA 90014

for the sum of One Hundred Four Thousand and Two Hundred & NO/100 Dollars (\$104,200.00).

Executed on June 22, 2006 , at Los Angeles, California

**LERROY D. BACA, SHERIFF**  
LOS ANGELES COUNTY

By [Signature] , Deputy

**SHERIFF'S DEED OF SALE OF REAL PROPERTY**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

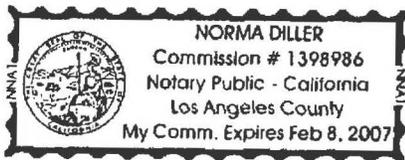
3

State of California }  
County of Los Angeles } ss.

On July 12, 2006 before me, Norma Diller, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Ellen M. Castillo  
Name(s) of Signer(s)

personally known to me  
 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.

*[Signature]*  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Sheriff's Deed of Sale of Real Property - Case # 03U10646R

Document Date: June 22, 2006 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer**

Signer's Name: Ellen M. Castillo

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

06 1549403

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here





**Property Detail Report**

For Property Located At :  
**1403 E 42ND ST, LOS ANGELES, CA 90011**

**Owner Information**

Owner Name: **YAGHOUBI FARHAD & EHSAN**  
 Mailing Address: **454 S LA PEER DR, BEVERLY HILLS CA 90211-3504 C046**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **BOWEN'S VERNON AND HOOPER AVE TRACT LOT 1**  
 County: **LOS ANGELES, CA** APN: **5116-010-021**  
 Census Tract / Block: **2282.20 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **VERNON BOWENS & HOOPER AVE TR**  
 Legal Book/Page: Map Reference: **52-D2 /**  
 Legal Lot: **1** Tract #: **LOS ANGELES**  
 Legal Block: **1** School District: **LOS ANGELES**  
 Market Area: **C42** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **07/13/2006 / 06/22/2006** Deed Type: **SHERIFF'S DEED**  
 Sale Price: **\$104,200** 1st Mtg Document #:  
 Document #: **1549403**

**Last Market Sale Information**

Recording/Sale Date: **09/26/1995 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$15,233** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1560613** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:

Title Company:  
 Lender:  
 Seller Name: **BOARD OF PUBLIC WORKS**

**Prior Sale Information**

Prior Rec/Sale Date: **09/26/1995 /** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **1560611** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Year Built / Eff: <b>/</b>	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	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: <b>LAR2</b>	Acres: <b>0.13</b>	County Use: <b>VACANT COMMERCIAL (100V)</b>
Lot Area: <b>5,842</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>COMMERCIAL LOT</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

**Tax Information**

Total Value: <b>\$277,575</b>	Assessed Year: <b>2015</b>	Property Tax: <b>\$3,396.49</b>
Land Value: <b>\$277,575</b>	Improved %:	Tax Area: <b>7</b>
Improvement Value:	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$277,575</b>		

**Comparable Sales Report**

For Property Located At

**1403 E 42ND ST, LOS ANGELES, CA 90011****20 Comparable(s) Selected.**

Report Date: 11/10/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$15,233	\$68,000	\$3,540,000	\$1,059,200
Bldg/Living Area	0	3,000	3,000	3,000
Price/Sqft	\$0.00	\$816.67	\$816.67	\$816.67
Year Built	0	2014	2014	2014
Lot Area	5,842	2,667	9,922	5,242
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$277,575	\$5,486	\$338,121	\$108,182
Distance From Subject	0.00	0.69	4.07	2.79

\*= user supplied for search only

Comp #:	<b>1</b>		Distance From Subject:	<b>0.69 (miles)</b>
Address:	<b>3201 S CENTRAL AVE, LOS ANGELES, CA 90011</b>			
Owner Name:	<b>SC PORT LLC/LEEDS FREDERICK H TRUST</b>			
Seller Name:	<b>ORONOZ PROPERTIES LLC</b>			
APN:	<b>5114-019-015</b>	Map Reference:	<b>52-C1 /</b>	Building Area:
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2267.00</b>	Total Rooms/Offices:
Subdivision:	<b>WILSON TR LOS ANGELES</b>	Zoning:	<b>LAM1</b>	Total Restrooms:
Rec Date:	<b>09/18/2015</b>	Prior Rec Date:	<b>10/02/1997</b>	Yr Built/Eff:
Sale Date:	<b>08/19/2015</b>	Prior Sale Date:		Air Cond:
Sale Price:	<b>\$848,000</b>	Prior Sale Price:	<b>\$100,000</b>	Pool:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #:	<b>1158360</b>	Acres:	<b>0.23</b>	
1st Mtg Amt:	<b>\$4,000,000</b>	Lot Area:	<b>9,886</b>	
Total Value:	<b>\$77,124</b>	# of Stories:		
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

Comp #:	<b>2</b>		Distance From Subject:	<b>0.95 (miles)</b>
Address:	<b>5265 S CENTRAL AVE, LOS ANGELES, CA 90011</b>			
Owner Name:	<b>UNITED CENTRAL BUILDERS LLC</b>			
Seller Name:	<b>CELERITY DEV LLC</b>			
APN:	<b>5103-024-035</b>	Map Reference:	<b>/</b>	Building Area:
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2294.20</b>	Total Rooms/Offices:
Subdivision:	<b>WIESENDANGER'S SOUTH END</b>	Zoning:	<b>LAC2</b>	Total Restrooms:
Rec Date:	<b>09/09/2015</b>	Prior Rec Date:	<b>06/25/1996</b>	Yr Built/Eff:
Sale Date:	<b>07/09/2015</b>	Prior Sale Date:		Air Cond:
Sale Price:	<b>\$426,000</b>	Prior Sale Price:	<b>\$157,500</b>	Pool:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #:	<b>1107784</b>	Acres:	<b>0.14</b>	
1st Mtg Amt:		Lot Area:	<b>6,258</b>	
Total Value:	<b>\$105,640</b>	# of Stories:		
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

Comp #:	<b>3</b>		Distance From Subject:	<b>0.95 (miles)</b>
Address:	<b>5269 S CENTRAL AVE, LOS ANGELES, CA 90011</b>			
Owner Name:	<b>UNITED CENTRAL BUILDERS LLC</b>			
Seller Name:	<b>CELERITY DEV LLC</b>			
APN:	<b>5103-024-034</b>	Map Reference:	<b>/</b>	Building Area:
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2294.20</b>	Total Rooms/Offices:
Subdivision:	<b>WIESENDANGER'S SOUTH END</b>	Zoning:	<b>LAC2</b>	Total Restrooms:
Rec Date:	<b>09/09/2015</b>	Prior Rec Date:	<b>06/25/1996</b>	Yr Built/Eff:
Sale Date:	<b>07/09/2015</b>	Prior Sale Date:		Air Cond:
Sale Price:	<b>\$426,000</b>	Prior Sale Price:	<b>\$157,500</b>	Pool:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #:	<b>1107784</b>	Acres:	<b>0.16</b>	
1st Mtg Amt:		Lot Area:	<b>6,915</b>	
Total Value:	<b>\$118,431</b>	# of Stories:		
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

Comp #:	<b>4</b>		Distance From Subject:	<b>1.47 (miles)</b>
Address:	<b>5922 S CENTRAL AVE, LOS ANGELES, CA 90001-1129</b>			

Owner Name: **PALMER CELESTINE W**  
 Seller Name: **SINGH ANITA & RAJINDAR**  
 APN: **6008-007-030** Map Reference: **52-C4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5328.00** Total Rooms/Offices:  
 Subdivision: **5449** Zoning: **LCM1\*** Total Restrooms:  
 Rec Date: **06/19/2015** Prior Rec Date: Yr Built/Eff: **/**  
 Sale Date: **01/16/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$105,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **736246** Acres: **0.23**  
 1st Mtg Amt: Lot Area: **9,922**  
 Total Value: **\$25,681** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **1.95 (miles)**  
 Address: **2029 SACRAMENTO ST, LOS ANGELES, CA 90021**  
 Owner Name: **ARTS & DEV INC**  
 Seller Name: **MIRA JORGE O**  
 APN: **5166-011-011** Map Reference: **44-E5 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:  
 Subdivision: **HISCOCK & SMITHS ADD** Zoning: **LAM3** Total Restrooms:  
 01 Yr Built/Eff: **/**  
 Rec Date: **03/20/2015** Prior Rec Date: **08/28/2012** Air Cond:  
 Sale Date: **10/28/2014** Prior Sale Date: **07/12/2012** Pool:  
 Sale Price: **\$850,000** Prior Sale Price: **\$700,000** Roof Mat:  
 Sale Type: **FULL** Prior Sale Type: **FULL**  
 Document #: **305735** Acres: **0.12**  
 1st Mtg Amt: **\$850,000** Lot Area: **5,393**  
 Total Value: **\$338,121** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **2.2 (miles)**  
 Address: **,, CA**  
 Owner Name: **MERUELO REAL PROPERTY CORP**  
 Seller Name: **MERONA ENTS INC**  
 APN: **6010-025-041** Map Reference: **/** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5329.00** Total Rooms/Offices:  
 Subdivision: **5450** Zoning: **LCC2\*** Total Restrooms:  
 Rec Date: **09/01/2015** Prior Rec Date: **05/23/2000** Yr Built/Eff: **/**  
 Sale Date: **08/27/2015** Prior Sale Date: Air Cond:  
 Sale Price: **\$3,540,000** Prior Sale Price: **\$590,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1079082** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,727**  
 Total Value: **\$90,024** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **2.48 (miles)**  
 Address: **,, CA**  
 Owner Name: **MANHATTAN BELL LLC**  
 Seller Name: **FLORENCE & SAN PEDRO LLC**  
 APN: **6011-008-002** Map Reference: **52-B5 /** Building Area: **3,000**  
 County: **LOS ANGELES, CA** Census Tract: **2393.30** Total Rooms/Offices:  
 Subdivision: **2395** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **06/08/2015** Prior Rec Date: **10/30/2013** Yr Built/Eff: **2014 / 2014**  
 Sale Date: **05/28/2015** Prior Sale Date: **10/03/2013** Air Cond:  
 Sale Price: **\$2,450,000** Prior Sale Price: **\$750,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **667431** Acres: **0.08**  
 1st Mtg Amt: Lot Area: **3,501**  
 Total Value: **\$151,107** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **2.53 (miles)**  
 Address: **7306 MARBRISA AVE, HUNTINGTON PARK, CA 90255**  
 Owner Name: **7301 SANTA FE AVENUE LLC**  
 Seller Name: **ZACKY MATHIOU W**  
 APN: **6025-029-025** Map Reference: **52-E6 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5349.00** Total Rooms/Offices:  
 Subdivision: **NAEAUSS PIONEER** Zoning: **LCC3\*** Total Restrooms:  
 HOMESTEAD Yr Built/Eff: **/**  
 Rec Date: **02/23/2015** Prior Rec Date: **04/20/1992** Air Cond:  
 Sale Date: **02/12/2015** Prior Sale Date: **01/1992** Pool:  
 Sale Price: **\$3,100,000** Prior Sale Price: Roof Mat:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **193799** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,732**  
 Total Value: **\$134,223** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: 9 Distance From Subject: 2.61 (miles)  
 Address: ,, CA  
 Owner Name: LEON EDUARDO R/RINCON PAULINA M  
 Seller Name: JOHNSON J F LIVING TRUST  
 APN: 6012-013-002 Map Reference: 52-B5 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2393.10 Total Rooms/Offices:  
 Subdivision: 4791 Zoning: LAC2 Total Restrooms:  
 Rec Date: 06/25/2015 Prior Rec Date: 03/26/1996 Yr Built/Eff: /  
 Sale Date: 03/24/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$740,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 760606 Acres: 0.07  
 1st Mtg Amt: \$592,000 Lot Area: 3,000  
 Total Value: \$28,354 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 10 Distance From Subject: 2.66 (miles)  
 Address: ,, CA  
 Owner Name: WHITBOY LLC  
 Seller Name: WHITTIER BOY LLC  
 APN: 5183-021-013 Map Reference: 45-A4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2046.00 Total Rooms/Offices:  
 Subdivision: 4673 Zoning: LAR3 Total Restrooms:  
 Rec Date: 02/11/2015 Prior Rec Date: 10/16/2003 Yr Built/Eff: /  
 Sale Date: 01/21/2015 Prior Sale Date: 09/12/2003 Air Cond:  
 Sale Price: \$1,800,000 Prior Sale Price: \$1,373,010 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 152338 Acres: 0.16  
 1st Mtg Amt: Lot Area: 7,037  
 Total Value: \$248,427 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 11 Distance From Subject: 3.26 (miles)  
 Address: 1600 FIRESTONE BLVD, LOS ANGELES, CA 90001-3926  
 Owner Name: RMZ GROUP INC  
 Seller Name: WHITE EDNA L M  
 APN: 6044-001-012 Map Reference: 58-D2 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 5351.02 Total Rooms/Offices:  
 Subdivision: PUTNEY PLACE Zoning: LCC3\* Total Restrooms:  
 Rec Date: 08/05/2015 Prior Rec Date: 09/05/1991 Yr Built/Eff: /  
 Sale Date: 07/27/2015 Prior Sale Date: 07/1991 Air Cond:  
 Sale Price: \$123,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 954078 Acres: 0.11  
 1st Mtg Amt: Lot Area: 4,870  
 Total Value: \$8,335 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 12 Distance From Subject: 3.29 (miles)  
 Address: ,, CA  
 Owner Name: CHIN KYO H/CHIN RICHARD K  
 Seller Name: TRIWAY PROPERTIES LLC  
 APN: 6026-028-014 Map Reference: 58-E1 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 5353.00 Total Rooms/Offices:  
 Subdivision: PECKS FLORENTINE Zoning: LCC3\* Total Restrooms:  
 Rec Date: 03/18/2015 Prior Rec Date: 04/01/1998 Yr Built/Eff: /  
 Sale Date: 03/16/2015 Prior Sale Date: 03/23/1998 Air Cond:  
 Sale Price: \$1,200,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 292676 Acres: 0.06  
 1st Mtg Amt: Lot Area: 2,763  
 Total Value: \$24,568 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 13 Distance From Subject: 3.62 (miles)  
 Address: ,, CA  
 Owner Name: HERNANDEZ JAVIER C/SANCHEZ JUAN & ELEAZAR  
 Seller Name: SMITH DOUGLAS L & JULIANA G  
 APN: 6042-028-006 Map Reference: 58-C2 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2400.20 Total Rooms/Offices:  
 Subdivision: 6631 Zoning: LAC2 Total Restrooms:  
 Rec Date: 02/11/2015 Prior Rec Date: 09/01/1981 Yr Built/Eff: /  
 Sale Date: 01/27/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$550,000 Prior Sale Price: \$25,000 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 152482 Acres: 0.14  
 1st Mtg Amt: \$485,000 Lot Area: 5,994  
 Total Value: \$23,064 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 14 Distance From Subject: 3.76 (miles)  
 Address: 106 E 88TH PL, LOS ANGELES, CA 90003  
 Owner Name: CAFA HOMES INC  
 Seller Name: TAYLOR S D LIVING TRUST  
 APN: 6041-005-001 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: 06/23/2015 Prior Rec Date: 07/26/1985 Yr Built/Eff: /  
 Sale Date: 04/15/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$1,500,000 Prior Sale Price: \$14,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 746795 Acres: 0.08  
 1st Mtg Amt: \$600,000 Lot Area: 3,660  
 Total Value: \$23,184 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 15 Distance From Subject: 3.77 (miles)  
 Address: ,, CA  
 Owner Name: CAFA HOMES INC  
 Seller Name: TAYLOR S D LIVING TRUST  
 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: 06/23/2015 Prior Rec Date: Yr Built/Eff: /  
 Sale Date: 04/15/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$1,500,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 746795 Acres: 0.06  
 1st Mtg Amt: \$600,000 Lot Area: 2,675  
 Total Value: \$5,486 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 16 Distance From Subject: 3.78 (miles)  
 Address: 8616 S FIGUEROA ST, LOS ANGELES, CA 90003  
 Owner Name: LP GROUP LLC  
 Seller Name: LAGORIO ANTHONY P & MARY M  
 APN: 6038-001-004 Map Reference: 58-A2 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2403.00 Total Rooms/Offices:  
 Subdivision: H M WHITAKERS Zoning: LAC2 Total Restrooms:  
 FIGUEROA STREET  
 Rec Date: 06/30/2015 Prior Rec Date: 04/16/2008 Yr Built/Eff: /  
 Sale Date: 05/28/2015 Prior Sale Date: 02/20/2008 Air Cond:  
 Sale Price: \$149,000 Prior Sale Price: \$150,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 783684 Acres: 0.16  
 1st Mtg Amt: Lot Area: 7,001  
 Total Value: \$270,030 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 17 Distance From Subject: 3.87 (miles)  
 Address: 8870 S BROADWAY, LOS ANGELES, CA 90003  
 Owner Name: RIVERS VICTOR F/ZUNIGA CUAUHEMOC G  
 Seller Name: SANTANA INVESTORS LLC  
 APN: 6040-026-018 Map Reference: 58-A2 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2402.00 Total Rooms/Offices:  
 Subdivision: 672 Zoning: LAC2 Total Restrooms:  
 Rec Date: 08/28/2015 Prior Rec Date: 06/18/2014 Yr Built/Eff: /  
 Sale Date: 07/08/2015 Prior Sale Date: 02/13/2014 Air Cond:  
 Sale Price: \$469,000 Prior Sale Price: \$95,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1064092 Acres: 0.08  
 1st Mtg Amt: \$460,505 Lot Area: 3,618  
 Total Value: \$96,898 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 3.89 (miles)  
 Address: 4510 E 56TH ST, MAYWOOD, CA 90270  
 Owner Name: SC PORT LLC/LEEDS FREDERICK H TRUST  
 Seller Name: ORONOZ PROPERTIES LLC  
 APN: 6313-008-003 Map Reference: 53-D4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 5337.01 Total Rooms/Offices:  
 Subdivision: 5952 Zoning: MYR3\* Total Restrooms:  
 Rec Date: 09/18/2015 Prior Rec Date: 05/13/1988 Yr Built/Eff: /  
 Sale Date: 08/19/2015 Prior Sale Date: 02/1988 Air Cond:  
 Sale Price: \$702,000 Prior Sale Price: \$125,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1158212 Acres: 0.14  
 1st Mtg Amt: \$4,000,000 Lot Area: 6,219  
 Total Value: \$200,807 # of Stories:

Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **19** Distance From Subject: **4.02 (miles)**  
 Address: **616 NEW DEPOT ST, LOS ANGELES, CA 90012**  
 Owner Name: **PAMC LTD**  
 Seller Name: **WT INVESTMENT GROUP LLC**  
 APN: **5407-009-015** Map Reference: **44-D1 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2071.03** Total Rooms/Offices:  
 Subdivision: **2** Zoning: **LAR4** Total Restrooms:  
 Rec Date: **05/15/2015** Prior Rec Date: **05/30/2007** Yr Built/Eff: **/**  
 Sale Date: **05/07/2015** Prior Sale Date: **03/21/2007** Air Cond:  
 Sale Price: **\$638,000** Prior Sale Price: **\$300,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **567258** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,667**  
 Total Value: **\$111,474** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **20** Distance From Subject: **4.07 (miles)**  
 Address: **8636 S VERMONT AVE, LOS ANGELES, CA 90044**  
 Owner Name: **OPPORTUNITY BAPTIST CHURCH INC**  
 Seller Name: **SYNN NAM K & SUN O**  
 APN: **6038-010-017** Map Reference: **57-F2 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2403.00** Total Rooms/Offices:  
 Subdivision: **3354** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **02/13/2015** Prior Rec Date: **06/28/1991** Yr Built/Eff: **/**  
 Sale Date: **06/30/2014** Prior Sale Date:  
 Sale Price: **\$68,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **165042** Acres: **0.07** Roof Mat:  
 1st Mtg Amt: **\$70,000** Lot Area: **3,002**  
 Total Value: **\$82,656** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

# EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA  
JOB ADDRESS: 4184 SOUTH ASCOT AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5116-010-021

Date: November 13, 2015

CASE#: 565861  
ORDER NO: A-3480134

EFFECTIVE DATE OF ORDER TO COMPLY: April 03, 2014  
COMPLIANCE EXPECTED DATE: May 03, 2014  
DATE COMPLIANCE OBTAINED: No Compliance To Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3480134

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

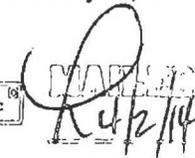
RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

YAGHOUBI, FARHAD AND  
454 S LA PEER DR  
BEVERLY HILLS, CA 90211

CASE #: 565861  
ORDER #: A-3480134  
EFFECTIVE DATE: April 03, 2014  
COMPLIANCE DATE: May 03, 2014

OWNER OF  
SITE ADDRESS: 4184 S ASCOT AVE - VACANT LOT  
ASSESSORS PARCEL NO.: 5116-010-021  
ZONE: R2; Two Family Zone

  
RAYMOND S. CHAN  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

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

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

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

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

VIOLATION(S):

1. The premises are not maintained free from overgrown vegetation.

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. 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), 12.03 and 12.21A.8.(b) of the L.A.M.C.

Comments: Storage of 7 autos and trucks, 2 car trailers, 4 motor homes, 1 pull trailer (RV) and 1 boat.

3. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 day 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 \$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 98.04 II 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.

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (323)789-2786. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: March 27, 2014

BRUCE TODD  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-2786

Bruce.Todd@lacity.org

  
REVIEWED BY