

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

July 20, 2010

Council District: # 9

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

JOB ADDRESS: **5115 ½ SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
A.K.A.: **5111 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5103-028-032**

On August 27th, 2005, 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: **5115 ½ South Central Avenue, Los Angeles, California (a.k.a.: 5111 South Central Avenue)** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

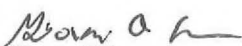
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 325.00
Late Charge (250%)	812.50
Accumulated Interest (1%/month)	443.24
Title Report fee	53.00
Grand Total	\$ 1,633.74

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 **\$ 1,633.74** 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 **\$ 1,633.74** on the referenced property. 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


Giovanni Dacumos
Acting Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

BY: _____
DEPUTY

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. HT108	Prepared for: City of Los Angeles	
Type of Report: GAP Report		
Order Date: 6-04-2010	Dated as of: 6-01-2010	Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5103-028-032

Situs Address: 5111 S. Central Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 02/17/1938

As Document Number: 38-280

Documentary Transfer Tax : \$ None

In Favor of: American Legion Benjamin J. Bowie Post No. 228

Mailing Address: 5111 S. Central Ave.
Los Angeles, CA 90011

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 172 and 173 of Wiesendanger's South-end Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 60, Page(s) 56 of Miscellaneous Records, in the office of the County Recorder of said County.

WestCoast Title Company

15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Page 2

Order Number: HT108

-Schedule B Continued-

1. A Notice of Buildings within the Scope of Division 88
-Earthquake Hazard Reduction in Existing Buildings- Recorded on 06/30/1986
as Document Number 86-820237
Filed by: American Legion, Benjamin J. Bowie
(see attached document for details)

2. A Deed of Trust Recorded on 02/23/2006
as Document Number 06-398048
Amount: \$67,000.00
Trustor: Benjamin J. Bowie post No. 228 of The American Legion Department of California
Trustee: PRLAP, Inc.
Beneficiary: Bank of America, N.A.

Mailing Address: Bank of America, N.A.
CA9-702-05-71
101 S. Marengo Ave., 5th Floor
Pasadena, CA 91101-2428

3. A Notice of Pending Lien Recorded 12/21/2007
as Document Number 07-2815497
Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report


TitleTrace i.t.

Real Estate Information Technology

 Los Angeles County
Parcel Data

APN No.	5103-028-032			
Situs Address	5111 S CENTRAL AVE LOS ANGELES CA 90011			
Mailing Address	5115 S CENTRAL AVE LOS ANGELES CA 90011			
Legal Description	WIESENDANGER'S SOUTH-END TRACT LOTS 172 AND Lot/Sec 173			
Owners Name(s)	AMERICAN LEGION BENJAMIN J BOWIE POST NO 228			
Special Name				
Date Of Transfer	01/45/1987			
Tax Data				
Land Value	\$33,303	Taxes	1st Half	2nd Half
Improvement	\$14,256	Status	**PAID**	DELINQUENT
HomeownersExemption	0000	Pmt Date	11/05/2008	
Net Total	\$46,627	Total Tax	\$1,408.26	
		Tax Install	704.14	704.12
		Penalty	70.41	80.41
		Balance Due	.00	784.53
		Total Tax Due	784.53	
Special Assessments included in Total Tax Amount				
Acct no.	188.51	Agency:	CITY LT MAINT 21	Amount: 220.43
Acct no.	001.70	Agency:	TRAUMA/EMERG SRV86	Amount: 200.88
Acct no.	188.85	Agency:	CITY LT MAINT21821	Amount: 105.15
Acct no.	036.92	Agency:	COUNTY PARK DIST21	Amount: 37.30
Acct no.	188.71	Agency:	CITY 911 FUND 21	Amount: 48.29
Acct no.	030.71	Agency:	FLOOD CONTROL 62	Amount: 110.69
Acct no.	188.69	Agency:	LA STORMWATER 21	Amount: 88.25
Acct no.	188.50	Agency:	LACITY PARK DIST21	Amount: 35.29
Acct no.	061.81	Agency:	LACO VECTR CNTRL86	Amount: 7.25
			Special Assessments Total:	853.53
Region: 26	Use Code: 1100	Zoning: LAC2	SQ. Ft: 5,400	Yr Blt: 1924 Yr. Sold to State: 0000

Copyright © 2008 by TITLE TRACE A DIVISION OF THE LOREN DATA GROUP, LLC, ALL RIGHTS RESERVED.

2-17-1938 #280

2/23/06

EXHIBIT "A"
(LEGAL DESCRIPTION)

18

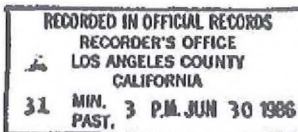
X LOTS 172 AND 173 OF WIESENDANGER'S SOUTH-END TRACT, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 56 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY X

06 0398048

Recorded at Request of
City of Los Angeles
Mail to:

Department of Building and Safety
Earthquake Safety Division
200 North Spring Street—Room 460Y
Los Angeles, California 90012-4869

86 820237



FREE 1C

ABOVE SPACE FOR RECORDER'S USE ONLY

**NOTICE OF BUILDINGS WITHIN THE SCOPE OF DIVISION 88
— EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS —**

Notice is hereby given that the Department of Building and Safety has determined that the building(s) located on the following described property as identified by the records of the Los Angeles County Assessor's Assessment Rolls is within the scope of Division 88 of the Los Angeles Municipal Code (Sections 91.8801 through 91.8810, entitled "Earthquake Hazard Reduction in Existing Buildings"). Division 88 applies to buildings that were constructed or for which a building permit was issued prior to October 6, 1933 and has unreinforced masonry bearing walls.

ASSESSOR'S BOOK 5103 PAGE 028 PARCEL 032
of the records of Los Angeles County, and known as 5111-17 1/2 South Central Avenue

The owner has been ordered to structurally analyze the building and to structurally alter or demolish it where compliance with Division 88 is not exhibited. If the owner or other person in charge or control of the subject buildings fails to comply with the order issued by the Department pursuant to this Division within any of the time limits set forth in Section 91.8805, the building is subject to being vacated and demolished unless the requirements of Division 88 are complied with.

For information regarding Division 88 requirements or the status of the structural alterations for the described building, contact the Earthquake Safety Division of the Department of Building and Safety, 200 North Spring Street, Room 460Y, Los Angeles, CA 90012-4869.

DATED: This 30th day of June 1986

OWNER: Superintendent of Building

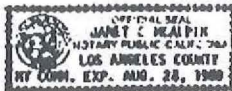
American Legion
Benjamin J. Bowie
5115 S. Central Avenue
Los Angeles, California 90011

BY
K. Deppe
Chief (Acting Chief) of
EARTHQUAKE SAFETY DIVISION

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

On this 30th day of June 1986 before me, a notary public in and for the said County and State, personally appeared Karl C. Deppe, known to me to be the Chief or Acting Chief of the Earthquake Safety Division of the Department of Building and Safety of the City of Los Angeles, an authorized representative of the Superintendent of Building of the City of Los Angeles who executed the same.

WITNESS my hand and official seal:



Signature

Janet C. McAlpin

Notary Public in and for the County
of Los Angeles, State of California

© 1986 C&S 01 001

2/23/06

NORTH AMERICAN TITLE COMPANY

06 0398048

WHEN RECORDED MAIL TO:

Bank of America, N.A.
CA9-702-05-71
101 S. Marengo Avenue, 5th Floor
Pasadena, CA 91101-2428

1565887-63

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated February 16, 2006, among The Benjamin J. Bowie post No. 228 of The American Legion Department of California, Incorporated, a Corporation ("Trustor"), Bank of America, N.A., whose address is CCS-Small Business/Premier, CA9-702-05-71, 101 S. Marengo Avenue, 5th Floor, Pasadena, CA 91101-2428 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"), and PRLAP, Inc., whose address is 10850 White Rock Road, Ste. 101, Rancho Cordova, CA 95670 (referred to below as "Trustee")

CONVEYANCE AND GRANT For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances, all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geotherma and similar matters, (the "Real Property") located in Los Angeles County, State of California.

See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 5111-5117 1/2 S. Central Avenue, Los Angeles, CA 90011. The Assessor's Parcel Number for the Real Property is 5103-028-032.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property, and (3) collect the Rents from the Property.

Duty to Maintain Trustor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws Trustor represents and warrants to Lender that (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property, (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters, and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property, and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property

2/23/06

Loan No: 8598354092

**DEED OF TRUST
(Continued)**

10
Page 9

Guaranty The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note

Hazardous Substances The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos

Improvements The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property

Indebtedness The word "Indebtedness" means the indebtedness evidenced by the Note or Related Documents, including all principal and interest together with all other indebtedness and costs and expenses for which Borrower or Grantor or any other borrower, guarantor, pledgor, obligor or accommodation party is responsible under this Agreement or under any of the Related Documents, including any obligations arising under any interest rate, credit, commodity or equity swap, cap, floor, collar, forward foreign exchange transaction, currency swap, cross currency rate swap, currency option, securities puts, calls, collars, options or forwards or any combination of, or option with respect to, these or similar transactions now or hereafter entered into between any such party and Lender or any affiliate of Lender

Lender The word "Lender" means Bank of America, N A, its successors and assigns

Note The word "Note" means the promissory note dated February 16, 2006, in the original principal amount of **\$67,000.00** from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement

Personal Property The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property, and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property

Property The word "Property" means collectively the Real Property and the Personal Property

Real Property The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust

Related Documents The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness

Rents The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents

Trustee The word "Trustee" means PRLAP, Inc., whose address is 10850 White Rock Road, Ste 101, Rancho Cordova, CA 95670 and any substitute or successor trustees

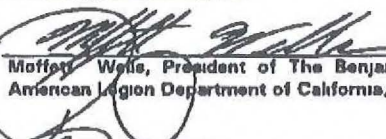
Trustor The word "Trustor" means The Benjamin J Bowie post No 228 of The American Legion Department of California, Incorporated

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS


TRUSTOR

THE BENJAMIN J BOWIE POST NO 228 OF THE AMERICAN LEGION DEPARTMENT OF CALIFORNIA, INCORPORATED

By


Moffett Wells, President of The Benjamin J Bowie post No 228 of The American Legion Department of California, Incorporated

By


Reginald Harris, Secretary of The Benjamin J Bowie post No 228 of The American Legion Department of California, Incorporated

06 0398048

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

12/21/07



20072815497

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4326739)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

WEISENDANGER'S SOUTH-END TRACT 172 M R 60-55/56

WIESENDANGER'S SOUTH-END TRACT 173 M R 60-55/56

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5103-028-032
AKA 5115 S CENTRAL 1/2 AVE
LOS ANGELES

Owner:
MOFETT WELLS
5115 S.CENTRAL 1/2 AVE
LOS ANGELES CA,90011

DATED: This 14th Day of December, 2007

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By Grace Harper
Grace Harper, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ARMANDO PASTRAN**

Date: **July 20, 2010**

JOB ADDRESS: **5115 ½ SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

A.K.A.: **5111 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5103-028-032**

Last Full Title: **06-01-2010**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | | |
|-----|---|-----------|-------|
| 1). | AMERICAN LEGION
C/O BENJAMIN J. BOWIE
5115 S. CENTRAL AVENUE
LOS ANGELES, CA 90011 | Capacity: | OWNER |
| 2). | BENJAMIN J. BOWIE
5115 S. CENTRAL AVENUE
LOS ANGELES, CA 90011 | Capacity: | OWNER |
| 3). | MOFFET WELLS
5115 ½ S. CENTRAL AVENUE
LOS ANGELES, CA 90011 | Capacity: | OWNER |

Property Detail Report

For Property Located At



CoreLogic®

RealQuest Professional

5111 S CENTRAL AVE, LOS ANGELES CA 90011-4713**Owner Information:**

Owner Name: AMERICAN LEGION BENJAMIN J BOW/POST NO 228
 Mailing Address: 5115 S CENTRAL AVE, LOS ANGELES CA 90011-4713 C046
 Phone Number: (323) 231-3385 Vesting Codes: //

Location Information:

Legal Description: WIESENDANGER'S SOUTH-END TRACT LOT 173
 County: LOS ANGELES, CA APN: 5103-028-032
 Census Tract / Block: 2292.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: WIESENDANGERS
 Legal Book/Page: Map Reference: SOUTH-END TR
 Legal Lot: 173 Tract #: 52-C3 / 674-E4
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

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

Last Market Sale Information:

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

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:	1924 / 1924	Total Rooms/Offices:	Garage Area:
Gross Area:	5,400	Total Restrooms:	Garage Capacity:
Building Area:	5,400	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information:

Zoning:	LAC2	Acres:	0.27	County Use:	STORES (1100)
Flood Zone:		Lot Area:	11,718	State Use:	
Flood Panel:		Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:		Commercial Units:		Sewer Type:	
Land Use:	STORE BUILDING	Building Class:		Water Type:	

Tax Information:

Total Value:	\$47,559	Assessed Year:	2009	Property Tax:	\$1,436.65
Land Value:	\$33,303	Improved %:	30%	Tax Area:	6659
Improvement Value:	\$14,256	Tax Year:	2009	Tax Exemption:	
Total Taxable Value:	\$47,559				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5111 S CENTRAL AVE, LOS ANGELES CA 90011-4713**5 Comparable(s) Selected.**

Report Date: 07/15/2010

Search Criteria:

Maximum Number of Comparables on Report	5
Sort Method	Distance From Subject (ascending)
Distance From Subject (miles)	25
Months Back	80
Living Area Difference (%)	15
Land Use	STORE BUILDING

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$300,000	\$1,740,000	\$796,000
Bldg/Living Area	5,400	4,788	5,580	5,177
Price/Sqft	\$0.00	\$54.11	\$355.10	\$158.21
Year Built	1924	1949	2006	1977
Lot Area	11,718	5,650	11,238	8,045
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$47,559	\$335,553	\$1,846,501	\$906,309
Distance From Subject	0.00	0.11	0.99	0.60

*= user supplied for search only

Comp #: 1 Distance From Subject: 0.11 (miles)
 Address: 5010 S CENTRAL AVE, LOS ANGELES CA 90011-4122
 Owner Name: AFV PROPERTIES LLC SERIES 2
 Seller Name: GREENBERG BILLY & BEVERLY
 APN: 5107-027-003 Map Reference: 52-C3 / 674-E4 Building Area: 5,074
 County: LOS ANGELES, CA Census Tract: 2287.10 Total Rooms/Offices:
 Subdivision: STRONG & DICKINSON'S CENTRAL A Zoning: LAC2 Total Restrooms:
 Rec Date: 12/16/2004 Prior Rec Date: Yr Built/Eff: 1972 /
 Sale Date: 09/15/2004 Prior Sale Date: Air Cond:
 Sale Price: \$510,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 3251410 Acres: 0.13
 1st Mtg Amt: \$300,000 Lot Area: 5,650
 Total Value: \$335,553 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 0.23 (miles)
 Address: 4808 S CENTRAL AVE, LOS ANGELES CA 90011-5459
 Owner Name: KIM YOUNG S & JUM S
 Seller Name: FARAHMAND DARYOUSH
 APN: 5107-019-003 Map Reference: 52-C3 / 674-E4 Building Area: 5,580
 County: LOS ANGELES, CA Census Tract: 2287.10 Total Rooms/Offices:
 Subdivision: CENTRAL PARK FRONT TR Zoning: LAC2 Total Restrooms:
 Rec Date: 06/09/2005 Prior Rec Date: 10/01/2003 Yr Built/Eff: 1949 / 1949
 Sale Date: 05/31/2005 Prior Sale Date: 09/04/2003 Air Cond:
 Sale Price: \$585,000 Prior Sale Price: \$350,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1350671 Acres: 0.14
 1st Mtg Amt: \$468,000 Lot Area: 6,072
 Total Value: \$627,012 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 3 Distance From Subject: 0.74 (miles)
 Address: 4404 COMPTON AVE, LOS ANGELES CA 90011-3815
 Owner Name: JFU HOLDINGS LLC
 Seller Name: MCKINNEY READA
 APN: 5106-001-001 Map Reference: 52-D2 / 674-F3 Building Area: 5,544
 County: LOS ANGELES, CA Census Tract: 2288.00 Total Rooms/Offices:
 Subdivision: DAW & NILES Zoning: LAC2 Total Restrooms: 3.00
 Rec Date: 07/29/2004 Prior Rec Date: 02/17/1995 Yr Built/Eff: 2006 / 2006
 Sale Date: 09/11/2003 Prior Sale Date: Air Cond:
 Sale Price: \$300,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1946835 Acres: 0.34
 1st Mtg Amt: Lot Area: 9,684
 Total Value: \$843,339 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 4 Distance From Subject: 0.93 (miles)
 Address: 4065 S CENTRAL AVE, LOS ANGELES CA 90011-2739
 Owner Name: VELAZCO FELICIANO A
 Seller Name: XU NAN N
 APN: 5114-010-002 Map Reference: 52-C2 / 674-E3 Building Area: 4,788
 County: LOS ANGELES, CA Census Tract: 2283.10 Total Rooms/Offices:
 Subdivision: NADEAU ORANGE TR Zoning: LAC2 Total Restrooms:
 Rec Date: 11/29/2006 Prior Rec Date: 09/03/2004 Yr Built/Eff: 1999 / 1999
 Sale Date: 09/20/2006 Prior Sale Date: 07/21/2004 Air Cond:
 Sale Price: \$845,000 Prior Sale Price: \$728,000 Pool:
 Sale Type: UNKNOWN Prior Sale Type: FULL Roof Mat:
 Document #: 2637377 Acres: 0.17
 1st Mtg Amt: \$633,750 Lot Area: 7,579
 Total Value: \$879,138 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #:	5	Distance From Subject: 0.99 (miles)	
Address:	200 E VERNON AVE, LOS ANGELES CA 90011-3438		
Owner Name:	JSP BUILDINGS LLC/FIRST UNION INVESTMENTS LLC		
Seller Name:	JHN ENTS INC		
APN:	5109-011-057	Map Reference:	52-B2 / 674-D3
County:	LOS ANGELES, CA	Census Tract:	2285.00
Subdivision:	STEWART'S	Zoning:	LAR3
Rec Date:	05/10/2006	Prior Rec Date:	03/23/2005
Sale Date:	05/02/2006	Prior Sale Date:	01/20/2005
Sale Price:	\$1,740,000	Prior Sale Price:	\$950,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1030308	Acres:	0.26
1st Mtg Amt:	\$1,000,000	Lot Area:	11,238
Total Value:	\$1,846,501	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **ARMANDO PASTRAN**
JOB ADDRESS: **5115 ½ SOUTH CENTAL AVENUE, LOS ANGELES, CA**
A.K.A.: **5111 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5103-028-032**

Date: **July 20, 2010**

ORDER NO: A-990451
CASE NO: 148008

EFFECTIVE DATE OF ORDER TO COMPLY: **July 28, 2005**
COMPLIANCE EXPECTED DATE: **August 27, 2005**
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
PER ORDER TO COMPLY - CASE #148008 / ORDER #A-990451

Failure to comply with Code Enforcement Bureau's Order A-990451 with a compliance date of 8/27/2005.

VIOLATIONS:

1). Maintenance and repair of existing building.

You are therefore ordered to:

- a) Maintain the exterior wall surfaces of every existing building or structure. All shall be maintained weather tight, in good repair and in a clean and sanitary condition.
- b) Obtain a engineer or licensed contractor to evaluate and determine the extent of damage and obtain a permit and correct the damaged portion of the building.

Code Section(s) in Violation: 91.8104.12 of the L.A.M.C.

Location: South side of exterior wall.

Comments: The exterior Unreinforced masonry building is bulging out on the south side on a portion of the wall and is in need of a structural evaluation and repaired by a licensed contractor.

Inspection Date: July 20, 2005