

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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

July 31, 2013

Council District: # 2

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

JOB ADDRESS: 8220 WEST FOOTHILL BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2560-009-030

On January 24, 2011 and October 13, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C."), the Department of Building and Safety (the "Department") investigated and identified code violations at: **8220 West Foothill Blvd., Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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, on July 20, 2012, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	679.96
Title Report fee	48.00
Grand Total	\$ 5,062.38

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 **\$5,062.38** be 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 **\$5,062.38** 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

for *Mustamoni*
Steve Ongele
Chief, Resource Management Bureau

ATTEST: JUNE LAGMAY, CITY CLERK

for
Lien confirmed by
City Council on:

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
 Monterey Park, Ca. 91755
 Phone 626-548-2479 818-337-0474 fax

Work Order No. T9190

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 11-28-2012

Dated as of: 11-10-2012

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2560-009-030

Situs Address: 8220 W Foothill Blvd.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 02-22-1991

As Document Number: 91-259232

Documentary Transfer Tax: \$None

In Favor of: Reza Martin, Inc., a California Corporation

Mailing Address: Reza Martin, Incorporated

8220 Foothill Boulevard

Sunland, CA 91040

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

That portion of Lot 58 of Montevista, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Page(s) 324 and 325 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the North line of said Lot, a distance of 90.16 feet West from the Northeast corner thereof; thence West along the North line of said Lot, a distance of 320.15 feet; thence South at right angles to the North line of said Lot, a distance of 292.83 feet more or less to the North line of the South 5 acres of the North half of said Lot; thence East along said North line, 320.15 feet; thence North at right angles, 292,83 feet more or less to the point of beginning.

Except the Westerly 50 feet of said land, conveyed to Edwards Theater Circuit Inc., by Deed Recorded on October 3, 1947, as Document No. 1510 in Book 25276, Page 295 of Official Records in said office of the County Recorder.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9190

-Schedule B Continued-

1. A Deed of Trust Recorded on 05-09-1984

as Document Number 84-556450

Amount: \$540,000.00

Trustor: M & R Corporation, a California Corporation

Trustee: Meco Financial Corporation, a California Corporation

Beneficiary: James H. Dappen, a Married Man and Thomas F. Storey & Stella N. Storey, as Co-Trustees,
or any Successor Trustee of The Storey Family Trust of 1982

Mailing Address: James Dappen, Thomas Storey

26862 Via Corta

San Juan Capistrano, CA 92675

An Assignment of Beneficial interest Recorded on 06-27-1996

as Document Number 96-1019744

Interest assigned to: Estella N. Storey, a Married Woman as Her Sole and Separate Property

Mailing Address: Estella N. Storey

26862 Via Corta

San Juan Capistrano, CA 92675

2. A Federal Tax Lien Recorded: 01-10-1989

Document No.: 89-46745

Amount: \$299,359.89

Debtor: M & R Corporation, M & R Inc., R & M Corporation, R & M Inc., Reza-Martin Inc., Reza-Martin
Northridge Inc., as Nominees, Agents, Holders of Beneficial Interest for, Trustees, Transferees

I.D. No.:

Creditor: Department of the Treasury-Internal Revenue Service

3. A Deed of Trust Recorded on 05-29-2002

as Document Number 02-1223837

Amount: \$1,300,000.00

Trustor: Reza Martin, Inc., a California Corporation

Trustee: Western State Bank

Beneficiary: Western State Bank

Mailing Address: Western State Bank

Duarte Branch

1801 Huntington Drive

Duarte, CA 91010

An Assignment of Rents as additional security Recorded on 05-29-2002

as Document Number 02-1223838

In Favor of: Western State Bank whose address is 1801 Huntington Drive, Duarte, CA 91010

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 3
Order Number: T9190

-Schedule B Continued-

*Mailing Address: Western State Bank
Duarte Branch
1801 Huntington Drive
Duarte, CA 91010*

*Modification of Deed of Trust Recorded on: 03-30-2006
Document No.: 06-0685595
To: Modify Terms*

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

APN: 2560-009-030
 Described As: LOT 58 MONTEVISTA LOT COM W ON N LINE OF S 5 ACS OF N 1/2 OF LOT 58, 90.16 FT FROM
 Address: 8220 FOOTHILL BLVD LOS ANGELES CA 91040
 City: LOS ANGELES CITY-44
 Billing Address: 8220 FOOTHILL BLVD SUNLAND CA 91040
 Assessed Owner(s): MARTIN,REZA INC

Tax Rate Area:	0000013	Value	Conveyance Date:	02/22/1991
Use Code:	2600	Land:	Conveying Instrument:	259232
Auto service (body and fender)		Improvements:	Date Transfer Acquired:	
Region Code:	24	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	LAC2	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	7,996.85
				552,571.00

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	3,998.43	399.84	12/10/2012	UNPAID		3,998.43
2nd	3,998.42	409.84	04/10/2013	UNPAID		3,998.42
Total Balance:						7,996.85

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	287.13
36.92	LA CO PARK DISTRICTS	73.45
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	330.88
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	68.52
188.71	L.A. POLICE/911 BOND TAX	7.16
188.69	L.A. STORMWATER POLL ABATE	228.91

Open Orders with same APN			
Company	Department	Title Unit	Order #
LND		01	88888888
ORT		48	476012265

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

*** END OF REPORT ***

RECORDING REQUESTED BY

When Recorded Mail and Mail Tax Statements to: Reza Martin, Incorporated 8220 Foothill Boulevard Sunland, CA 91040

91- 259232

File No. 224-6871-4-Chicago Title

(Space above for Recorder's use only)

GRANT DEED

The undersigned Grantor(s) Declare(s)

DOCUMENTARY TRANSFER TAX is \$ *None

Assessor's Parcel No.

[] unincorporated area City of

[] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances

FEE \$29	R
GEN 04	3

3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, James H. Dappen, a married man and Thomas F. Storey and Estella N. Storey, as Co-Trustees, or any Successor Trustee of the Storey Family Trust of 1982.

hereby GRANT(S) to, Reza Martin, Inc. a California Corporation which mistakenly took title as M & R Corporation, a California Corporation.

The following described real property in the City and county of Los Angeles, state of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

The Grantee, Reza Martin, Inc., intended upon taking title to the property described herein as Vestee in that certain Deed recorded May 9, 1984 as Document No. 84-556448. Through scrivener's error, that Deed described M & R Corporation as Vestee. This deed is given to correct the conveyance. By this Deed, the parties affirm the fact of the scrivener's error and confirm, acknowledge, and ratify the purchase money trust deed in favor of James H. Dappen, a married man and Thomas F. Storey and Estella N. Storey, as Co-Trustees or any successor Trustee of the Storey Family Trust of 1982, recorded May 9, 1984 as Document No. 84-556450. Reza Martin, Inc. accepts title to the described property subject to the Trust Deed Document No. 84-556450 and reaffirms it as a lien upon the property and irrevocably grants to the trustee in trust trust financial Corporation for the benefit of the beneficiaries the real property described in Trust Deed No. 84-556450. Upon all the terms and conditions as set forth in the document, Reza Martin acknowledges and recognizes that said Trust Deed is a existing and valid lien upon said property from the time of its original date December 15, 1983 and date of recordation May 9, 1984.

*This Conveyance confirms title in the grantee. Tax was previously paid on May 9, 1984, Document No. 84-556448. R & T 11911.

This deed represents a conveyance of a bare legal title interest only and is excluded from reassessment under Section 62(b) of the Revenue and Taxation Code. THIS TRANSFER IS NOT A CHANGE IN OWNERSHIP, BUT DONE SOLELY FOR THE PURPOSE OF PERFECTING TITLE. The date of the change in ownership is the date of recordation of the above described document.

Dated 1-30-91

James H. Dappen, JAMES H. DAPPEN

Thomas F. Storey, CO-TRUSTEE, THOMAS F. STOREY, CO-TRUSTEE

Estella N. Storey, CO-TRUSTEE, ESTELLA N. STOREY, CO-TRUSTEE

M & R CORPORATION, By: STAVASH SIDAFI-SHAREHOLDER

By: STAVASH SIDAFI-SHAREHOLDER

REZA MARTIN, INC., By: STAVASH SIDAFI-PRESIDENT

By: STAVASH SIDAFI-SECRETARY

EXHIBIT "A" 3

THAT PORTION OF LOT 58 OF MONTEVISTA, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6, PAGES 324 AND 325 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT, A DISTANCE OF 90.16 FEET WEST FROM THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 320.15 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 292.83 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE NORTH HALF OF SAID LOT; THENCE EAST ALONG SAID NORTH LINE, 320.15 FEET; THENCE NORTH AT RIGHT ANGLES, 292.83 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET OF SAID LAND, CONVEYED TO EDWARDS THEATER CIRCUIT INC., BY DEED RECORDED ON OCTOBER 3, 1947, AS DOCUMENT NO. 1510 IN BOOK 25276, PAGE 295 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER.

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 8 AM FEB 22 1991

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA TITLE COMPANY

84- 556450

AND WHEN RECORDED MAIL TO
Name: JAMES DAPPEN, THOMAS STOREY
Street Address: 26862 VIA CORTA
City & State: SAN JUAN CAPISTRANO, CA. 92675

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAY 9 1984 AT 8 A.M.
Recorder's Office

FEE
\$6
3M

TO 496 C SPACE ABOVE THIS LINE FOR RECORDER'S USE
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

RECORDED: Please Index as Deed of Trust, Assignment of Rents and Request for Special Notice.

This Deed of Trust, made this 15th day of DECEMBER, 1983 between
N & R CORPORATION, a California corporation

whose address is 8220 FOOTHILL BLVD., SUNLAND, CALIFORNIA 91040, herein called TRUSTOR,

MECO FINANCIAL CORPORATION, a California corporation, herein called TRUSTEE, and
JAMES H. DAPPEN, a married man, & THOMAS F. STOREY & ESTELLA N. STOREY, as Co-Trustees,
or any Successor Trustee of The Storey Family Trust of 1982.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF
SALE, that property in LOS ANGELES County, California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

TOGETHER WITH the rents, issues and profits thereof. SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by
paragraph (d) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained hereon, 2. Payment of the indebtedness
evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 540,000.00 executed
by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that
provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Riverside County April 11, 1987 in Document No. 30685, and in all other counties April 11, 1987
in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such
county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Los Angeles	16308	372	Orange	8222	173	San Bernardino	1882	81	Vernon	3129	417
Kern	4348	48									

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set
forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed
to refer to the property, obligations, and parties set forth in this Deed of Trust.
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any
Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded
in Book _____, Page _____, Official Records of _____ County, California, as
affecting above described property, executed by _____
as Trustor in which _____
is named as Beneficiary, and _____ as Trustee,
be mailed to _____
whose address is _____
(Number and Street) (City) (Zone) (State)

STATE OF CALIFORNIA, }
COUNTY OF _____ } ss.
On _____ before me, the under-
signed, a Notary Public in and for said State, personally appeared _____
_____ known to me
to be the person whose name _____ subscribed to the within in-
strument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature of Trustor
N & R CORPORATION
BY: _____
BY: _____

Signature _____
Name (Typed or Printed) _____
Title Order No. _____
Lic. No. or Loba No. 6-33541

This form has effective September 1983

301550-8

Order No.
Escrow No.
Loan No.

96 1019744

WHEN RECORDED MAIL TO:

ESTELLA N. STOREY
26862 Via Corta,
San Juan Capistrano, Ca.
92675

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM JUN 27 1996

FEE \$13	V
DAF \$2	
C-20	3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to: ESTELLA N. STOREY, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY.

all beneficial interest under that certain Deed of Trust dated December 15, 1983 executed by M & R CORPORATION, a California corporation

to THOMAS F. STOREY & ESTELLA N. STOREY AS Co-Trustees of the Storey Trustor, Trustee,
and recorded May 9, 1984 as Instrument No. 84-556450 in Book Page
of Official Records in the office of the County Recorder of Los Angeles County, California,
describing land therein as: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A".

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated July 19, 1995

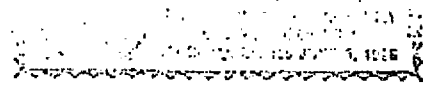
Thomas F. Storey, Trustor
Estella N. Storey, Trustee

STATE OF CALIFORNIA)
COUNTY OF Orange) ss.
On July 19, 1995 before me,

Yolanda M. Gamen, Notary Public
personally appeared Thomas F. Storey, Trustor
& Estella N. Storey, Trustee

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

WITNESS my hand and official seal.



(This area for official notarial seal)

Form 688
(Rev. Sept. 1983)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District Los Angeles, California	Serial Number 95-01-18-26	For Optional Use by Recording Office
-------------------------------------	------------------------------	--------------------------------------

FEE \$9 L
3
89-46745

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of taxpayer: M & R Corporation, M & R Inc., R & M Corporation, R & M Inc., Reza-Martin Inc., Reza-Martin Northridge Inc., as nominees, agents, holders of beneficial interest for, trustees, transferees

or alter egos of Sivash Sadafi, Sunland Carwash
8220 Foothill Bl.
Sunland, CA 91040

IMPORTANT RELEASE INFORMATION-With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325 (a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
See Appendix A attached for schedule of liens					
See Appendix B attached for description of the property on which this lien attaches.					

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MIN. 31 PAST. 11am JAN 10 1989

Place of filing: Los Angeles County Recorder, Los Angeles County, California
Total: \$ 299,359.89

This notice was prepared and signed at Glendale, California on this

the 10th day of January 19 89

Signature: James H. Herbigan
Title: Revenue Officer

(NOTE: Certificate of officer authorized by law to take acknowledgements is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971-2 C.B. 408.)



02 1223837

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MAY 29 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 42.00 MM

8
3T

CODE
20

D.A. FEE Code 20

\$6.00

CODE
19

NCPF Code 19 \$ 24.00

CODE
9

NOTIFICATION SENT-\$4.00

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDATION REQUESTED BY:
WESTERN STATE BANK
DUARTE BRANCH
1801 HUNTINGTON DRIVE
DUARTE, CA 91010

02 1223837

WHEN RECORDED MAIL TO:
WESTERN STATE BANK
DUARTE BRANCH
1801 HUNTINGTON DRIVE
DUARTE, CA 91010

SEND TAX NOTICES TO:
REZA MARTIN, INC., A CALIFORNIA CORPORATION
8220 FOOTHILL BOULEVARD, C-1
SUNLAND, CA 91040

FOR RECORDER'S USE ONLY
112235-9

INVESTORS TITLE COMPANY

DEED OF TRUST

THIS DEED OF TRUST is dated May 23, 2002, among REZA MARTIN, INC., A CALIFORNIA CORPORATION, whose address is 8220 FOOTHILL BOULEVARD, C-1, SUNLAND, CA 91040 ("Trustor"); WESTERN STATE BANK, whose address is DUARTE BRANCH, 1801 HUNTINGTON DRIVE, DUARTE, CA 91010 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and WESTERN STATE BANK, whose address is 1801 HUNTINGTON DRIVE, DUARTE, CA 91010 (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, geothermal and similar matters, (the "Real Property") located in LOS ANGELES County, State of California:



SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

The Real Property or its address is commonly known as 8220-8236 FOOTHILL BOULEVARD (SUNLAND AREA), LOS ANGELES, CA 91040. The Assessor's Parcel Number for the Real Property is 2560-009-027, 2560-009-029 and 2560-009-030

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 UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

TRUSTOR'S REPRESENTATIONS AND WARRANTIES. Trustor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Trustor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Trustor and do not result in a violation of any law, regulation, court decree or order applicable to Trustor; (d) Trustor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Trustor about Borrower (including without limitation the creditworthiness of Borrower).

TRUSTOR'S WAIVERS. Except as prohibited by applicable law, Trustor waives any right to require Lender to (a) make any presentment, protest, demand, or notice of any kind, including notice of change of any terms of repayment of the indebtedness, default by Borrower or any other guarantor or surety, any action or nonaction taken by Borrower, Lender, or any other guarantor or surety of Borrower, or the creation of new or additional indebtedness; (b) proceed against any person, including Borrower, before proceeding against Trustor; (c) proceed against any collateral for the indebtedness, including Borrower's collateral, before proceeding against Trustor; (d) apply any payments or proceeds received against the indebtedness in any order; (e) give notice of the terms, time, and place of any sale of any collateral pursuant to the Uniform Commercial Code or any other law governing such sale; (f) disclose any information about the indebtedness, Borrower, any collateral, or any other guarantor or surety, or about any action or nonaction of Lender; or (g) pursue any remedy or course of action in Lender's power whatsoever.

Trustor also waives any and all rights or defenses arising by reason of (h) any disability or other defense of Borrower, any other guarantor or surety or any other person; (i) the cessation from any cause whatsoever, other than payment in full, of the indebtedness; (j) the application of proceeds of the indebtedness by Borrower for purposes other than the purposes understood and intended by Trustor and Lender; (k) any act of omission or commission by Lender which directly or indirectly results in or contributes to the discharge of Borrower or any other guarantor or surety, or the loss or release of any collateral by operation of law or otherwise; (l) any statute of limitations in any action under this Deed of Trust or on the indebtedness; or (m) any modification or change in terms of the indebtedness, whatsoever, including without limitation, the renewal, extension, acceleration, or other change in the time payment of the indebtedness is due and any change in the interest rate.

Trustor waives all rights and defenses arising out of an election of remedies by Lender, even though that election of remedies, such as non-judicial foreclosure with respect to security for a guaranteed obligation, has destroyed Trustor's rights of subrogation and reimbursement against Borrower by the operation of Section 560d of the California Code of Civil Procedure, or otherwise.

Trustor waives all rights and defenses that Trustor may have because Borrower's obligation is secured by real property. This means among other things: (1) Lender may collect from Trustor without first foreclosing on any real or personal property collateral pledged by Borrower. (2) If Lender forecloses on any real property collateral pledged by Borrower: (A) The amount of Borrower's obligation may be reduced only by the price for which the collateral is sold at the foreclosure sale, even if the collateral is worth more than the sale price. (B) Lender may collect from Trustor even if Lender, by foreclosing on the real property collateral, has destroyed any right Trustor may have to collect from Borrower. This is an unconditional and irrevocable waiver of any rights and defenses Trustor may have because Borrower's obligation is secured by real property. These rights and defenses include, but are not limited to, any rights and defenses based upon Section 580a, 580b, 580d, or 726 of the Code of Civil Procedure.

Trustor understands and agrees that the foregoing waivers are unconditional and irrevocable waivers of substantive rights and defenses to which Trustor might otherwise be entitled under state and federal law. Trustor acknowledges that Trustor has provided these waivers of rights and defenses with the intention that they be fully relied upon by Lender. Trustor further understands and agrees that this Deed of Trust is a separate and independent contract between Trustor and Lender, given for full and ample consideration, and is enforceable on its own terms. Until all indebtedness is paid in full, Trustor waives any right to enforce any remedy Trustor may have against Borrower's or any other guarantor, surety, or other person, and further, Trustor waives any right to participate in any collateral for the indebtedness now or hereafter held by Lender.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Borrower shall pay to Lender all indebtedness secured by this Deed of Trust as it becomes due, and Borrower and Trustor shall strictly perform all their respective obligations under the Note, this Deed of Trust, and the Related Documents.

DEED OF TRUST
(Continued)

Loan No: 118341750

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Governing Law. This Deed of Trust will be governed by, construed and enforced in accordance with federal law and the laws of the State of California. This Deed of Trust has been accepted by Lender in the State of California.

Choice of Venue. If there is a lawsuit, Trustor agrees upon Lender's request to submit to the jurisdiction of the courts of LOS ANGELES County, State of California.

Joint and Several Liability. All obligations of Borrower and Trustor under this Deed of Trust shall be joint and several, and all references to Trustor shall mean each and every Trustor, and all references to Borrower shall mean each and every Borrower. This means that each Borrower and Trustor signing below is responsible for all obligations in this Deed of Trust. Where any one or more of the parties is a corporation, partnership, limited liability company or similar entity, it is not necessary for Lender to inquire into the powers of any of the officers, directors, partners, members, or other agents acting or purporting to act on the entity's behalf, and any obligations made or created in reliance upon the professed exercise of such powers shall be guaranteed under this Deed of Trust.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Trustor, shall constitute a waiver of any of Lender's rights or of any of Trustor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Trustor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Trustor, Lender, without notice to Trustor, may deal with Trustor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means WESTERN STATE BANK, and its successors and assigns.

Borrower. The word "Borrower" means SIA SADAFI, and all other persons and entities signing the Note in whatever capacity.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., Chapters 8.5 through 7.7 of Division 20 of the California Health and Safety Code, Section 25100, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor 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 all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means WESTERN STATE BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated May 23, 2002, in the original principal amount of \$1,300,000.00 from Borrower 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, guaranties, 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 WESTERN STATE BANK, whose address is 1801 HUNTINGTON DRIVE, DUARTE, CA 91010 and any substitute or successor trustee.

Trustor. The word "Trustor" means REZA MARTIN, INC., A CALIFORNIA CORPORATION.



02 1223837

DEED OF TRUST
(Continued)

Loan No: 118341750

Page 7

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TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

REZA MARTIN, INC., A CALIFORNIA CORPORATION

By: [Signature]
SIA SADAFI, President of REZA MARTIN, INC., A CALIFORNIA CORPORATION

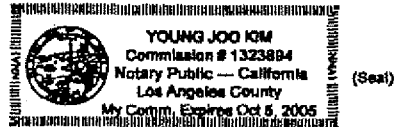
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Los Angeles) 99

On May 23, 2002 before me, YOUNG JOO KIM, Notary Public, personally appeared SIA SADAFI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Young Joo Kim



(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____ Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____

02 1223837



02 1223838

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MAY 29 2002
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$19	MM
DAF \$2	
C-20	5

CODE
20

CODE
19

NCPF Code 19 \$1500

CODE
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDATION REQUESTED BY:
WESTERN STATE BANK
DUARTE BRANCH
1801 HUNTINGTON DRIVE
DUARTE, CA 91010

02 1223838

WHEN RECORDED MAIL TO:
WESTERN STATE BANK
DUARTE BRANCH
1801 HUNTINGTON DRIVE
DUARTE, CA 91010

SEND TAX NOTICES TO:
REZA MARTIN, INC., A CALIFORNIA CORPORATION
8220 FOOTHILL BOULEVARD, C-1
SUNLAND, CA 91040

FOR RECORDER'S USE ONLY

112235-9

INVESTORS TITLE COMPANY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated May 23, 2002, is made and executed between REZA MARTIN, INC., A CALIFORNIA CORPORATION, whose address is 8220 FOOTHILL BOULEVARD, C-1, SUNLAND, CA 91040 (referred to below as "Grantor") and WESTERN STATE BANK, whose address is 1801 HUNTINGTON DRIVE, DUARTE, CA 91010 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in LOS ANGELES County, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

The Property or its address is commonly known as 8220-8236 FOOTHILL BOULEVARD (SUNLAND AREA), LOS ANGELES, CA 91040. The Assessor's Parcel Number for the Property is 2560-009-027, 2560-009-029 and 2560-009-030

This is an absolute assignment of Rents made in connection with an obligation secured by property pursuant to California Civil Code section 2938.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER AND GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Except as prohibited by applicable law, Grantor waives any right to require Lender to (a) make any presentment, protest, demand, or notice of any kind, including notice of change of any terms of repayment of the indebtedness, default by Borrower or any other guarantor or surety, any action or nonaction taken by Borrower, Lender, or any other guarantor or surety of Borrower, or the creation of new or additional indebtedness; (b) proceed against any person, including Borrower, before proceeding against Grantor; (c) proceed against any collateral for the indebtedness, including Borrower's collateral, before proceeding against Grantor; (d) apply any payments or proceeds received against the indebtedness in any order; (e) give notice of the terms, time, and place of any sale of any collateral pursuant to the Uniform Commercial Code or any other law governing such sale; (f) disclose any information about the indebtedness, Borrower, any collateral, or any other guarantor or surety, or about any action or nonaction of Lender; or (g) pursue any remedy or course of action in Lender's power whatsoever.

Grantor also waives any and all rights or defenses arising by reason of (h) any disability or other defense of Borrower, any other guarantor or surety or any other person; (i) the cessation from any cause whatsoever, other than payment in full, of the indebtedness; (j) the application of proceeds of the indebtedness by Borrower for purposes other than the purposes understood and intended by Grantor and Lender; (k) any act of omission or commission by Lender which directly or indirectly results in or contributes to the discharge of Borrower or any other guarantor or surety, or the indebtedness, or the loss or release of any collateral by operation of law or otherwise; (l) any statute of limitations in any action under this Assignment or on the indebtedness; or (m) any modification or change in terms of the indebtedness, whatsoever, including without limitation, the renewal, extension, acceleration, or other change in the time payment of the indebtedness is due and any change in the interest rate.

Grantor waives all rights and defenses arising out of an election of remedies by Lender, even though that election of remedies, such as non-judicial foreclosure with respect to security for a guaranteed obligation, has destroyed Grantor's rights of subrogation and reimbursement against Borrower by the operation of Section 580d of the California Code of Civil Procedure, or otherwise.

Grantor waives all rights and defenses that Grantor may have because Borrower's obligation is secured by real property. This means among other things: (1) Lender may collect from Grantor without first foreclosing on any real or personal property collateral pledged by Borrower. (2) If Lender forecloses on any real property collateral pledged by Borrower: (A) The amount of Borrower's obligation may be reduced only by the price for which the collateral is sold at the foreclosure sale, even if the collateral is worth more than the sale price. (B) Lender may collect from Grantor even if Lender, by foreclosing on the real property collateral, has destroyed any right Grantor may have to collect from Borrower. This is an unconditional and irrevocable waiver of any rights and defenses Grantor may have because Borrower's obligation is secured by real property. These rights and defenses include, but are not limited to, any rights and defenses based upon Section 580a, 580b, 580c, or 726 of the Code of Civil Procedure.

Grantor understands and agrees that the foregoing waivers are unconditional and irrevocable waivers of substantive rights and defenses to which Grantor might otherwise be entitled under state and federal law. Grantor acknowledges that Grantor has provided these waivers of rights and defenses with the intention that they be fully relied upon by Lender. Grantor further understands and agrees that this Assignment is a separate and independent contract between Grantor and Lender, given for full and ample consideration, and is enforceable on its own terms. Until all indebtedness is paid in full, Grantor waives any right to enforce any remedy Grantor may have against Borrower's or any other guarantor, surety, or other person, and further, Grantor waives any right to participate in any collateral for the indebtedness now or hereafter held by Lender.

BORROWER'S WAIVERS AND RESPONSIBILITIES. Lender need not tell Borrower about any action or inaction Lender takes in connection with this Assignment. Borrower assumes the responsibility for being and keeping informed about the Property. Borrower waives any defenses that may arise because of any action or inaction of Lender, including without limitation any failure of Lender to realize upon the Property, or any delay by Lender in realizing upon the Property. Borrower agrees to remain liable under the Note with Lender no matter what action Lender takes or fails to take under this Assignment.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

This page is part of your document - DO NOT DISCARD

06 0685595

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12:41 PM MAR 30 2006

TITLE(S) : _____



FEE

D.T.T.

FEE \$13	T
DAF \$2	
C-20	3

CODE
20

CODE
19

NCPF Code 19 \$ 9.00

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

06 0685595

RECORDATION REQUESTED BY:
WESTERN STATE BANK
DUARTE BRANCH
1801 HUNTINGTON DRIVE
DUARTE, CA 91010

WHEN RECORDED MAIL TO:
WESTERN STATE BANK
DUARTE BRANCH
1801 HUNTINGTON DRIVE
DUARTE, CA 91010

SEND TAX NOTICES TO:
REZA MARTIN, INC., A CALIFORNIA CORPORATION
8220 FOOTHILL BOULEVARD, C-1
SUNLAND, CA 91040

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated January 27, 2006, is made and executed between between REZA MARTIN, INC., A CALIFORNIA CORPORATION, whose address is 8220 FOOTHILL BOULEVARD, C-1, SUNLAND, CA 91040 ("Trustor") and WESTERN STATE BANK, whose address is DUARTE BRANCH, 1801 HUNTINGTON DRIVE, DUARTE, CA 91010 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated May 23, 2002 (the "Deed of Trust") which has been recorded in LOS ANGELES County, State of California, as follows:

DEED OF TRUST RECORDED MAY 29, 2002 AS INSTRUMENT #02-1223837 IN OFFICIAL RECORDS OF LOS ANGELES COUNTY RECORDER'S OFFICE.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in LOS ANGELES County, State of California:

See SEE EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 8220 FOOTHILL BLVD., C-1, SUNLAND, CA 91040. The Assessor's Parcel Number for the Real Property is 2560-009-027, 2560-009-029 AND 2560-009-030.

MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

INTEREST RATE IS CHANGED FROM WSJ PRIME PLUS 2.250% TO A FIXED RATE OF 7.500% FOR THE REMAINING TERM OF THE LOAN. ALL OTHER ORIGINAL TERMS AND CONDITIONS REMAIN THE SAME.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 27, 2006.

TRUSTOR:

REZA MARTIN, INC., A CALIFORNIA CORPORATION

(By) 
SIA SADAFI, President of REZA MARTIN, INC., A CALIFORNIA CORPORATION

LENDER:

WESTERN STATE BANK


Victor Q. Magarill, Executive Vice President & COO

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

8220 FOOTHILL BLVD, SUNLAND, CA 91040-2808**Owner Information:**

Bldg Card: 000 of 002

Owner Name: MARTIN REZA INC
 Mailing Address: 8220 FOOTHILL BLVD, SUNLAND CA 91040-2808 C011
 Vesting Codes: //

Location Information:

Legal Description: MONTEVISTA LOT COM W ON N LINE OF S 5 ACS OF N 1/2 OF LOT 58,
 90.16 FT FROM W LINE OF MCVINE AVE TH W ON SD N LINE TO A
 LINE PARALLEL WITH AND DIST W AT R/A 98 FT FROM E LINE OF
 LAND DESC IN LOT 58

County: LOS ANGELES, CA APN: 2560-009-030
 Census Tract / Block: 1034.00 / 4 Alternate APN:
 Township-Range-Sect: Subdivision: MONTEVISTA
 Legal Book/Page: 32-20 Map Reference: 10-D3 / 503-G3
 Legal Lot: 58 Tract #:
 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: 02/22/1991 / 01/1991 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 259232 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale: MULTIPLE
 Title Company:
 Lender:

Seller Name: DAPPEN JAMES H

Prior Sale Information:

Prior Rec/Sale Date: 03/05/1990 / 03/1990 Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 352507 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: CORPORATION GRANT DEED

Property Characteristics:

Year Built / Eff:	1965 /	Total Rooms/Offices:		Garage Area:	
Gross Area:	7,804	Total Restrooms:		Garage Capacity:	
Building Area:	7,804	Roof Type:	STEEL FRAME	Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	METAL	Quality:	AVERAGE
		Basement Area:		Condition:	

Site Information:

Zoning:	LAC2	Acres:	0.64	County Use:	AUTO SVC SHOP (2600)
Lot Area:	27,715	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information:

Total Value:	\$552,571	Assessed Year:	2012	Property Tax:	\$7,782.52
Land Value:	\$354,642	Improved %:	36%	Tax Area:	13
Improvement Value:	\$197,929	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$552,571				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8220 FOOTHILL BLVD, SUNLAND, CA 91040-2808

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$425,000	\$9,660,000	\$2,240,053
Bldg/Living Area	7,804	6,000	9,700	7,527
Price/Sqft	\$0.00	\$60.58	\$1,610.00	\$311.48
Year Built	1965	1865	1990	1939
Lot Area	27,715	4,609	149,210	17,490
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$552,571	\$68,862	\$3,317,060	\$1,012,287
Distance From Subject	0.00	5.60	19.75	14.52

*= user supplied for search only

✓ #	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		8220 FOOTHILL BLVD		1965			02/22/1991	7,804	27,715	0.0
Comparables										
✓	1	6740 VINELAND AVE	\$980,000	1977			09/25/2012	8,950	23,115	5.6
✓	2	1633 SAN FERNANDO RD	\$600,000	1990			07/03/2012	6,000	6,028	8.05
✓	3	517 W WINDSOR RD	\$1,241,000	1925			03/30/2012	9,300	4,609	8.89
✓	4	16855 DEVONSHIRE ST	\$1,360,000	1971			07/03/2012	6,148	16,273	10.71
✓	5	1661 N WESTERN AVE	\$2,700,000	1919			11/09/2012	9,000	9,019	10.92
✓	6	953 E WASHINGTON BLVD	\$700,000	1961			03/06/2012	6,090	10,040	12.1
✓	7	9015 SANTA MONICA BLVD	\$5,925,000	1924			10/31/2012	6,517	11,513	12.92
✓	8	3422 W PICO BLVD	\$750,000	1926			01/13/2012	9,500	9,500	14.67
✓	9	1209 W WASHINGTON BLVD	\$600,000	1952			07/20/2012	6,000	6,390	15.25
✓	10	944 VENICE BLVD	\$1,150,000	1956			04/23/2012	7,880	14,427	15.25
✓	11	717 E 9TH ST		1909			02/04/2013	6,770	5,007	15.77
✓	12	236 W 18TH ST	\$760,000	1927			05/31/2012	7,644	7,729	15.79
✓	13	10217 CANOGA AVE	\$1,035,000	1964			10/19/2012	8,254	16,160	16.3
✓	14	1510 GRIFFITH AVE	\$3,800,000	1865			12/07/2012	9,700	21,230	16.36
✓	15	9436 LAS TUNAS DR	\$2,250,000	1946			01/19/2012	7,200	10,450	17.66
✓	16	4910 S VERMONT AVE	\$1,625,000	1924			05/11/2012	6,675	6,682	18.06
✓	17	2651 E 45TH ST	\$4,900,000	1949			04/17/2012	8,460	149,210	18.34
✓	18	1530 SANTA MONICA	\$9,660,000	1952			09/27/2012	6,000	7,509	18.91

	BLVD							
✓ 19	1551 14TH ST	\$2,100,000	1923	01/23/2012	7,430	7,478	19.06	
✓ 20	3629 SLAUSON AVE	\$425,000	1928	06/22/2012	7,015	7,435	19.75	

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8220 FOOTHILL BLVD, SUNLAND, CA 91040-2808**20 Comparable(s) Selected.**

Report Date: 03/11/2013

Summary Statistics:

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Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$552,571	\$68,862	\$3,317,060	\$1,012,287
Distance From Subject	0.00	5.60	19.75	14.52

* = user supplied for search only

Comp #:	1			Distance From Subject:	5.6 (miles)
Address:	6740 VINELAND AVE, NORTH HOLLYWOOD, CA 91606-2066				
Owner Name:	GS PROPERTIES INC				
Seller Name:	WARMSIDE RENTALS LLC				
APN:	2414-022-026	Map Reference:	16-E4 / 533-A5	Building Area:	8,950
County:	LOS ANGELES, CA	Census Tract:	1231.03	Total Rooms/Offices:	
Subdivision:	9047	Zoning:	LAP	Total Restrooms:	
Rec Date:	09/25/2012	Prior Rec Date:	05/18/2000	Yr Built/Eff:	1977 / 1977
Sale Date:	09/13/2012	Prior Sale Date:	05/17/2000	Air Cond:	OFFICE
Sale Price:	\$980,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1436599	Acres:	0.53		
1st Mtg Amt:		Lot Area:	23,115		
Total Value:	\$1,223,653	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	8.05 (miles)
Address:	1633 SAN FERNANDO RD, SAN FERNANDO, CA 91340				
Owner Name:	J & M PRODUCTS INC				
Seller Name:	LEGARCIE MARITZA TRUST				
APN:	2612-004-008	Map Reference:	2-D5 / 482-A6	Building Area:	6,000
County:	LOS ANGELES, CA	Census Tract:	3203.00	Total Rooms/Offices:	
Subdivision:	SAN FERNANDO	Zoning:	SFM1*	Total Restrooms:	
Rec Date:	07/03/2012	Prior Rec Date:	10/25/1993	Yr Built/Eff:	1990 / 1990
Sale Date:	06/27/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$600,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	983017	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,028		
Total Value:	\$101,055	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	8.89 (miles)
Address:	517 W WINDSOR RD, GLENDALE, CA 91204-1811				
Owner Name:	GAVAT LLC				
Seller Name:	GREGORIAN TRUST				
APN:	5696-020-038	Map Reference:	25-B5 / 564-D6	Building Area:	9,300
County:	LOS ANGELES, CA	Census Tract:	3024.01	Total Rooms/Offices:	
Subdivision:	5717	Zoning:	GLM2YY	Total Restrooms:	
Rec Date:	03/30/2012	Prior Rec Date:		Yr Built/Eff:	1925 / 1929
Sale Date:	03/29/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,241,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	483921	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,609		
Total Value:	\$596,238	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	10.71 (miles)
Address:	16855 DEVONSHIRE ST, GRANADA HILLS, CA 91344-7405				
Owner Name:	MV PROPERTIES LLC				
Seller Name:	GOODYEAR TIRE & RUBBER CO				
APN:	2684-007-020	Map Reference:	7-F3 / 501-D4	Building Area:	6,148
County:	LOS ANGELES, CA	Census Tract:	1114.00	Total Rooms/Offices:	
Subdivision:	22065	Zoning:	LAC4	Total Restrooms:	
Rec Date:	07/03/2012	Prior Rec Date:	06/20/1991	Yr Built/Eff:	1971 / 1971
Sale Date:	06/26/2012	Prior Sale Date:	12/1990	Air Cond:	
Sale Price:	\$1,360,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	983338	Acres:	0.37		
1st Mtg Amt:		Lot Area:	16,273		
Total Value:	\$1,117,760	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5			Distance From Subject:	10.92 (miles)
Address:	1661 N WESTERN AVE, LOS ANGELES, CA 90027-4820				
Owner Name:	HISTORIC HOLLYWOOD HOLDINGS LL				
Seller Name:	ULLMAN INVESTMENTS LTD				
APN:	5544-025-008	Map Reference:	34-E3 / 593-H4	Building Area:	9,000
County:	LOS ANGELES, CA	Census Tract:	1905.10	Total Rooms/Offices:	
Subdivision:	CLARK	Zoning:	LAR5	Total Restrooms:	
Rec Date:	11/09/2012	Prior Rec Date:	03/02/1989	Yr Built/Eff:	1919 / 1919
Sale Date:	11/06/2012	Prior Sale Date:	01/1989	Air Cond:	
Sale Price:	\$2,700,000	Prior Sale Price:	\$990,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1709322	Acres:	0.21		
1st Mtg Amt:	\$1,500,000	Lot Area:	9,019		
Total Value:	\$710,821	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	12.1 (miles)
Address:	953 E WASHINGTON BLVD, PASADENA, CA 91104				
Owner Name:	WOOD PROPERTIES INC				
Seller Name:	PORTAL TRUST				
APN:	5848-030-007	Map Reference:	27-B1 / 566-A1	Building Area:	6,090
County:	LOS ANGELES, CA	Census Tract:	4614.00	Total Rooms/Offices:	
Subdivision:	CLARK & SISSON TR	Zoning:	PSC-	Total Restrooms:	
Rec Date:	03/06/2012	Prior Rec Date:	02/12/2002	Yr Built/Eff:	1961 / 1961
Sale Date:	02/22/2012	Prior Sale Date:	12/13/2001	Air Cond:	
Sale Price:	\$700,000	Prior Sale Price:	\$480,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	347862	Acres:	0.23		
1st Mtg Amt:	\$644,500	Lot Area:	10,040		
Total Value:	\$564,543	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	12.92 (miles)
Address:	9015 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069				
Owner Name:	SM RAMAGE LLC				
Seller Name:	9001 SANTA MONICA BOULEVARD LL				
APN:	4340-011-018	Map Reference:	33-D5 / 592-H7	Building Area:	6,517
County:	LOS ANGELES, CA	Census Tract:	7005.01	Total Rooms/Offices:	
Subdivision:	4165	Zoning:	WDC2A*	Total Restrooms:	
Rec Date:	10/31/2012	Prior Rec Date:	12/13/2010	Yr Built/Eff:	1924 / 1939
Sale Date:	10/30/2012	Prior Sale Date:	12/10/2010	Air Cond:	
Sale Price:	\$5,925,000	Prior Sale Price:	\$6,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1656159	Acres:	0.26		
1st Mtg Amt:		Lot Area:	11,513		
Total Value:	\$3,258,900	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	14.67 (miles)
Address:	3422 W PICO BLVD, LOS ANGELES, CA 90019-4531				
Owner Name:	BLUEWAVE TRUST				
Seller Name:	SHINHAN BK AMERICA				
APN:	5072-037-005	Map Reference:	43-D3 / 633-G5	Building Area:	9,500
County:	LOS ANGELES, CA	Census Tract:	2181.20	Total Rooms/Offices:	
Subdivision:	CENTRAL ARLINGTON HEIGHTS	Zoning:	LAC4	Total Restrooms:	
Rec Date:	01/13/2012	Prior Rec Date:	06/14/1979	Yr Built/Eff:	1926 /
Sale Date:	01/11/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$750,000	Prior Sale Price:	\$115,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	59914	Acres:	0.22		
1st Mtg Amt:	\$562,500	Lot Area:	9,500		
Total Value:	\$1,058,510	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **9** Distance From Subject: **15.25 (miles)**
 Address: **1209 W WASHINGTON BLVD, LOS ANGELES, CA 90007-1328**
 Owner Name: **D & R BROTHERS INC/SHAVALIAN JAMSHID & LIDA**
 Seller Name: **YADIDI SHERVIN**
 APN: **5135-012-014** Map Reference: **44-A4 / 634-B5** Building Area: **6,000**
 County: **LOS ANGELES, CA** Census Tract: **2243.20** Total Rooms/Offices:
 Subdivision: **HOWARD** Zoning: **LAC2** Total Restrooms:
 Rec Date: **07/20/2012** Prior Rec Date: **03/01/2005** Yr Built/Eff: **1952 / 1952**
 Sale Date: **07/13/2012** Prior Sale Date: **02/11/2005** Air Cond: **NONE**
 Sale Price: **\$600,000** Prior Sale Price: **\$757,500** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1075152** Acres: **0.15**
 1st Mtg Amt: Lot Area: **6,390**
 Total Value: **\$840,636** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **15.25 (miles)**
 Address: **944 VENICE BLVD, LOS ANGELES, CA 90015-3230**
 Owner Name: **AMIRA CHANCE LLC**
 Seller Name: **WEYMOUTH A H & I M TRUST**
 APN: **5135-028-009** Map Reference: **44-A4 / 634-C5** Building Area: **7,880**
 County: **LOS ANGELES, CA** Census Tract: **2242.00** Total Rooms/Offices:
 Subdivision: **8763** Zoning: **LAM1** Total Restrooms:
 Rec Date: **04/23/2012** Prior Rec Date: **08/30/1985** Yr Built/Eff: **1956 / 1956**
 Sale Date: **02/03/2012** Prior Sale Date: **08/1985** Air Cond: **NONE**
 Sale Price: **\$1,150,000** Prior Sale Price: **\$500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **597180** Acres: **0.33**
 1st Mtg Amt: Lot Area: **14,427**
 Total Value: **\$486,725** # of Stories: **1.00**
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **15.77 (miles)**
 Address: **717 E 9TH ST, LOS ANGELES, CA 90021-1816**
 Owner Name: **ESSY INVESTMENT GROUP LLC**
 Seller Name: **WONG WILLIAM & C Y TRUST**
 APN: **5146-025-034** Map Reference: **44-D4 / 634-F6** Building Area: **6,770**
 County: **LOS ANGELES, CA** Census Tract: **2260.02** Total Rooms/Offices:
 Subdivision: **CLARK & BRYAN** Zoning: **LAM2** Total Restrooms:
 Rec Date: **02/04/2013** Prior Rec Date: Yr Built/Eff: **1909 / 1912**
 Sale Date: **01/23/2013** Prior Sale Date: Air Cond: **NONE**
 Sale Price: Prior Sale Price: Pool:
 Sale Type: **N** Prior Sale Type: Roof Mat:
 Document #: **179552** Acres: **0.11**
 1st Mtg Amt: Lot Area: **5,007**
 Total Value: **\$68,862** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **15.79 (miles)**
 Address: **236 W 18TH ST, LOS ANGELES, CA 90015-3539**
 Owner Name: **D & R BROTHERS INC/SHAVALIAN JAMSHID & LIDA**
 Seller Name: **GOLLIN FAMILY TRUST**
 APN: **5126-026-003** Map Reference: **44-B5 / 634-D6** Building Area: **7,644**
 County: **LOS ANGELES, CA** Census Tract: **2240.20** Total Rooms/Offices:
 Subdivision: **SCHILLER** Zoning: **LAM2** Total Restrooms:
 Rec Date: **05/31/2012** Prior Rec Date: **05/14/1984** Yr Built/Eff: **1927 / 1927**
 Sale Date: **05/24/2012** Prior Sale Date: Air Cond:
 Sale Price: **\$760,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **805403** Acres: **0.18**
 1st Mtg Amt: Lot Area: **7,729**
 Total Value: **\$303,305** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 16.3 (miles)
 Address: 10217 CANOGA AVE, CHATSWORTH, CA 91311-3008
 Owner Name: A & A DILANIAN LLC
 Seller Name: RUBIN KAPLAN LEVINE PARTNERS
 APN: 2747-010-020 Map Reference: 6-C3 / 500-B4 Building Area: 8,254
 County: LOS ANGELES, CA Census Tract: 1133.21 Total Rooms/Offices:
 Subdivision: CHATSWORTH PARK Zoning: LACM Total Restrooms:
 Rec Date: 10/19/2012 Prior Rec Date: 07/12/1988 Yr Built/Eff: 1964 /
 Sale Date: 10/16/2012 Prior Sale Date: 06/1988 Air Cond:
 Sale Price: \$1,035,000 Prior Sale Price: Pool:
 Sale Type: UNKNOWN Prior Sale Type: Roof Mat: ROLL
 Document #: 1583491 Acres: 0.37 COMPOSITION
 1st Mtg Amt: Lot Area: 16,160
 Total Value: \$884,846 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 14 Distance From Subject: 16.36 (miles)
 Address: 1510 GRIFFITH AVE, LOS ANGELES, CA 90021-2128
 Owner Name: 1510 GRIFFITH LLC
 Seller Name: MERCO GRP-1500 GRIFFITH AVENUE
 APN: 5132-025-017 Map Reference: 44-D5 / 634-F7 Building Area: 9,700
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: WALNUT GRV Zoning: LAM2 Total Restrooms:
 Rec Date: 12/07/2012 Prior Rec Date: 01/24/2006 Yr Built/Eff: 1865 /
 Sale Date: 12/04/2012 Prior Sale Date: 01/11/2005 Air Cond: NONE
 Sale Price: \$3,800,000 Prior Sale Price: \$5,000,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1885756 Acres: 0.49
 1st Mtg Amt: Lot Area: 21,230
 Total Value: \$1,925,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 15 Distance From Subject: 17.66 (miles)
 Address: 9436 LAS TUNAS DR, TEMPLE CITY, CA 91780-2135
 Owner Name: SATALA MANAGEMENT LLC
 Seller Name: CHU F & E FAMILY TRUST
 APN: 8587-006-011 Map Reference: 38-B2 / 596-J3 Building Area: 7,200
 County: LOS ANGELES, CA Census Tract: 4320.00 Total Rooms/Offices:
 Subdivision: 6561 Zoning: TCC2YY Total Restrooms:
 Rec Date: 01/19/2012 Prior Rec Date: 01/31/2006 Yr Built/Eff: 1946 /
 Sale Date: 12/06/2011 Prior Sale Date: 12/12/2005 Air Cond:
 Sale Price: \$2,250,000 Prior Sale Price: \$1,915,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 93577 Acres: 0.24
 1st Mtg Amt: Lot Area: 10,450
 Total Value: \$1,087,994 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 16 Distance From Subject: 18.06 (miles)
 Address: 4910 S VERMONT AVE, LOS ANGELES, CA 90037-2944
 Owner Name: PINEDA ISRAEL P
 Seller Name: VELOCITY COMMERCIAL CAP LLC
 APN: 5018-014-016 Map Reference: 51-F3 / 674-A4 Building Area: 6,675
 County: LOS ANGELES, CA Census Tract: 2321.10 Total Rooms/Offices:
 Subdivision: VERMONT PLAGE Zoning: LAC2 Total Restrooms:
 Rec Date: 05/11/2012 Prior Rec Date: 11/20/2001 Yr Built/Eff: 1924 / 1924
 Sale Date: 04/10/2012 Prior Sale Date: 11/05/2001 Air Cond:
 Sale Price: \$1,625,000 Prior Sale Price: \$520,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 708547 Acres: 0.15
 1st Mtg Amt: Lot Area: 6,682
 Total Value: \$550,800 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #:	17	Distance From Subject: 18.34 (miles)	
Address:	2651 E 45TH ST, VERNON, CA 90058-2201		
Owner Name:	L & D REAL ESTATE HOLDINGS LLC		
Seller Name:	45TH STREET LLC		
APN:	6308-005-021	Map Reference:	52-F2 / 674-J3
County:	LOS ANGELES, CA	Census Tract:	5324.00
Subdivision:	14256	Zoning:	VEM*
Rec Date:	04/17/2012	Prior Rec Date:	01/20/2005
Sale Date:	04/02/2012	Prior Sale Date:	01/18/2005
Sale Price:	\$4,900,000	Prior Sale Price:	\$15,000,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	569337	Acres:	3.43
1st Mtg Amt:		Lot Area:	149,210
Total Value:	\$3,317,060	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	18	Distance From Subject: 18.91 (miles)	
Address:	1530 SANTA MONICA BLVD, SANTA MONICA, CA 90404-1806		
Owner Name:	SULLY THREE SM LLC		
Seller Name:	WLC PROPERTIES		
APN:	4282-020-003	Map Reference:	41-A6 / 671-F1
County:	LOS ANGELES, CA	Census Tract:	7017.02
Subdivision:	SANTA MONICA	Zoning:	SMC4*
Rec Date:	09/27/2012	Prior Rec Date:	
Sale Date:	09/18/2012	Prior Sale Date:	
Sale Price:	\$9,660,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1452703	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,509
Total Value:	\$1,558,164	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: 19.06 (miles)	
Address:	1551 14TH ST, SANTA MONICA, CA 90404-3302		
Owner Name:	14TH STREET GRILLE LP		
Seller Name:	MARCUS JACOB TRUST		
APN:	4282-034-011	Map Reference:	41-B6 / 671-F1
County:	LOS ANGELES, CA	Census Tract:	7017.02
Subdivision:	SANTA MONICA	Zoning:	SMM1*
Rec Date:	01/23/2012	Prior Rec Date:	02/06/1989
Sale Date:	11/28/2011	Prior Sale Date:	10/1988
Sale Price:	\$2,100,000	Prior Sale Price:	\$320,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	114816	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,478
Total Value:	\$507,332	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 19.75 (miles)	
Address:	3629 SLAUSON AVE, MAYWOOD, CA 90270-2631		
Owner Name:	RUSCONI PAUL		
Seller Name:	HERMAN S D & L LIVING TRUST		
APN:	6311-009-004	Map Reference:	53-B4 / 675-C5
County:	LOS ANGELES, CA	Census Tract:	5334.02
Subdivision:	3468	Zoning:	MYCM*
Rec Date:	06/22/2012	Prior Rec Date:	09/06/1988
Sale Date:	04/04/2012	Prior Sale Date:	
Sale Price:	\$425,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	927448	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,435
Total Value:	\$83,532	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: MARK VAN SLOOTEN

Date: March 15, 2013

JOB ADDRESS: 8220 WEST FOOTHILL BLVD., UNIT #7-14, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2560-009-030

CASE# 78968

ORDER NO: A-2687355

EFFECTIVE DATE OF ORDER TO COMPLY: January 19, 2011

COMPLIANCE EXPECTED DATE: January 24, 2011

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2687355

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**BOARD OF
BUILDING AND SAFETY
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MAYOR**

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

**ROBERT R. "Bud" OVROM
GENERAL MANAGER**

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

ORDER TO COMPLY

**REZA MARTIN INC, C/O SIAVASH SADAFI
8220 FOOTHILL BLVD
SUNLAND, CA 91040**

**CASE #: 78968
ORDER #: A-2687355
EFFECTIVE DATE: January 19, 2011
COMPLIANCE DATE: January 24, 2011**



**PROPERTY OWNER OF
SITE ADDRESS: 8220 W FOOTHILL BLVD UNIT# 7-14
ASSESSORS PARCEL NO.: 2560-009-030
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: OPTIMUM MOTORS**

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on October 21, 2010 and billed on invoice # 497492.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 11, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.



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

No Compl.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F, or 12.26 I, of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards...\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 18 L.A.M.C.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 16.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 8(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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



