

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

December 23, 2014

Council District: # 9

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

**JOB ADDRESS: 861 EAST VERNON AVENUE, LOS ANGELES, CA**  
**(AKA: 859 EAST VERNON AVENUE, LOS ANGELES, CA)**  
**ASSESSORS PARCEL NO. (APN): 5115-013-015**

On March 11, 2012, February 5, 2013, and November 30, 2013, 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: **861 East Vernon Avenue, Los Angeles, California (AKA: 859 East Vernon Avenue, Los Angeles, California)**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on November 14, 2012, September 13, 2013, and August 1, 2014, 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	\$ 2,456.44
System Development Surcharge	164.52
Non-Compliance Code Enforcement fee	3,300.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	358.86
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ <u>9,071.82</u></b>

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 **\$9,071.82** 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 **\$9,071.82** 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**

  
Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

# EXHIBIT A



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

## Property Title Report

Work Order No. T10323  
Dated as of: 06/26/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5115-013-015

Property Address: 861 E VERNON AVE ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ANITA FRANCES LEVY GOLDELATT, WHO ACQUIRED TITLE AS ANITA FRANCES LEVY

Grantee: ROBERT R. LOPEZ, A SINGLE MAN

Instrument: 80/321101

Book/Page: N/A

Dated: 03/13/1980

Recorded: 03/31/1980

Mailing Address: ROBERT R. LOPEZ  
225 E. NELSON MONTEBELLO, CA 90640

### SCHEDULE B

### LEGAL DESCRIPTION

PARCEL 1:

THE EASTERLY 40 FEET OF THE SOUTHERLY 95 FEET OF LOT 77 OF THE ROSE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE 7 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST 10 FEET OF LOT 77 AND THE EAST 26.52 FEET OF LOT 76 OF THE ROSE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER KEP RECORDED IN BOOK 28 PAGE 7 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

EXCEPT THE NORTH 40 FEET THEREOF.

PARCEL 3:

LOT 78 OF THE ROSE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE 7 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

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Work Order No. T10323

SCHEDULE B (Continued)

**MORTGAGES/LIENS**

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ROBERT R. LOPEZ

Lender/Beneficiary: UNITED STATES OF AMERICA

Trustee: TRUSTORS SECURITY SERVICE, A CALIFORNIA CORPORATION

Instrument: 96/1818855

Book/Page: N/A

Amount: N/A

Open Ended: N/A

Dated: 11/07/1996

Recorded: 11/07/1996

Maturity Date: N/A

**Mailing address:** UNITED STATES DISTRICT COURT Ref: case 96-1753  
940 FRONT STREET, SUITE 1160 SAN DIEGO, CA 92101-8900

**Mailing address:** Trustors Security Service  
2731 1/2 E COAST HIGHWAY CORONA DEL MAR, CA 92625

**Mailing address:** ROBERT R. LOPEZ  
6522 PICO VISTA PICO RIVERA, CA

\*\*\*\*Note: zip code not provided\*\*\*\*

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN

DATED: 01/03/2006, RECORDED: 01/13/2006, DOC NO: 06/0095355,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

NOTICE OF PENDING LIEN

DATED: 01/25/2006, RECORDED: 01/27/2006 DOC NO: 06/0208517,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 03/30/2007, RECORDED: 04/06/2007 DOC NO: 20070832436 ,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 05/18/2007 RECORDED : 05/27/2007 DOC NO: 20071278608,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES  
DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

**SCHEDULE B (Continued)**

**NOTICE OF PENDING LIEN**

**DATED:** 05/06/2008, **RECORDED:** 05/16/2008, **DOC NO:** 20080876179, **Mailing address:**

**Mailing address** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**DATED:** 12/05/2008, **RECORDED:** 12/12/2008, **DOC NO:** 20082190907,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**DATED:** 01/26/2009, **RECORDED:** 01/30/2009 **DOC NO:** 20090122755,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**DATED:** 05/03/2010, **RECORDED:** 05/07/2010, **DOC NO:** 20100629059,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**DATED:** 05/03/2010, **RECORDED:** 05/07/2010, **DOC NO:** 20100629062,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**DATED:** 11/01/2010, **RECORDED:** 12/03/2010, **DOC NO:** 20101781200

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**DATED:** 11/01/2010, **RECORDED:** 12/03/2010, **DOC NO:** 20101781201,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**DATED:** 01/14/2011, **RECORDED:** 02/04/2011, **DOC NO:** 20110196452,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**NOTICE OF PENDING LIEN**

**SCHEDULE B (Continued)**

DATED: 01/14/2011, RECORDED: 02/04/2011, DOC NO: 20110196453,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 07/07/2011, RECORDED: 07/22/2011, DOC NO: 20110984713,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 07/13/2011, RECORDED: 07/22/2011, DOC NO: 20110984722,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATE: 08/19/2011, RECORDED: 08/26/2011, DOC NO: 20111161312,

**Mailing address** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 02/23/2012, RECORDED: 03/02/2012, DOC NO: 20120336042,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 02/23/2012, RECORDED: 03/02/2012, DOC NO: 20120336033,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

NOTICE OF PENDING LIEN

DATED: 11/28/2012 RECORDED: 12/14/2012, DOC NO: 20121939454, DEPARTMENT OF

**Mailing address** BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 12/05/2012, RECORDED : 01/11/2013, DOC NO: 20130057151,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 02/21/2013, RECORDED: 03/08/2013, DOC NO: 20130356019,

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10323**

**SCHEDULE B (Continued)**

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 02/21/2013, RECORDED: 03/08/2013, DOC NO: 20130356020,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 12/09/2013, RECORDED: 01/10/2014, DOC NO: 20140032948,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

NOTICE OF PENDING LIEN

DATED: 12/09/2013, RECORDED: 01/10/2014, DOC NO: 20140032949,

**Mailing address:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

80-321101

RECORDING REQUESTED BY  
**AMERICAN TITLE CO.**  
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: Robert R. Lopez  
 STREET ADDRESS: 225 N. Nelson, Montebello, Ca. 90640  
 CITY STATE ZIP: 11414  
 TITLE ORDER NO: 10-18720-12

RECORDED IN OFFICIAL RECORDS  
 OF LOS ANGELES COUNTY, CA  
 MAR 21 1980 AT 8 A.M.  
 Recorder's Office

FEE  
 \$3  
 0

SURVEY MONUMENT FEE \$10.00 CODE 00  
 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED *HH*

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is \$ 66.00  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

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

**ANITA FRANCES LEVY GOLDBLATT**, who acquired title as  
ANITA FRANCES LEVY

hereby GRANT(S) to

**ROBERT R. LOPEZ**, a single man

the following described real property in the City of Los Angeles

County of Los Angeles State of California:

PARCEL 1:

The Easterly 40 feet of the Southerly 95 feet of Lot 77 of the Rose Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 28 Page 7 of miscellaneous records, in the office of the county recorder of said County.

PARCEL 2:

The west 10 feet of Lot 77 and the East 26.52 feet of Lot 76 of the Rose Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in Book 28 Page 7 of miscellaneous records, in the office of the County Recorder of said County.

EXCEPT THE NORTH 40 FEET THEREOF.

PARCEL 3:

Lot 78 of the Rose Tract, in the City of Los Angeles, in the county of Los Angeles, State of California, as per map recorded in Book 28 Page 7 of miscellaneous records in the office of the County recorder of said County.

EXCEPT THE EASTERLY 30 FEET THEREOF.

AKA: 859-861 E. Vernon, Los Angeles, Ca. 90011

Dated March 13, 1980

*Anita Frances Levy Goldblatt*  
 Anita Frances Levy Goldblatt

STATE OF CALIFORNIA }  
 COUNTY OF Los Angeles } ss.  
 On March 13, 1980 before me, the  
 undersigned, a Notary Public in and for said State, personally appeared  
**Anita Frances Levy Goldblatt**

to be the person whose name is subscribed to the within  
 instrument and acknowledged that SHE executed the same  
 with free will and of her own volition.  
 Signature: *Anita Frances Levy Goldblatt*



MAIL TAX STATEMENTS AS DIRECTED ABOVE.

END OF RECORDED DOCUMENT

ATTORNEY OF RECORD

96 1818855

AND WHEN RECORDED MAIL TO:

Name  
Street Address  
City State Zip

UNITED STATES DISTRICT COURT  
940 Front Street, Suite 1160  
San Diego, CA 92101-8900

IN-RE ALVAREZ-VALENCIA  
CASE NO. 96-1753

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

9:01 AM NOV 08 1996

FEE \$17	V
DAF \$4	
C-20	2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TD 878 ID

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS  
SECURING A PERSONAL SURETY BOND TO THE UNITED STATES OF AMERICA

181619

This Deed of Trust, made this 7 day of NOVEMBER, 1996, between  
(month) (year)

ROBERT R. LOPEZ, herein called TRUSTOR,

whose address is 6522 PICO VISTA, PICO RIVERA, CA.  
(number and street) (city) (state)

TRUSTORS SECURITY SERVICE, a California corporation, 2731 1/2 E. Coast Highway, Corona Del Mar, CA 92625 herein called TRUSTEE, and the

UNITED STATES OF AMERICA, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in THE CITY OF LOS ANGELES County, California, described as:

PARCEL 1:

The Easterly 40 feet of the Southerly 95 feet of lot 77 of the Rose Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 28 Page 7 of miscellaneous records, in the office of the county recorder of said County.

PARCEL 2:

The west 10 feet of Lot 77 and the East 26.52 feet of Lot 76 of the Rose Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in Book 28, Page 7 of miscellaneous records, in the office of the County recorder of said County.

EXCEPT THE NORTH 40 FEET THEREOF.

PARCEL 3:

Lot 78 of the Rose Tract, in the City of Los Angeles, in the county of Los Angeles, State of California, as per map recorded in Book 28 Page 7 of miscellaneous records in the office of the County recorder of said County.

EXCEPT THE EASTERLY 30 FEET THEREOF.

AKA: 859-861 E. Vernon, Los Angeles, Ca. 90011

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) 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 herein.  
 2. Payment of the indebtedness evidenced by a PERSONAL SURETY BOND of even date herewith, and any extension or renewal thereof, in the principal sum of \$ \_\_\_\_\_ executed by Trustor in favor of the United States of America.

**TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:** By the execution and delivery of this Deed of Trust and the Personal Surety Bond secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Napa County, July 10, 1978, and in all other Counties, July 7, 1978, 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
Alameda	RE 5477	148	Kings	1122	516	Placer	1996	591	Sierra	78	652
Alpine	30	374-378	Lake	942	153	Plumas	291	119	Siakhyou	824	414
Amador	333	343	Lassen	334	458	Riverside	1978	140181	Solano	1978	55321
Butte	2301	484	Los Angeles	78-738583	--	Sacramento	78-07-07	1144	Sonoma	3421	802
Calaveras	475	244	Madera	1406	233	San Benito	432	18	Stanislaus	3074	385
Colusa	461	325	Marin	3400	76	San Bernardino	9469	1383	Sutter	929	678
Contra Costa	8914	328	Mariposa	185	364	San Diego	1978	78-285214	Tehama	755	108
Del Norte	219	441	Mendocino	1157	523	San Francisco	C801	708	Trinity	182	632
El Dorado	1849	92	Merced	2130	629	San Joaquin	4420	184	Tulare	3549	778
Fresno	7069	711	Modoc	255	590	San Luis Obispo	2084	280	Tuolumne	538	129
Glenn	831	343	Mono	248	573	San Mateo	7759	2337	Ventura	5158	219
Humboldt	1500	553	Monterey	1257	744	Santa Barbara	78-30910	--	Yolo	1318	148
Imperial	1418	1241	Napa	1068	368	Santa Clara	D787	194	Yuba	671	393
Inyo	232	93	Navajo	963	297	Santa Cruz	2933	275			
Kern	5123	521	Orange	12749	728	Shasta	1536	350			

(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.

State of California

County of Los Angeles  
 On November 8, 1996  
 before me, Susanne J. McKinney  
 A Notary Public

Signature of Trustor

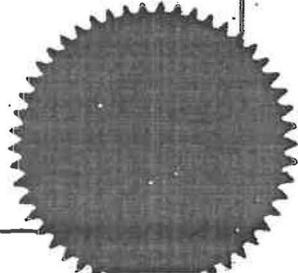
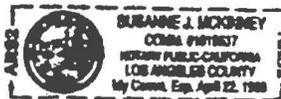
Robert R. Lopez  
 Robert R. Lopez

personally appeared: Robert R. Lopez  
 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 persons acted, executed the instrument.

96 1818855

WITNESS my hand and official seal.

Signature Susanne J. McKinney



# EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **861 EAST VERNON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5115-013-015**

Date: **December 23, 2014**

Last Full Title: **06/26/2014**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ROBERT R. LOPEZ  
225 EAST NELSON PLACE  
MONTEBELLO, CA. 90640  
CAPACITY: OWNER
  
- 2). ROBERT R. LOPEZ  
859 EAST VERNON AVENUE  
LOS ANGELES, CA. 90011-3738  
CAPACITY: OWNER
  
- 3). ROBERT R. LOPEZ  
6522 PICO VISTA ROAD  
PICO RIVERA, CA. 90660  
CAPACITY: OWNER
  
- 4). UNITED STATES DISTRICT COURT  
REF: CASE 96-1753  
940 FRONT STREET, SUITE 1160  
SAN DIEGO, CA. 92101-8900  
CAPACITY: INTERESTED PARTIES
  
- 5). TRUSTORS SECURITY SERVICE  
2731 ½ EAST COAST HIGHWAY  
CORONA DEL MAR, CA. 92625  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**859 E VERNON AVE, LOS ANGELES, CA 90011-3738**



**Owner Information**

Owner Name: **LOPEZ ROBERT R**  
 Mailing Address: **859 E VERNON AVE, LOS ANGELES CA 90011-3738 C034**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **ROSE TRACT S 95 FT EX OF STS OF LOT 76 AND S 95 FT EX OF ST OF LOT 77 AND W 20 FT EX OF ST OF LOT 78**  
 County: **LOS ANGELES, CA** APN: **5115-013-015**  
 Census Tract / Block: **2286.00 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **ROSE TR**  
 Legal Book/Page: Map Reference: **52-C2 / 674-E3**  
 Legal Lot: **78** Tract #: **ROSE TR**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C42** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date: **03/31/1980 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$60,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **321101** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$12.16**  
 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: <b>/ 1949</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>4,936</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>4,936</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: <b>NONE</b>
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

**Site Information**

Zoning: <b>LAC2</b>	Acres: <b>0.22</b>	County Use: <b>STORES (1100)</b>
Lot Area: <b>9,774</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>STORE BUILDING</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

**Tax Information**

Total Value: <b>\$106,529</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$1,944.21</b>
Land Value: <b>\$44,384</b>	Improved %: <b>58%</b>	Tax Area: <b>6659</b>
Improvement Value: <b>\$62,145</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$106,529</b>		

## Comparable Summary

For Property Located At



**859 E VERNON AVE, LOS ANGELES, CA 90011-3738**

**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	\$60,000	\$275,000	\$4,100,000	\$1,481,775
Bldg/Living Area	4,936	4,212	5,583	4,926
Price/Sqft	\$12.16	\$65.29	\$836.73	\$297.63
Year Built	0	1906	2006	1955
Lot Area	9,774	4,600	17,111	8,660
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	8	5
Stories	0.00	1.00	1.00	1.00
Total Value	\$106,529	\$82,750	\$1,953,922	\$706,667
Distance From Subject	0.00	0.17	7.27	4.22

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
			859 E VERNON AVE	\$60,000				03/31/1980	4,936	9,774	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		1044 E VERNON AVE	\$1,600,000	1993			06/17/2014	4,365	7,105	0.17
<input checked="" type="checkbox"/>	2		1155 S MAIN ST	\$4,100,000	1986			04/15/2014	4,900	5,893	2.37
<input checked="" type="checkbox"/>	3		915 W WASHINGTON BLVD	\$800,000	1964		6	07/24/2014	4,910	7,246	2.51
<input checked="" type="checkbox"/>	4		6361 GENTRY ST	\$1,151,000	1991		8	05/23/2014	5,323	13,605	2.85
<input checked="" type="checkbox"/>	5		500 S SAN PEDRO ST	\$1,500,000	1906			09/18/2014	5,481	5,670	2.92
<input checked="" type="checkbox"/>	6		1440 W OLYMPIC BLVD	\$1,300,000	1932			05/01/2014	4,606	4,754	3.1
<input checked="" type="checkbox"/>	7		7925 SEVILLE AVE	\$1,050,000	2006			06/26/2014	5,018	12,520	3.41
<input checked="" type="checkbox"/>	8		3051 E FLORENCE AVE	\$1,400,000	1948			10/02/2014	4,327	6,601	3.42
<input checked="" type="checkbox"/>	9		9522 S FIGUEROA ST	\$1,100,000	1996		1	03/28/2014	5,160	12,283	3.96
<input checked="" type="checkbox"/>	10		126 GLENDALE BLVD	\$975,000	1920			10/03/2014	4,400	4,600	4.04
<input checked="" type="checkbox"/>	11		5144 CRENSHAW BLVD	\$575,000	1947			09/30/2014	4,710	11,416	4.05
<input checked="" type="checkbox"/>	12		4064 GAGE AVE	\$1,300,000	1925			07/24/2014	4,500	6,500	4.17
<input checked="" type="checkbox"/>	13		9101 S WESTERN AVE	\$365,000	1957			07/07/2014	4,557	5,281	4.47
<input checked="" type="checkbox"/>	14		5121 GAGE AVE	\$1,025,000	1973			06/04/2014	5,250	17,111	5.31
<input checked="" type="checkbox"/>	15		4571 WHITTIER BLVD	\$3,469,500	1925			07/23/2014	5,076	6,350	5.42
<input checked="" type="checkbox"/>	16		4500 E CESAR E CHAVEZ AVE	\$2,670,000	1935			07/08/2014	5,328	5,512	5.8
<input checked="" type="checkbox"/>	17		5059 MELROSE AVE	\$730,000	1939			09/12/2014	5,500	14,304	6.21
<input checked="" type="checkbox"/>	18		916 N WESTERN AVE	\$1,850,000	1930			09/24/2014	5,320	7,694	6.37
<input checked="" type="checkbox"/>	19		2001 N WILMINGTON AVE	\$275,000	1956			07/25/2014	4,212	4,983	6.56
<input checked="" type="checkbox"/>	20		1950 S ATLANTIC BLVD	\$2,400,000	1977			10/10/2014	5,583	13,763	7.27

**Comparable Sales Report**

For Property Located At

**859 E VERNON AVE, LOS ANGELES, CA 90011-3738****20 Comparable(s) Selected.**

Report Date: 12/18/2014

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$60,000	\$275,000	\$4,100,000	\$1,481,775
Bldg/Living Area	4,936	4,212	5,583	4,926
Price/Sqft	\$12.16	\$65.29	\$836.73	\$297.63
Year Built	0	1906	2006	1955
Lot Area	9,774	4,600	17,111	8,660
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	1	8	5
Stories	0.00	1.00	1.00	1.00
Total Value	\$106,529	\$82,750	\$1,953,922	\$706,667
Distance From Subject	0.00	0.17	7.27	4.22

\* = user supplied for search only

Comp #: **1** Distance From Subject: **0.17 (miles)**  
 Address: **1044 E VERNON AVE, LOS ANGELES, CA 90011-3717**  
 Owner Name: **DEWA ENT INC**  
 Seller Name: **JHO JUSTIN**  
 APN: **5108-028-009** Map Reference: **51-F2 / 674-E3** Building Area: **4,365**  
 County: **LOS ANGELES, CA** Census Tract: **2286.00** Total Rooms/Offices:  
 Subdivision: **H M AMES 01** Zoning: **LAC2** Total Restrooms:  
**SUB/VERNON**  
 Rec Date: **06/17/2014** Prior Rec Date: **09/19/2012** Yr Built/Eff: **1993 / 1993**  
 Sale Date: **01/09/2014** Prior Sale Date: **08/02/2012** Air Cond: **NONE**  
 Sale Price: **\$1,600,000** Prior Sale Price: **\$745,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **625835** Acres: **0.16**  
 1st Mtg Amt: **\$2,500,000** Lot Area: **7,105**  
 Total Value: **\$554,254** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **2.37 (miles)**  
 Address: **1155 S MAIN ST, LOS ANGELES, CA 90015-2540**  
 Owner Name: **MAIN FUND ASSOCIATES LLC**  
 Seller Name: **KIM EDWARD & KYUNG H**  
 APN: **5139-017-016** Map Reference: **44-C4 / 634-E6** Building Area: **4,900**  
 County: **LOS ANGELES, CA** Census Tract: **2079.00** Total Rooms/Offices:  
 Subdivision: **2289** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **04/15/2014** Prior Rec Date: **05/31/2002** Yr Built/Eff: **1986 / 1986**  
 Sale Date: **03/25/2014** Prior Sale Date: **05/01/2002** Air Cond: **NONE**  
 Sale Price: **\$4,100,000** Prior Sale Price: **\$2,475,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **380027** Acres: **0.14**  
 1st Mtg Amt: Lot Area: **5,893**  
 Total Value: **\$1,114,723** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **2.51 (miles)**  
 Address: **915 W WASHINGTON BLVD, LOS ANGELES, CA 90015-3311**  
 Owner Name: **JAKHARIA LLC**  
 Seller Name: **AGHAZEBAMWAN OSAYANDE**  
 APN: **5124-017-009** Map Reference: **44-A4 / 634-C6** Building Area: **4,910**  
 County: **LOS ANGELES, CA** Census Tract: **2244.10** Total Rooms/Offices:  
 Subdivision: **LOS ANGELES** Zoning: **LAC2** Total Restrooms: **6.00**  
**HOMESTE**  
 Rec Date: **07/24/2014** Prior Rec Date: **08/25/2006** Yr Built/Eff: **1964 / 1964**  
 Sale Date: **06/24/2014** Prior Sale Date: **08/18/2006** Air Cond: **NONE**  
 Sale Price: **\$800,000** Prior Sale Price: **\$870,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **763934** Acres: **0.17**  
 1st Mtg Amt: **\$400,000** Lot Area: **7,246**  
 Total Value: **\$950,849** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **2.85 (miles)**  
 Address: **6361 GENTRY ST, HUNTINGTON PARK, CA 90255**  
 Owner Name: **XI FENG RI TRUST**  
 Seller Name: **CALIFORNIA ASSET PORTFOLIO INC**  
 APN: **6319-002-028** Map Reference: **53-A5 / 675-A6** Building Area: **5,323**  
 County: **LOS ANGELES, CA** Census Tract: **5331.05** Total Rooms/Offices:  
 Subdivision: **C S MILES ADD** Zoning: **HPCN\*** Total Restrooms: **8.00**  
 Rec Date: **05/23/2014** Prior Rec Date: **06/26/1998** Yr Built/Eff: **1991 / 1991**  
 Sale Date: **05/06/2014** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$1,151,000** Prior Sale Price: **\$425,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **537716** Acres: **0.31**  
 1st Mtg Amt: Lot Area: **13,605**  
 Total Value: **\$553,578** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **2.92 (miles)**  
 Address: **500 S SAN PEDRO ST, LOS ANGELES, CA 90013-2102**  
 Owner Name: **JWCH INSTITUTE INC**  
 Seller Name: **PHJ MANAGEMENT LLC**  
 APN: **5147-025-022** Map Reference: **44-D4 / 634-G5** Building Area: **5,481**  
 County: **LOS ANGELES, CA** Census Tract: **2063.00** Total Rooms/Offices:  
 Subdivision: **ALLEN D BUTT** Zoning: **LAM2** Total Restrooms:  
 Rec Date: **09/18/2014** Prior Rec Date: **07/31/2012** Yr Built/Eff: **1906 /**  
 Sale Date: **09/11/2014** Prior Sale Date: **07/27/2012** Air Cond: **NONE**  
 Sale Price: **\$1,500,000** Prior Sale Price: **\$850,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **988130** Acres: **0.13**  
 1st Mtg Amt: **\$1,350,000** Lot Area: **5,670**  
 Total Value: **\$1,115,039** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **3.1 (miles)**  
 Address: **1440 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3904**  
 Owner Name: **HAAZINO INVESTMENT LLC**  
 Seller Name: **1440 J & J LLC**  
 APN: **5137-013-010** Map Reference: **44-B3 / 634-C4** Building Area: **4,606**  
 County: **LOS ANGELES, CA** Census Tract: **2100.10** Total Rooms/Offices:  
 Subdivision: **TENTH & VALENCIA STREET** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **05/01/2014** Prior Rec Date: **08/12/2008** Yr Built/Eff: **1932 / 1938**  
 Sale Date: **04/25/2014** Prior Sale Date: **07/17/2008** Air Cond: **NONE**  
 Sale Price: **\$1,300,000** Prior Sale Price: **\$1,200,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **452566** Acres: **0.11**  
 1st Mtg Amt: **\$630,000** Lot Area: **4,754**  
 Total Value: **\$1,260,592** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **3.41 (miles)**  
 Address: **7925 SEVILLE AVE, HUNTINGTON PARK, CA 90255-7000**  
 Owner Name: **SAMANI-MIRTORABI TRUST**  
 Seller Name: **MEGA PROPERTIES INC**  
 APN: **6202-009-022** Map Reference: **58-F1 / 704-J2** Building Area: **5,018**  
 County: **LOS ANGELES, CA** Census Tract: **5348.03** Total Rooms/Offices:  
 Subdivision: **2080** Zoning: **LCC2\*** Total Restrooms:  
 Rec Date: **06/26/2014** Prior Rec Date: **08/08/2002** Yr Built/Eff: **2006 / 2007**  
 Sale Date: **05/16/2014** Prior Sale Date: **06/11/2002** Air Cond: **YES**  
 Sale Price: **\$1,050,000** Prior Sale Price: **\$250,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **660784** Acres: **0.29**  
 1st Mtg Amt: Lot Area: **12,520**  
 Total Value: **\$750,751** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **3.42 (miles)**  
 Address: **3051 E FLORENCE AVE, HUNTINGTON PARK, CA 90255**  
 Owner Name: **EB HP LLC**  
 Seller Name: **ANGEL 9 LLC**  
 APN: **6323-018-017** Map Reference: **53-A6 / 675-A7** Building Area: **4,327**  
 County: **LOS ANGELES, CA** Census Tract: **5331.07** Total Rooms/Offices:  
 Subdivision: **5495** Zoning: **HPCN\*** Total Restrooms:  
 Rec Date: **10/02/2014** Prior Rec Date: **05/14/2010** Yr Built/Eff: **1948 / 1948**  
 Sale Date: **10/01/2014** Prior Sale Date: **01/26/2010** Air Cond: **NONE**  
 Sale Price: **\$1,400,000** Prior Sale Price: **\$1,000,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1043857** Acres: **0.15**  
 1st Mtg Amt: **\$1,165,300** Lot Area: **6,601**  
 Total Value: **\$842,392** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **3.96 (miles)**  
 Address: **9522 S FIGUEROA ST, LOS ANGELES, CA 90003-3927**  
 Owner Name: **LB ANAHEIM PLAZA INC**  
 Seller Name: **SIY INVESTMENT LLC**  
 APN: **6039-007-035** Map Reference: **/ 704-B4** Building Area: **5,160**  
 County: **LOS ANGELES, CA** Census Tract: **2404.01** Total Rooms/Offices:  
 Subdivision: **MELVIN PLACE** Zoning: **LAR4** Total Restrooms: **1.00**  
 Rec Date: **03/28/2014** Prior Rec Date: **12/10/2010** Yr Built/Eff: **1996 / 1996**  
 Sale Date: **03/26/2014** Prior Sale Date: **11/18/2010** Air Cond: **NONE**  
 Sale Price: **\$1,100,000** Prior Sale Price: **\$850,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **314966** Acres: **0.28**  
 1st Mtg Amt: **\$1,120,000** Lot Area: **12,283**  
 Total Value: **\$888,354** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **4.04 (miles)**  
 Address: **126 GLENDALE BLVD, LOS ANGELES, CA 90026-5826**  
 Owner Name: **ANTOCI TONY & J FAMILY TRUST**  
 Seller Name: **TRAL REAL ESTATE LLC**  
 APN: **5160-013-005** Map Reference: **44-C2 / 634-E2** Building Area: **4,400**  
 County: **LOS ANGELES, CA** Census Tract: **2080.00** Total Rooms/Offices:  
 Subdivision: **JOSEPH BAYERS 01 & LAKE SHORE** Zoning: **LACW** Total Restrooms:  
 Rec Date: **10/03/2014** Prior Rec Date: **03/05/2007** Yr Built/Eff: **1920 / 1923**  
 Sale Date: **09/25/2014** Prior Sale Date: **02/27/2007** Air Cond: **NONE**  
 Sale Price: **\$975,000** Prior Sale Price: **\$1,100,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **1050509** Acres: **0.11**  
 1st Mtg Amt: **\$780,000** Lot Area: **4,600**  
 Total Value: **\$1,202,225** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **4.05 (miles)**  
 Address: **5144 CRENSHAW BLVD, LOS ANGELES, CA 90043**  
 Owner Name: **HWANG KOOK R**  
 Seller Name: **LENOX ROBERTJEAN D**  
 APN: **5013-019-002** Map Reference: **51-C3 / 673-F5** Building Area: **4,710**  
 County: **LOS ANGELES, CA** Census Tract: **2345.01** Total Rooms/Offices:  
 Subdivision: **668** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **09/30/2014** Prior Rec Date: **11/29/1993** Yr Built/Eff: **1947 / 1949**  
 Sale Date: **06/11/2014** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$575,000** Prior Sale Price: **\$300,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **1029730** Acres: **0.26**  
 1st Mtg Amt: **\$488,000** Lot Area: **11,416**  
 Total Value: **\$415,941** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **4.17 (miles)**  
 Address: **4064 GAGE AVE, BELL, CA 90201**  
 Owner Name: **OROZCO MALCOLM**  
 Seller Name: **VALASKANTJIS LIVING TRUST**  
 APN: **6325-002-012** Map Reference: **53-C5 / 675-C7** Building Area: **4,500**  
 County: **LOS ANGELES, CA** Census Tract: **5336.02** Total Rooms/Offices:  
 Subdivision: **GRIDER & HAMILTONS SUB** Zoning: **BLC3R\*** Total Restrooms:  
 Rec Date: **07/24/2014** Prior Rec Date: **02/09/1998** Yr Built/Eff: **1925 / 1925**  
 Sale Date: **07/03/2014** Prior Sale Date: **11/25/1997** Air Cond: **NONE**  
 Sale Price: **\$1,300,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **764152** Acres: **0.15**  
 1st Mtg Amt: **\$900,000** Lot Area: **6,500**  
 Total Value: **\$229,096** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 4.47 (miles)  
 Address: 9101 S WESTERN AVE, LOS ANGELES, CA 90047-3519  
 Owner Name: SLE ENTS INC  
 Seller Name: GEFNER INVESTMENTS LLC  
 APN: 6036-016-028 Map Reference: 57-E2 / 703-H3 Building Area: 4,557  
 County: LOS ANGELES, CA Census Tract: 2384.00 Total Rooms/Offices:  
 Subdivision: 12567 Zoning: LAC2 Total Restrooms:  
 Rec Date: 07/07/2014 Prior Rec Date: 07/23/2012 Yr Built/Eff: 1957 / 1957  
 Sale Date: 07/01/2014 Prior Sale Date: 07/23/2012 Air Cond: NONE  
 Sale Price: \$365,000 Prior Sale Price: \$235,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 694269 Acres: 0.12  
 1st Mtg Amt: \$182,000 Lot Area: 5,281  
 Total Value: \$296,339 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 5.31 (miles)  
 Address: 5121 GAGE AVE, BELL, CA 90201-1528  
 Owner Name: KOH CHIN S & HOO N  
 Seller Name: BONFIGLIO FAMILY TRUST  
 APN: 6315-026-028 Map Reference: 53-D5 / 675-F7 Building Area: 5,250  
 County: LOS ANGELES, CA Census Tract: 5338.05 Total Rooms/Offices:  
 Subdivision: 5668 Zoning: BLC3R\* Total Restrooms:  
 Rec Date: 06/04/2014 Prior Rec Date: 07/07/1994 Yr Built/Eff: 1973 / 1973  
 Sale Date: 04/09/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$1,025,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 577101 Acres: 0.39  
 1st Mtg Amt: \$325,000 Lot Area: 17,111  
 Total Value: \$162,598 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 5.42 (miles)  
 Address: 4571 WHITTIER BLVD, LOS ANGELES, CA 90022-2432  
 Owner Name: APIK 22 LLC  
 Seller Name: JB REALTY LLC  
 APN: 5247-016-016 Map Reference: 45-E6 / 675-F1 Building Area: 5,076  
 County: LOS ANGELES, CA Census Tract: 5315.04 Total Rooms/Offices:  
 Subdivision: 4190 Zoning: LCM1\* Total Restrooms:  
 Rec Date: 07/23/2014 Prior Rec Date: 09/23/1982 Yr Built/Eff: 1925 / 1947  
 Sale Date: 07/15/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$3,469,500 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 762238 Acres: 0.15  
 1st Mtg Amt: \$4,600,000 Lot Area: 6,350  
 Total Value: \$82,750 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 5.8 (miles)  
 Address: 4500 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022-1117  
 Owner Name: SIYA INVESTMENT LLC  
 Seller Name: KOSTICH SINISHA S  
 APN: 5235-005-032 Map Reference: 45-E4 / 635-F5 Building Area: 5,328  
 County: LOS ANGELES, CA Census Tract: 5305.00 Total Rooms/Offices:  
 Subdivision: 6227 Zoning: LCC3\* Total Restrooms:  
 Rec Date: 07/08/2014 Prior Rec Date: Yr Built/Eff: 1935 / 1940  
 Sale Date: 03/10/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$2,670,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 702510 Acres: 0.13  
 1st Mtg Amt: \$1,690,000 Lot Area: 5,512  
 Total Value: \$335,795 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 6.21 (miles)  
 Address: 5059 MELROSE AVE, LOS ANGELES, CA 90038-4115  
 Owner Name: PORTNER LIVING TRUST  
 Seller Name: BAN KIWON & SOO E  
 APN: 5535-016-006 Map Reference: 34-D5 / 593-H6 Building Area: 5,500  
 County: LOS ANGELES, CA Census Tract: 1917.10 Total Rooms/Offices:  
 Subdivision: 3783 Zoning: LAC4 Total Restrooms:  
 Rec Date: 09/12/2014 Prior Rec Date: 01/27/2003 Yr Built/Eff: 1939 / 1940  
 Sale Date: 08/01/2014 Prior Sale Date: 01/16/2002 Air Cond: YES  
 Sale Price: \$730,000 Prior Sale Price: \$665,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 967405 Acres: 0.33  
 1st Mtg Amt: \$700,000 Lot Area: 14,304  
 Total Value: \$942,224 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 6.37 (miles)  
 Address: 916 N WESTERN AVE, LOS ANGELES, CA 90029-3216  
 Owner Name: 916 N WESTERN AVE LLC  
 Seller Name: NOORMAND MANOOCHHEHR M & VIOLET  
 APN: 5535-020-009 Map Reference: 34-E4 / 593-H6 Building Area: 5,320  
 County: LOS ANGELES, CA Census Tract: 1916.10 Total Rooms/Offices:  
 Subdivision: Zoning: LAC4 Total Restrooms:  
 Rec Date: 09/24/2014 Prior Rec Date: 05/01/1998 Yr Built/Eff: 1930 / 1942  
 Sale Date: 08/21/2014 Prior Sale Date: 04/01/1998 Air Cond: YES  
 Sale Price: \$1,850,000 Prior Sale Price: \$220,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1006867 Acres: 0.18  
 1st Mtg Amt: \$1,836,800 Lot Area: 7,694  
 Total Value: \$286,552 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 6.56 (miles)  
 Address: 2001 N WILMINGTON AVE, COMPTON, CA 90222-2031  
 Owner Name: CARNEY EDWARD  
 Seller Name: LEE GLENDA  
 APN: 6146-019-022 Map Reference: 64-E1 / 734-H2 Building Area: 4,212  
 County: LOS ANGELES, CA Census Tract: 5413.00 Total Rooms/Offices:  
 Subdivision: 7874 Zoning: COCL\* Total Restrooms:  
 Rec Date: 07/25/2014 Prior Rec Date: 11/25/1997 Yr Built/Eff: 1956 / 1956  
 Sale Date: 07/15/2014 Prior Sale Date: 09/11/1997 Air Cond: NONE  
 Sale Price: \$275,000 Prior Sale Price: \$85,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 770333 Acres: 0.11  
 1st Mtg Amt: \$150,000 Lot Area: 4,983  
 Total Value: \$195,371 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 7.27 (miles)  
 Address: 1950 S ATLANTIC BLVD, MONTEREY PARK, CA 91754-6302  
 Owner Name: 16500 GALE LLC  
 Seller Name: DENCHARTPHAN PODJANE  
 APN: 5266-002-035 Map Reference: 46-A4 / 635-J5 Building Area: 5,583  
 County: LOS ANGELES, CA Census Tract: 4827.01 Total Rooms/Offices:  
 Subdivision: 15897 Zoning: MPC2\* Total Restrooms:  
 Rec Date: 10/10/2014 Prior Rec Date: 12/16/2008 Yr Built/Eff: 1977 / 1977  
 Sale Date: 08/19/2014 Prior Sale Date: 12/03/2008 Air Cond: NONE  
 Sale Price: \$2,400,000 Prior Sale Price: \$1,860,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1076054 Acres: 0.32  
 1st Mtg Amt: \$1,450,000 Lot Area: 13,763  
 Total Value: \$1,953,922 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **861 EAST VERNON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5115-013-015**

Date: **December 23, 2014**

CASE#: **77636**  
ORDER NO: **A-2959167**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 6, 2012**  
COMPLIANCE EXPECTED DATE: **March 11, 2012**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2959167

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATTILOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

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

ORDER TO COMPLY

ADOLPH ROSARIO  
861 E VERNON AVE  
LOS ANGELES, CA 90011

CASE #: 77636  
ORDER #: A-2959167  
EFFECTIVE DATE: March 06, 2012  
COMPLIANCE DATE: March 11, 2012

BUSINESS OPERATOR OF  
SITE ADDRESS: 861 E VERNON AVE  
ASSESSORS PARCEL NO.: 5115-013-015  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: JORDAN BRAKES & ALIGNMENT

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 November 30, 2011 and billed on invoice # 535491.

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 10, 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

**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.

**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.

**REVOCAION 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. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A 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.

**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. 15.

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. 7(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 then 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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. 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. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: February 27, 2012

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044

  
REVIEWED BY

FEB 27 2012

  
JRC  
JULY 11 2011  
JULY 11 2011  
JULY 11 2011



# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

**Date: December 23, 2014**

JOB ADDRESS: **861 EAST VERNON AVENUE UNIT A, LOS ANGELES, CA**

**(AKA 859 EAST VERNON AVENUE, LOS ANGELES, CA)**

ASSESSORS PARCEL NO. (APN): **5115-013-015**

**CASE#: 77637**

**ORDER NO: A-2959180**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 6, 2012**

COMPLIANCE EXPECTED DATE: **March 11, 2012**

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

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2959180

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
VAN AMBATELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

ROBERT ROSALIO LOPEZ  
859 E VERNON AVE  
LOS ANGELES, CA 90011

CASE #: 77637  
ORDER #: A-2959180  
EFFECTIVE DATE: March 06, 2012  
COMPLIANCE DATE: March 11, 2012

PROPERTY OWNER OF  
SITE ADDRESS: 861 E VERNON AVE UNIT A  
AKA 859 E VERNON AVE.  
ASSESSORS PARCEL NO.: 5115-013-015  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: JORDAN TIRES

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 November 30, 2011 and billed on invoice # 535444.

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 10, 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

**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.

**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.

**REVOCAION 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. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A 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.

**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. 15.

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. 7(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 then 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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. 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 occuring 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. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: February 27, 2012

CLAUDE NUCKOLS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3044

  
REVIEWED BY

FEB 27 2012  
JRC  
City of Los Angeles  
Department of Building and Safety



# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**  
JOB ADDRESS: **861 EAST VERNON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5115-013-015**

Date: **December 23, 2014**

CASE#: **77636**  
ORDER NO: **A-3190926**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 31, 2013**  
COMPLIANCE EXPECTED DATE: **February 5, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3190926

b.b  
b.c  
b.d  
b.e  
b.f  
b.g  
b.h  
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b.q  
b.r  
b.s  
b.t  
b.u  
b.v  
b.w  
b.x  
b.y  
b.z

**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**



**ANTONIO R. VILLARAIGOSA  
MAYOR**

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

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

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

**ORDER TO COMPLY**

**ROBERT ROSALIO LOPEZ  
859 E VERNON AVE  
LOS ANGELES, CA 90011**

**CASE #: 77636  
ORDER #: A-3190926  
EFFECTIVE DATE: January 31, 2013  
COMPLIANCE DATE: February 05, 2013**

**PROPERTY OWNER OF  
SITE ADDRESS: 861 E VERNON AVE  
ASSESSORS PARCEL NO.: 5115-013-015  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: JORDAN BRAKES & ALIGNMENT**

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 November 14, 2012 and billed on invoice # 566814.

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 10, 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

**NON-COMPLIANCE FEE WARNING:**

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



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)



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If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

b7c  
b7d  
b7c  
b7d  
b7c

Inspector: 

Date: January 25, 2013

JAMES VORHIS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395  
JAMES.H.VORHIS@lacity.org

  
REVIEWED BY

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

JAN 29 2013

To the address as shown on the  
last equalized assessment roll.  
Initialed by 



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

**Date: December 23, 2014**

JOB ADDRESS: **861 EAST VERNON AVENUE UNIT A, LOS ANGELES, CA**

**(AKA 859 EAST VERNON AVENUE, LOS ANGELES, CA)**

ASSESSORS PARCEL NO. (APN): **5115-013-015**

**CASE#: 77637**

**ORDER NO: A-3190933**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 31, 2013**

COMPLIANCE EXPECTED DATE: **February 5, 2013**

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

---

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3190933

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



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

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

**ORDER TO COMPLY**

ROBERT ROSALIO LOPEZ  
859 E VERNON AVE  
LOS ANGELES, CA 90011

CASE #: 77637  
ORDER #: A-3190933  
EFFECTIVE DATE: January 31, 2013  
COMPLIANCE DATE: February 05, 2013

PROPERTY OWNER OF  
SITE ADDRESS: 861 E VERNON AVE UNIT A  
AKA 859 E VERNON AVE.  
ASSESSORS PARCEL NO.: 5115-013-015  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: JORDAN TIRES

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 November 14, 2012 and billed on invoice # 566813.

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 10, 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

**NON-COMPLIANCE FEE WARNING:**

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



**CODE ENFORCEMENT BUREAU**

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

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 98.041 L.A.M.C.

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

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

**PENALTY WARNING:**

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

**REVOCACTION 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. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A 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.

**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. 15.

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. 7(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.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F or 12.26 K. 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. 17 L.A.M.C.



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

