

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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 16, 2014

Council District: # 2

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

JOB ADDRESS: **13244 WEST SHERMAN WAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2327-004-036**

On December 15, 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: **13244 West Sherman Way, 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 October 22, 2013 and September 2, 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 fees.

In addition, pursuant to Section 98.0421, the property owner was issued an order on November 20, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance, annual inspection fees and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>		<u>Amount</u>
Annual inspection Fee	\$	800.71
System Development Surcharge		54.84
Accumulated Interest (1%/month)		164.53
Title Report fee		42.00
<b>Grand Total</b>	\$	<b>1,062.08</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 **\$1,062.08** 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 **\$1,062.08** 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

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## Property Title Report

Work Order No. T10610  
Dated as of: 07/29/2014

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2327-004-036

Property Address: 13244 W SHERMAN WAY ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ALBERT BOUZAGLOU AND JULIETTE BOUZAGLOU, AS TRUSTEES OF THE ALBERT AND JULIETTE BOUZAGLOU LIVING TRUST AGREEMENT UTD 04/21/1987

Grantee: GILL AND SUMRA, INC., A CALIFORNIA CORPORATION

Instrument: 06/1359289

Book/Page: N/A

Dated: 06/02/2006

Recorded: 06/21/2006

MAILING ADDRESS: GILL & SUMRA, INC., C/O GILL AND SUMRA, INC. AND,  
11054 OXNARD ST. NORTH HOLLYWOOD, CA 91606

### SCHEDULE B

#### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS A AND B OF PARCEL MAP NO.4718, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 129, PAGE 93 OF PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: GILL AND SUMRA, INC.

Lender/Beneficiary: BEACH BUSINESS BANK

Trustee: LANDAMERICA/ LAWYERS TITLE

Instrument: 06/1359290

Book/Page: N/A

**SCHEDULE B (Continued)**

**Amount:** \$2,000,000.00  
**Dated:** 06/07/2006  
**Maturity Date:** 06/07/2036

**Open Ended:** NO  
**Recorded:** 06/21/2006

**MAILING ADDRESS:** BEACH BUSINESS BANK, LONG BEACH OFFICE,  
180 EAST OCEAN BLVD., SUITE 100, LONG BEACH, CA 90802

**TAX NOTICE MAILING ADDRESS:** GILL AND SUMRA, INC.,  
13244 AND 13260 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605

**ADDITIONAL MAILING ADDRESS:** LANDAMERICA/ LAWYERS TITLE,  
915 WILSHIRE BOULEVARD, SUITE 2100, LOS ANGELES, CA 90017

ASSIGNMENT OF RENTS, DATED 06/07/2006, RECORDED 06/21/2006, AS INSTRUMENT  
NO. 06/1359291

**MAILING ADDRESS:** BEACH BUSINESS BANK, LONG BEACH OFFICE,  
180 EAST OCEAN BLVD., SUITE 100, LONG BEACH, CA 90802

**TAX NOTICE MAILING ADDRESS:** GILL AND SUMRA, INC.,  
13244 AND 13260 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605

**Type of Instrument** MISCELLANEOUS  
HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMINITY AGREEMENT, DATED  
06/07/2006, RECORDED 06/21/2006, AS INSTRUMENT NO. 06/1359292

**MAILING ADDRESS:** BEACH BUSINESS BANK, LONG BEACH OFFICE, 180 EAST  
OCEAN BLVD., SUITE 100, LONG BEACH, CA 90802

**TAX NOTICE MAILING ADDRESS:** GILL AND SUMRA, INC.,  
13244 AND 13260 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605

NOTICE OF PENDING LIEN, DATED 01/16/2014, RECORDED 02/07/2014 AS  
INSTRUMENT NO. 20140139366.

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

**ADDITIONAL MAILING ADDRESS:** GILL AND SUMRA INC.,  
11054 OXNARD ST., NORTH HOLLYWOOD, CA 91606

2

**RECORDING REQUESTED BY**

Landamerica Lawyers Title

06 1359289

**WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENTS TO:**

Gill & Sumra, Inc.  
c/o Gill and Sumra, Inc  
and  
11054 Oxnard St.  
North Hollywood, CA 91606

APN: 2327-004-036 & 2327-004-037  
Escrow No: 09400676-904-L.A.  
Title No: 9501142-68

Space above this line for Recorder's use

**GRANT DEED**

TRANSFER TAX  
NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS NOT FOR PUBLIC RECORD.

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

Albert Bouzagliou and Juliette Bouzagliou, as Trustees of the Albert and Juliette Bouzagliou Living Trust Agreement utd 4/21/87

hereby GRANT(S) to

Gill and Sumra, Inc., a California corporation

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

See legal description attached hereto and made a part hereof as Exhibit "A"

Commonly known as: 13244-13260 Sherman Way, Los Angeles, CA

Dated: June 2, 2006

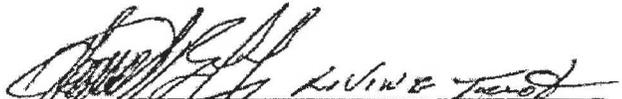
SIGNATURE BLOCK ATTACHED HERTO AND MADE A PART HEREOF

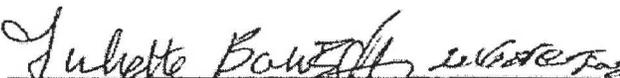
06/21/06

SIGNATURE PAGE  
TO GRANT DEED

Albert Bouzagliou and Juliette Bouzagliou Albert  
Bouzagliou, Trustee of the Albert and Juliette Bouzagliou  
Living Trust Agreement utd 4/21/87

Albert Bouzagliou and Juliette Bouzagliou Albert  
Bouzagliou, Trustee of the Albert and Juliette Bouzagliou  
Living Trust Agreement utd 4/21/87

  
Albert Bouzagliou, Trustee of the Albert and Juliette  
Bouzagliou Living Trust

  
Juliette Bouzagliou, Trustee of the Albert and Juliette  
Bouzagliou Living Trust

06/21/06

06 1359289

STATE OF CALIFORNIA

COUNTY OF Los Angeles ) SS:

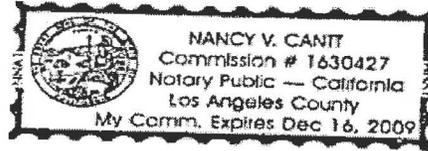
On June 2, 2006, before me, Nancy V. Cantt, Notary Public,  
personally appeared Albert Bouzaglou & Juliette Bouzaglou  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me 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 Nancy V. Cantt

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE



06/21/06

06 1359289

LandAmerica Commercial Services

RECORDATION REQUESTED BY:

BEACH BUSINESS BANK  
Long Beach Office  
180 East Ocean Blvd., Suite 100  
Long Beach, CA 90802

06 1359290

WHEN RECORDED MAIL TO:

BEACH BUSINESS BANK  
Long Beach Office  
180 East Ocean Blvd., Suite 100  
Long Beach, CA 90802

SEND TAX NOTICES TO:

Gill and Sumra, Inc.  
13244 and 13260 Sherman Way  
North Hollywood, CA 91605

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated June 7, 2006, among Gill and Sumra, Inc., whose address is 13244 and 13260 Sherman Way, North Hollywood, CA 91605 ("Trustor"); BEACH BUSINESS BANK, whose address is Long Beach Office, 180 East Ocean Blvd., Suite 100, Long Beach, CA 90802 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and LandAmerica / Lawyers Title, whose address is 915 Wilshire Boulevard, Suite 2100, Los Angeles, CA 90017 (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:

Parcels A and B of Parcel Map No. 4718, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 129, Page 93 of Parcel Map, in the Office of the County Recorder of said County.

The Real Property or its address is commonly known as 13244 and 13260 Sherman Way, North Hollywood, CA 91605. The Assessor's Parcel Number for the Real Property is 2327-004-036, 037.

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

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

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

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

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

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

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property;

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06-13-06

DEED OF TRUST (Continued)

Loan No: 2111050000

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

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

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

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

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

Trustee. The word "Trustee" means LandAmerica / Lawyers Title, whose address is 915 Wilshire Boulevard, Suite 2100, Los Angeles, CA 90017 and any substitute or successor trustees.

Trustor. The word "Trustor" means Gill and Sumra, Inc..

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:

GILL AND SUMRA, INC.

By: [Signature] Kulbir Sumra, President of Gill and Sumra, Inc.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CA )
COUNTY OF Los Angeles )

On 6/13, 2006 before me, Dany Victory, Notary Public, personally appeared Kulbir Sumra, 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 [Signature]

(Seal)



06/21/06

06 1359290

2



**RECORDATION REQUESTED BY:**  
BEACH BUSINESS BANK  
Long Beach Office  
180 East Ocean Blvd., Suite 100  
Long Beach, CA 90802

06 1359291

**WHEN RECORDED MAIL TO:**  
BEACH BUSINESS BANK  
Long Beach Office  
180 East Ocean Blvd., Suite 100  
Long Beach, CA 90802

**SEND TAX NOTICES TO:**  
Gill and Sumra, Inc.  
13244 and 13260 Sherman Way  
North Hollywood, CA 91605

FOR RECORDER'S USE ONLY

**ASSIGNMENT OF RENTS**

THIS ASSIGNMENT OF RENTS dated June 7, 2006, is made and executed between Gill and Sumra, Inc., whose address is 13244 and 13260 Sherman Way, North Hollywood, CA 91605 (referred to below as "Grantor") and BEACH BUSINESS BANK, whose address is 180 East Ocean Blvd., Suite 100, Long Beach, CA 90802 (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:

Parcels A and B of Parcel Map No. 4718, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 129, Page 93 of Parcel Map, in the Office of the County Recorder of said County.

The Property or its address is commonly known as 13244 and 13260 Sherman Way, North Hollywood, CA 91605. The Assessor's Parcel Number for the Property is 2327-004-036, 037.

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 GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**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.

**No Prior Assignment.** Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

**No Further Transfer.** Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

**LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS.** Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

**Notice to Tenants.** Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

**Enter the Property.** Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

06/21/06

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**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 2111050000

Page 4

**Powers of Attorney.** The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Assignment 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 Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

**Successors and Assigns.** Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment 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 Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Assignment.

**Waive Jury.** To the extent permitted by applicable law, all parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**WAIVER OF RIGHT OF REDEMPTION.** NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Assignment. 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 Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Assignment.** The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

**Borrower.** The word "Borrower" means Gill and Sumra, Inc..

**Default.** The word "Default" means the Default set forth in this Assignment in the section titled "Default".

**Grantor.** The word "Grantor" means Gill and Sumra, inc..

**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 Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

**Lender.** The word "Lender" means BEACH BUSINESS BANK, its successors and assigns.

**Note.** The word "Note" means the promissory note dated June 7, 2006, in the original principal amount of \$2,000,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Property.** The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

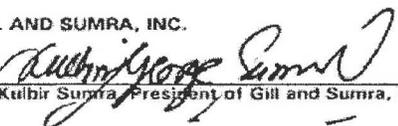
**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter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

**Rents.** The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON JUNE 7, 2006.

GRANTOR:

GILL AND SUMRA, INC.

By:   
Kulbir Sumra, President of Gill and Sumra, Inc.

05/21/06

06 1359291

ASSIGNMENT OF RENTS  
(Continued)

Loan No: 2111050000

Page 5

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CA

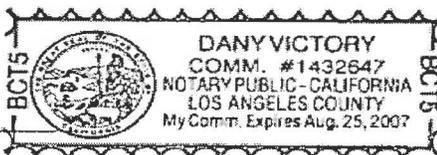
COUNTY OF Los Angeles

On 6/13, 2006 before me, Dany Victory, Notary public

personally appeared Kulbir Sumra, 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



(Seal)

LASER PRO Lending, Inc. 5 31 00 004 Corp. National Financial Solutions Inc. 1807, 2006 All Rights Reserved CA 1015842N CRT, P010-0-10 14 276 PR 3

06/21/06

06 1359291

LandAmerica Commercial Services

2

**RECORDATION REQUESTED BY:**

BEACH BUSINESS BANK  
Long Beach Office  
180 East Ocean Blvd., Suite 100  
Long Beach, CA 90802

06 1359292

**WHEN RECORDED MAIL TO:**

BEACH BUSINESS BANK  
Long Beach Office  
180 East Ocean Blvd., Suite 100  
Long Beach, CA 90802

**SEND TAX NOTICES TO:**

Gill and Sumra, Inc.  
13244 and 13260 Sherman Way  
North Hollywood, CA 91605

FOR RECORDER'S USE ONLY

**HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT**

**THIS HAZARDOUS SUBSTANCES AGREEMENT** dated June 7, 2006, is made and executed among Gill and Sumra, Inc.; 13244 and 13260 Sherman Way; North Hollywood, CA 91605 (sometimes referred to below as "Borrower" and sometimes as "Indemnitor"); and BEACH BUSINESS BANK, Long Beach Office, 180 East Ocean Blvd., Suite 100, Long Beach, CA 90802 (referred to below as "Lender"). For good and valuable consideration and to induce Lender to make a Loan to Borrower, each party executing this Agreement hereby represents and agrees with Lender as follows:

**PROPERTY DESCRIPTION.** The word "Property" as used in this Agreement means the following Real Property located in Los Angeles County, State of California:

Parcels A and B of Parcel Map No. 4718, in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book 129, Page 93 of Parcel Map, in the Office of the County Recorder of said County.

The Real Property or its address is commonly known as 13244 and 13260 Sherman Way, North Hollywood, CA 91605. The Assessor's Parcel Number for the Real Property is 2327-004-036, 037.

**REPRESENTATIONS.** The following representations are made to Lender, subject to disclosures made and accepted by Lender in writing:

**Use of Property.** After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that there has been any use, generation, manufacture, storage, treatment, refinement, transportation, disposal, release, or threatened release of any Hazardous Substance by any person on, under, or about the Property.

**Hazardous Substances.** After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that the Collateral, whenever and whether owned by previous Occupants, has ever contained asbestos, PCB or other Hazardous Substances, whether used in construction or stored on the Collateral.

**No Notices.** Indemnitor has received no summons, citation, directive, letter or other communication, written or oral, from any agency or department of any county or state or the U.S. Government concerning any intentional or unintentional action or omission on, under, or about the Property which has resulted in the releasing, spilling, leaking, pumping, pouring, emitting, emptying or dumping of Hazardous Substances into any waters or onto any lands or where damage may have resulted to the lands, waters, fish, shellfish, wildlife, biota, air or other natural resources.

**AFFIRMATIVE COVENANTS.** Subject to disclosures made and accepted by Lender in writing, Indemnitor covenants with Lender as follows:

**Use of Property.** Indemnitor will not use and does not intend to use the Property to generate, manufacture, refine, transport, treat, store, handle or dispose of any Hazardous Substances.

**Compliance with Environmental Laws.** Indemnitor shall cause the Collateral and the operations conducted on it to comply with any and all Environmental Laws and orders of any governmental authorities having jurisdiction under any Environmental Laws and shall obtain, keep in effect and comply with all governmental permits and authorizations required by Environmental Laws with respect to such Collateral or operations. Indemnitor shall furnish Lender with copies of all such permits and authorizations and any amendments or renewals of them and shall notify Lender of any expiration or revocation of such permits or authorizations.

**Preventive, Investigatory and Remedial Action.** Indemnitor shall exercise extreme care in handling Hazardous Substances if Indemnitor uses or encounters any. Indemnitor, at Indemnitor's expense, shall undertake any and all preventive, investigatory or remedial action (including emergency response, removal, containment and other remedial action) (a) required by any applicable Environmental Laws or orders by any governmental authority having jurisdiction under Environmental Laws, or (b) necessary to prevent or minimize property damage (including damage to Occupant's own property), personal injury or damage to the environment, or the threat of any such damage or injury, by releases of or exposure to Hazardous Substances in connection with the Property or operations of any Occupant on the Property. In the event Indemnitor fails to perform any of Indemnitor's obligations under this section of the Agreement, Lender may (but shall not be required to) perform such obligations at Indemnitor's expense. All such costs and expenses incurred by Lender under this section and otherwise under this Agreement shall be reimbursed by indemnitor to Lender upon demand with interest at the Loan default rate, or in the absence of a default rate, at the Loan interest rate. Lender and Indemnitor intend that Lender shall have full recourse to Indemnitor for any sum at any time due to Lender under this Agreement. In performing any such obligations of

06/21/06

9501142468

HAZARDOUS SUBSTANCES AGREEMENT (Continued)

Loan No: 2111050000

Waive Jury. To the extent permitted by applicable law, all parties to this Agreement hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Agreement. 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 Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code:

Agreement. The word "Agreement" means this Hazardous Substances Agreement, as this Hazardous Substances Agreement may be amended or modified from time to time, together with all exhibits and schedules attached to this Hazardous Substances Agreement from time to time.

Collateral. The word "Collateral" means all of Indemnitor's right, title and interest in and to all the Collateral as described in the Collateral Description section of this Agreement.

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 6.5 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.

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.

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 Indemnitor's obligations or expenses incurred by Lender to enforce Indemnitor's obligations under this Agreement, together with interest on such amounts as provided in this Agreement.

Lender. The word "Lender" means BEACH BUSINESS BANK, its successors and assigns.

Occupant. The word "Occupant" means individually and collectively all persons or entities occupying or utilizing the Collateral, whether as owner, tenant, operator or other occupant.

Property. The word "Property" means all of Indemnitor's right, title and interest in and to all the Property as described in the "Collateral Description" section of this Agreement.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Agreement.

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

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH AGREES TO ITS TERMS. NO FORMAL ACCEPTANCE BY LENDER IS NECESSARY TO MAKE THIS AGREEMENT EFFECTIVE. THIS AGREEMENT IS DATED JUNE 7, 2006.

BORROWER:

GILL AND SUMRA, INC.

By: [Signature] Kulbir Sumra, President of Gill and Sumra, Inc.

LENDER:

BEACH BUSINESS BANK

X [Signature] Authorized Signer

06/21/06

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HAZARDOUS SUBSTANCES AGREEMENT  
(Continued)

Loan No: 2111050000

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CERTIFICATE OF ACKNOWLEDGMENT

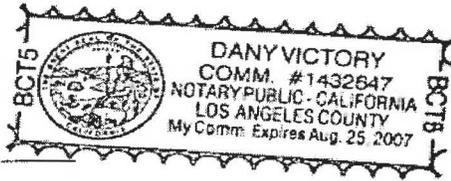
STATE OF CA

COUNTY OF Los Angeles

On 6/13, 2006 before me, Dany Victory, Notary Public  
personally appeared Kulbir Sumra, 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 [Handwritten Signature]



(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

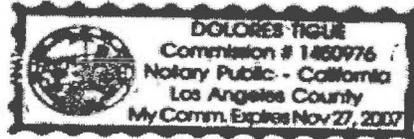
STATE OF CALIFORNIA

COUNTY OF Los Angeles

On JUNE 7, 2006 before me, Dolores Tigus Notary Public  
personally appeared Linda L. Willis 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 [Handwritten Signature]



(Seal)

LASER P.D. Lending, Var. N 31-00-004 Corp. Member Financial Services, Inc. 1997-2004 All Rights Reserved CA 06/13/06 1359292

06/21/06

06 1359292

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5962091)

Telephone Number: (213) 482-6890

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

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

P M 4718 B BK 129-93

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

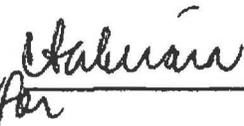
APN 2327-004-036  
AKA 13244 W SHERMAN WAY UNIT# A  
LOS ANGELES

Owner:

GILL AND SUMRA INC  
11054 OXNARD ST  
NORTH HOLLYWOOD CA, 91606

DATED: This 16th Day of January, 2014

CITY OF LOS ANGELES

By   
for

Steve Ongele, Bureau Chief  
Resource Management Bureau



**Property Detail Report**

For Property Located At :  
**13244 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605-4680**



**Owner Information**

Owner Name: **GILL & SUMRA INC/KULBIR G SUMRA**  
 Mailing Address: **11054 OXNARD ST, NORTH HOLLYWOOD CA 91606-4930 C/O KULBIR G SUMRA**  
 Vesting Codes: **// CO**

**Location Information**

Legal Description: **TR=PARCEL MAP AS PER BK 129 P 93 OF P M LOT B**  
 County: **LOS ANGELES, CA** APN: **2327-004-036**  
 Census Tract / Block: **1234.10 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: **Map Reference: 16-A3 / 532-D4**  
 Legal Lot: **B** Tract #: **LOS ANGELES**  
 Legal Block: School District:  
 Market Area: **NHO** 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: **06/21/2006 / 06/02/2006** 1st Mtg Amount/Type: **\$2,000,000 / CONV**  
 Sale Price: **\$2,800,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: 1st Mtg Document #: **1359290**  
 Document #: **1359289** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$819.67**  
 New Construction: Multi/Split Sale: **MULTIPLE**  
 Title Company: **LANDAMERICA COM'L SVCS**  
 Lender: **BEACH BUSINESS BK**  
 Seller Name: **BOUZAGLOU A & J LIVING TRUST**

**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>1980 / 1980</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>3,416</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>3,416</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

**Site Information**

Zoning: <b>LAC2</b>	Acres: <b>0.14</b>	County Use: <b>AUTO SVC SHOP (2600)</b>
Lot Area: <b>6,124</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>AUTO REPAIR</b>	Commercial Units: <b>3</b>	Water Type:
Site Influence:	Sewer Type:	Building Class:

**Tax Information**

Total Value: <b>\$1,025,605</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$12,925.77</b>
Land Value: <b>\$802,650</b>	Improved %: <b>22%</b>	Tax Area: <b>13</b>
Improvement Value: <b>\$222,955</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$1,025,605</b>		

## Comparable Summary

For Property Located At



**13244 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605-4680**

**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	\$2,800,000	\$20,000	\$12,000,000	\$1,936,425
Bldg/Living Area	3,416	2,904	3,923	3,386
Price/Sqft	\$819.67	\$6.53	\$3,571.43	\$576.36
Year Built	1980	1927	1988	1956
Lot Area	6,124	4,730	43,062	15,551
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	2.00	1.25
Total Value	\$1,025,605	\$63,751	\$2,400,000	\$563,557
Distance From Subject	0.00	4.81	25.24	17.98

\*= 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>										
		13244 SHERMAN WAY	\$2,800,000	1980			06/21/2006	3,416	6,124	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	817 E MAIN ST	\$4,650,000	1962			10/10/2014	3,750	7,536	18.71
<input checked="" type="checkbox"/>	2	2120 TYLER AVE	\$1,600,000	1965			10/07/2014	3,100	43,062	24.34
<input checked="" type="checkbox"/>	3	10139 GARVEY AVE	\$900,000	1970			10/06/2014	3,475	19,064	23.43
<input checked="" type="checkbox"/>	4	11317 ATLANTIC AVE	\$325,000	1947			11/05/2014	3,750	5,013	23.45
<input checked="" type="checkbox"/>	5	3211 VERDUGO RD	\$975,000	1950		2	10/06/2014	3,651	12,043	12.31
<input checked="" type="checkbox"/>	6	12243 GARVEY AVE	\$820,000	1980			12/02/2014	3,216	17,075	25.24
<input checked="" type="checkbox"/>	7	326 N 1ST AVE	\$625,000	1946			04/03/2014	3,720	8,163	22.84
<input checked="" type="checkbox"/>	8	11003 HAWTHORNE BLVD	\$1,890,000	1980			09/05/2014	3,500	5,505	18.76
<input checked="" type="checkbox"/>	9	24421 MAIN ST 23	\$1,363,500	1976			04/21/2014	2,970	6,250	13.86
<input checked="" type="checkbox"/>	10	8280 MELROSE AVE	\$3,880,000	1953			05/14/2014	3,076	4,730	8.64
<input checked="" type="checkbox"/>	11	2201 E ROSECRANS AVE	\$250,000	1958			04/02/2014	3,113	14,945	24.15
<input checked="" type="checkbox"/>	12	11485 VENTURA BLVD	\$1,750,000	1973			08/29/2014	2,904	14,858	4.81
<input checked="" type="checkbox"/>	13	6825 TAMPA AVE	\$2,200,000	1988			03/21/2014	3,497	6,250	7.54
<input checked="" type="checkbox"/>	14		\$12,000,000	1956			08/05/2014	3,360	43,061	N/A
<input checked="" type="checkbox"/>	15	3217 VENICE BLVD	\$830,000	1928			05/07/2014	3,923	7,484	12.36
<input checked="" type="checkbox"/>	16	638 TORRANCE BLVD	\$1,350,000	1927	2	1	07/15/2014	3,752	24,932	25.23
<input checked="" type="checkbox"/>	17	5076 CHESEBRO RD	\$1,150,000	1968			05/13/2014	3,108	22,263	18.62
<input checked="" type="checkbox"/>	18	1011 W 164TH ST	\$20,000	1934			04/25/2014	3,061	6,258	23.22
<input checked="" type="checkbox"/>	19	959 N GOWER ST	\$100,000	1927			07/31/2014	3,456	12,997	9.64
<input checked="" type="checkbox"/>	20	4716 PECK RD	\$2,050,000	1948			07/01/2014	3,336	29,522	24.51

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13244 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605-4680****20 Comparable(s) Selected.**

Report Date: 12/17/2014

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$2,800,000	\$20,000	\$12,000,000	\$1,936,425
Bldg/Living Area	3,416	2,904	3,923	3,386
Price/Sqft	\$819.67	\$6.53	\$3,571.43	\$576.36
Year Built	1980	1927	1988	1956
Lot Area	6,124	4,730	43,062	15,551
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	2.00	1.25
Total Value	\$1,025,605	\$63,751	\$2,400,000	\$563,557
Distance From Subject	0.00	4.81	25.24	17.98

\* = user supplied for search only

Comp #: **1** Distance From Subject: **18.71 (miles)**  
 Address: **817 E MAIN ST, ALHAMBRA, CA 91801**  
 Owner Name: **GARFF PROPERTIES-ALN LLC**  
 Seller Name: **OBAC INC**  
 APN: **5336-021-027** Map Reference: **37-C3 / 596-C4** Building Area: **3,750**  
 County: **LOS ANGELES, CA** Census Tract: **4803.02** Total Rooms/Offices:  
 Subdivision: **STANTON & WEEKS** Zoning: **ALCPD\*** Total Restrooms:  
 Rec Date: **10/10/2014** Prior Rec Date: **03/30/1984** Yr Built/Eff: **1962 / 1962**  
 Sale Date: **10/06/2014** Prior Sale Date:  
 Sale Price: **\$4,650,000** Prior Sale Price: **\$125,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1073796** Acres: **0.17**  
 1st Mtg Amt: Lot Area: **7,536**  
 Total Value: **\$112,558** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **24.34 (miles)**  
 Address: **2120 TYLER AVE, SOUTH EL MONTE, CA 91733**  
 Owner Name: **SOUTHEAST CONSTRUCTION PRODUCT**  
 Seller Name: **MATTOX FAMILY TRUST**  
 APN: **8105-021-006** Map Reference: **47-D3 / 637-C3** Building Area: **3,100**  
 County: **LOS ANGELES, CA** Census Tract: **4338.01** Total Rooms/Offices:  
 Subdivision: **565** Zoning: **SEM\*** Total Restrooms:  
 Rec Date: **10/07/2014** Prior Rec Date: Yr Built/Eff: **1965 / 1965**  
 Sale Date: **09/26/2014** Prior Sale Date:  
 Sale Price: **\$1,600,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: Pool:  
 Document #: **1057556** Acres: **0.99** Roof Mat:  
 1st Mtg Amt: Lot Area: **43,062**  
 Total Value: **\$247,447** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **23.43 (miles)**  
 Address: **10139 GARVEY AVE, EL MONTE, CA 91733-2005**  
 Owner Name: **GARVEY AVE PROPERTIES LLC**  
 Seller Name: **JANNEBERG HARRY T H TRUST**  
 APN: **8581-025-022** Map Reference: **93-B1 / 637-B2** Building Area: **3,475**  
 County: **LOS ANGELES, CA** Census Tract: **4331.01** Total Rooms/Offices:  
 Subdivision: **E J BALDWIN** Zoning: **EMC3\*** Total Restrooms:  
 Rec Date: **10/06/2014** Prior Rec Date: **09/20/1994** Yr Built/Eff: **1970 / 1975**  
 Sale Date: **06/25/2014** Prior Sale Date:  
 Sale Price: **\$900,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: Pool:  
 Document #: **1053293** Acres: **0.44** Roof Mat:  
 1st Mtg Amt: Lot Area: **19,064**  
 Total Value: **\$189,599** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **23.45 (miles)**  
 Address: **11317 ATLANTIC AVE, LYNWOOD, CA 90262-3007**  
 Owner Name: **VALDIVIA RUBEN**  
 Seller Name: **ANDERSON J & G 1995 TRUST**  
 APN: **6193-020-016** Map Reference: **59-C6 / 705-D7** Building Area: **3,750**  
 County: **LOS ANGELES, CA** Census Tract: **5401.02** Total Rooms/Offices:  
 Subdivision: **9288** Zoning: **LYC3\*** Total Restrooms:  
 Rec Date: **11/05/2014** Prior Rec Date: **12/16/1992** Yr Built/Eff: **1947 / 1947**  
 Sale Date: **10/07/2014** Prior Sale Date:  
 Sale Price: **\$325,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: Pool:  
 Document #: **1172136** Acres: **0.12** Roof Mat:  
 1st Mtg Amt: Lot Area: **5,013**  
 Total Value: **\$76,637** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **12.31 (miles)**  
 Address: **3211 VERDUGO RD, LOS ANGELES, CA 90065-2035**  
 Owner Name: **M SHOP LLC**  
 Seller Name: **ACCORNERO RUSSELL F TRUST**  
 APN: **5457-015-012** Map Reference: **35-E2 / 594-G3** Building Area: **3,651**  
 County: **LOS ANGELES, CA** Census Tract: **1864.04** Total Rooms/Offices:  
 Subdivision: **1** Zoning: **LAM1** Total Restrooms: **2.00**  
 Rec Date: **10/06/2014** Prior Rec Date: **06/28/1993** Yr Built/Eff: **1950 /**  
 Sale Date: **09/24/2014** Prior Sale Date:  
 Sale Price: **\$975,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **1054251** Acres: **0.28** Pool:  
 1st Mtg Amt: **\$780,000** Lot Area: **12,043** Roof Mat:  
 Total Value: **\$81,756** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **25.24 (miles)**  
 Address: **12243 GARVEY AVE, EL MONTE, CA 91732-3138**  
 Owner Name: **HAKOPYAN HOVSEP**  
 Seller Name: **HERNANDEZ RITA**  
 APN: **8565-004-004** Map Reference: **48-A2 / 637-F2** Building Area: **3,216**  
 County: **LOS ANGELES, CA** Census Tract: **4333.02** Total Rooms/Offices:  
 Subdivision: **10760** Zoning: **EMM1\*** Total Restrooms:  
 Rec Date: **12/02/2014** Prior Rec Date: **07/31/2000** Yr Built/Eff: **1980 /**  
 Sale Date: **08/26/2014** Prior Sale Date: **07/14/2000** Air Cond:  
 Sale Price: **\$820,000** Prior Sale Price: **\$1,100,010** Pool:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **1294433** Acres: **0.39** Roof Mat:  
 1st Mtg Amt: **\$574,000** Lot Area: **17,075**  
 Total Value: **\$315,899** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **22.84 (miles)**  
 Address: **326 N 1ST AVE, ARCADIA, CA 91006-2802**  
 Owner Name: **GS 3475 PECK LLC**  
 Seller Name: **PRATHER R & C LIVING TRUST**  
 APN: **5773-004-024** Map Reference: **28-E4 / 567-D4** Building Area: **3,720**  
 County: **LOS ANGELES, CA** Census Tract: **4308.01** Total Rooms/Offices:  
 Subdivision: **ARCADIA SANTA ANITA** Zoning: **ARM1\*** Total Restrooms:  
 Rec Date: **04/03/2014** Prior Rec Date:  
 Sale Date: **01/29/2014** Prior Sale Date:  
 Sale Price: **\$625,000** Prior Sale Price:  
 Sale Type: **UNKNOWN** Prior Sale Type:  
 Document #: **336499** Acres: **0.19** Pool:  
 1st Mtg Amt: **\$310,000** Lot Area: **8,163** Roof Mat:  
 Total Value: **\$87,552** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **18.76 (miles)**  
 Address: **11003 HAWTHORNE BLVD, INGLEWOOD, CA 90304-2315**  
 Owner Name: **ARTCO ENTS LLC**  
 Seller Name: **SADAF PROPERTIES LLC**  
 APN: **4037-015-003** Map Reference: **57-A4 / 703-C6** Building Area: **3,500**  
 County: **LOS ANGELES, CA** Census Tract: **6017.00** Total Rooms/Offices:  
 Subdivision: **287** Zoning: **LCM1\*** Total Restrooms:  
 Rec Date: **09/05/2014** Prior Rec Date: **02/28/2006** Yr Built/Eff: **1980 / 1980**  
 Sale Date: **08/22/2014** Prior Sale Date: **02/16/2006** Air Cond:  
 Sale Price: **\$1,890,000** Prior Sale Price: **\$2,000,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **936309** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,505**  
 Total Value: **\$305,000** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **13.86 (miles)**  
 Address: **24421 MAIN ST 23, SANTA CLARITA, CA 91321-2801**  
 Owner Name: **SCV PROPERTY HOLDINGS LLC/ONE JT5 LLC**  
 Seller Name: **RYAN DALE & TERESA**  
 APN: **2831-007-002** Map Reference: **127-C4 / 4640-J1** Building Area: **2,970**  
 County: **LOS ANGELES, CA** Census Tract: **9203.36** Total Rooms/Offices:  
 Subdivision: **NEWHALL** Zoning: **SCSP(3)** Total Restrooms:  
 Rec Date: **04/21/2014** Prior Rec Date: **10/22/2004** Yr Built/Eff: **1976 / 1976**  
 Sale Date: **12/17/2013** Prior Sale Date: **10/11/2004** Air Cond:  
 Sale Price: **\$1,363,500** Prior Sale Price: **\$1,040,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **402924** Acres: **0.14**  
 1st Mtg Amt: **\$930,150** Lot Area: **6,250**  
 Total Value: **\$454,829** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **8.64 (miles)**  
 Address: **8280 MELROSE AVE, LOS ANGELES, CA 90046-6821**  
 Owner Name: **8280 MELROSE AVENUE LLC**  
 Seller Name: **MLCFC 2007-9 RETAIL 8280 LP**  
 APN: **5528-013-002** Map Reference: **33-E5 / 593-A6** Building Area: **3,076**  
 County: **LOS ANGELES, CA** Census Tract: **1944.02** Total Rooms/Offices:  
 Subdivision: **5763** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **05/14/2014** Prior Rec Date: **12/12/2006** Yr Built/Eff: **1953 / 1964**  
 Sale Date: **05/12/2014** Prior Sale Date: **11/07/2006** Air Cond:  
 Sale Price: **\$3,880,000** Prior Sale Price: **\$3,535,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat:  
 Document #: **499027** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,730**  
 Total Value: **\$2,400,000** # of Stories:  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **24.15 (miles)**  
 Address: **2201 E ROSECRANS AVE, COMPTON, CA 90221**  
 Owner Name: **MAGEN GROUP**  
 Seller Name: **VOLK PROPERTIES LLC**  
 APN: **6184-001-061** Map Reference: **65-B2 / 735-C3** Building Area: **3,113**  
 County: **LOS ANGELES, CA** Census Tract: **5420.00** Total Rooms/Offices:  
 Subdivision: **8174** Zoning: **CORL\*** Total Restrooms:  
 Rec Date: **04/02/2014** Prior Rec Date: **07/16/1981** Yr Built/Eff: **1958 /**  
 Sale Date: **03/17/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$250,000** Prior Sale Price: **\$75,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **329063** Acres: **0.34**  
 1st Mtg Amt: Lot Area: **14,945**  
 Total Value: **\$111,398** # of Stories: **1.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **4.81 (miles)**  
 Address: **11485 VENTURA BLVD, STUDIO CITY, CA 91604-3143**  
 Owner Name: **BAHAMA PROPERTY INVESTMENTS LL**  
 Seller Name: **NEHORAYAN FAMILY LLC**  
 APN: **2368-023-033** Map Reference: **23-D4 / 562-H6** Building Area: **2,904**  
 County: **LOS ANGELES, CA** Census Tract: **1436.02** Total Rooms/Offices:  
 Subdivision: **4852** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **08/29/2014** Prior Rec Date: Yr Built/Eff: **1973 / 1973**  
 Sale Date: **07/24/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,750,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**  
 Document #: **913763** Acres: **0.34**  
 1st Mtg Amt: Lot Area: **14,858**  
 Total Value: **\$471,149** # of Stories: **2.00**  
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 7.54 (miles)  
 Address: 6825 TAMPA AVE, RESEDA, CA 91335-3745  
 Owner Name: DAGLAS HARRY & ATHENA  
 Seller Name: BOULGARIDES M J TRUST  
 APN: 2130-017-004 Map Reference: 14-A4 / 530-G6 Building Area: 3,497  
 County: LOS ANGELES, CA Census Tract: 1330.00 Total Rooms/Offices:  
 Subdivision: 9773 Zoning: LAC2 Total Restrooms:  
 Rec Date: 03/21/2014 Prior Rec Date: Yr Built/Eff: 1988 / 1988  
 Sale Date: 03/13/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$2,200,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 285748 Acres: 0.14  
 1st Mtg Amt: \$1,000,000 Lot Area: 6,250  
 Total Value: \$562,884 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 14 Distance From Subject: N/A (miles)  
 Address: ,, CA  
 Owner Name: NORMANDIE HARBOR CITY INVESTOR  
 Seller Name: DAYLIGHT EXTRA SPACE HARBOR CI  
 APN: 7409-029-010 Map Reference: 73-F2 / Building Area: 3,360  
 County: LOS ANGELES, CA Census Tract: 5436.03 Total Rooms/Offices:  
 Subdivision: LOS PALOS VERDES RH Zoning: Total Restrooms:  
 Rec Date: 08/05/2014 Prior Rec Date: 07/29/2013 Yr Built/Eff: 1956 /  
 Sale Date: 08/04/2014 Prior Sale Date: 07/22/2013 Air Cond:  
 Sale Price: \$12,000,000 Prior Sale Price: \$6,000,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 810822 Acres: 0.99  
 1st Mtg Amt: \$3,600,000 Lot Area: 43,061  
 Total Value: \$635,000 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 15 Distance From Subject: 12.36 (miles)  
 Address: 3217 VENICE BLVD, LOS ANGELES, CA 90019-6241  
 Owner Name: PARK SANG D  
 Seller Name: KIM CHANG H & JUN J  
 APN: 5072-035-027 Map Reference: 43-D4 / 633-G5 Building Area: 3,923  
 County: LOS ANGELES, CA Census Tract: 2181.20 Total Rooms/Offices:  
 Subdivision: CENTRAL ARLINGTON Zoning: LAC2 Total Restrooms:  
 HEIGHTS  
 Rec Date: 05/07/2014 Prior Rec Date: 06/12/2008 Yr Built/Eff: 1928 / 1930  
 Sale Date: 05/01/2014 Prior Sale Date: 06/05/2008 Air Cond:  
 Sale Price: \$830,000 Prior Sale Price: \$1,070,000 Pool:  
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat: ROLL  
 COMPOSITION  
 Document #: 473199 Acres: 0.17  
 1st Mtg Amt: \$570,000 Lot Area: 7,484  
 Total Value: \$1,146,508 # of Stories: 1.00  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 16 Distance From Subject: 25.23 (miles)  
 Address: 638 TORRANCE BLVD, REDONDO BEACH, CA 90277-3415  
 Owner Name: TORRANCE VIEW LLC  
 Seller Name: RCH IV-REO 1 LLC  
 APN: 7506-027-039 Map Reference: 67-D4 / 762-J6 Building Area: 3,752  
 County: LOS ANGELES, CA Census Tract: 6213.01 Total Rooms/Offices:  
 Subdivision: 10019 Zoning: RBC-3 Total Restrooms: 1.00  
 Rec Date: 07/15/2014 Prior Rec Date: 10/13/2005 Yr Built/Eff: 1927 / 1980  
 Sale Date: 07/02/2014 Prior Sale Date: 09/28/2005 Air Cond:  
 Sale Price: \$1,350,000 Prior Sale Price: \$2,450,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 COMPOSITION  
 Document #: 725581 Acres: 0.57  
 1st Mtg Amt: Lot Area: 24,932  
 Total Value: \$2,189,533 # of Stories: 1.00  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 17 Distance From Subject: 18.62 (miles)  
 Address: 5076 CHESEBRO RD, AGOURA HILLS, CA 91301-2464  
 Owner Name: 5076 CHESEBRO RD LLC  
 Seller Name: COLEBANK FAMILY TRUST  
 APN: 2061-013-032 Map Reference: 100A-C4 / 558-D6 Building Area: 3,108  
 County: LOS ANGELES, CA Census Tract: 8003.29 Total Rooms/Offices:  
 Subdivision: 8451 Zoning: AH CRS-FC-OA\* Total Restrooms:  
 Rec Date: 05/13/2014 Prior Rec Date: 01/05/1979 Yr Built/Eff: 1968 / 1980  
 Sale Date: 11/15/2013 Prior Sale Date: Air Cond:  
 Sale Price: \$1,150,000 Prior Sale Price: \$200,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 492984 Acres: 0.51  
 1st Mtg Amt: \$1,930,000 Lot Area: 22,263  
 Total Value: \$355,147 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 18 Distance From Subject: 23.22 (miles)  
 Address: 1011 W 164TH ST, GARDENA, CA 90247  
 Owner Name: UYEDA AKITO F  
 Seller Name: HANAMI AIKO D  
 APN: 6113-021-009 Map Reference: 63-F4 / 734-A6 Building Area: 3,061  
 County: LOS ANGELES, CA Census Tract: 6031.01 Total Rooms/Offices:  
 Subdivision: GARDENA Zoning: GAC3 Total Restrooms:  
 Rec Date: 04/25/2014 Prior Rec Date: 08/12/1975 Yr Built/Eff: 1934 / 1949  
 Sale Date: 06/22/1977 Prior Sale Date: Air Cond:  
 Sale Price: \$20,000 Prior Sale Price: \$60,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 427671 Acres: 0.14  
 1st Mtg Amt: Lot Area: 6,258  
 Total Value: \$63,751 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 19 Distance From Subject: 9.64 (miles)  
 Address: 959 N GOWER ST, LOS ANGELES, CA 90038-3015  
 Owner Name: SIMPSON J L & M G FAMILY TRUST  
 Seller Name: DORSEY-VIRZE DOROTHEA A  
 APN: 5534-025-025 Map Reference: 34-D4 / 593-F6 Building Area: 3,456  
 County: LOS ANGELES, CA Census Tract: 1918.10 Total Rooms/Offices:  
 Subdivision: EL CENTRO TR Zoning: LAC2 Total Restrooms:  
 Rec Date: 07/31/2014 Prior Rec Date: 05/10/1994 Yr Built/Eff: 1927 / 1950  
 Sale Date: 07/22/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$100,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 794333 Acres: 0.30  
 1st Mtg Amt: Lot Area: 12,997  
 Total Value: \$339,501 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 20 Distance From Subject: 24.51 (miles)  
 Address: 4716 PECK RD, EL MONTE, CA 91732-1310  
 Owner Name: HOLLYWOOD COMMUNITY HOUSING CO  
 Seller Name: WILSON ROTTER & ASSOCIATES LLC  
 APN: 8547-014-011 Map Reference: 38-F4 / 597-F5 Building Area: 3,336  
 County: LOS ANGELES, CA Census Tract: 4326.01 Total Rooms/Offices:  
 Subdivision: 9360 Zoning: EMC3\* Total Restrooms:  
 Rec Date: 07/01/2014 Prior Rec Date: 12/18/2006 Yr Built/Eff: 1948 /  
 Sale Date: 02/28/2014 Prior Sale Date: 07/26/2006 Air Cond: YES  
 Sale Price: \$2,050,000 Prior Sale Price: \$1,780,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 676968 Acres: 0.68  
 1st Mtg Amt: \$2,551,000 Lot Area: 29,522  
 Total Value: \$1,125,000 # of Stories:  
 Land Use: AUTO REPAIR Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**  
JOB ADDRESS: **13244 WEST SHERMAN WAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2327-004-036**

**Date: December 16, 2014**

**CASE#: 476927**  
**ORDER NO: A-3149497**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 20, 2012**  
COMPLIANCE EXPECTED DATE: **December 15, 2012**  
DATE COMPLIANCE OBTAINED: **January 22, 2013**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3149497

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
MARSHA L. BROWN  
VICE-PRESIDENT  
VAN AMBATIELOS  
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 AND NOTICE OF FEE

LPK  
NOV 15 2012

GILL AND SUMRA INC, C/O KULBIR G. SUMRA  
11054 OXNARD ST  
NORTH HOLLYWOOD, CA 91606

CASE #: 476927  
ORDER #: A-3149497  
EFFECTIVE DATE: November 20, 2012  
COMPLIANCE DATE: December 15, 2012

OWNER OF  
SITE ADDRESS: 13244 W SHERMAN WAY  
ASSESSORS PARCEL NO.: 2327-004-036  
ZONE: C2; Commercial Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

1. The pole sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove the pole sign or obtain all required permits and approvals.

Code Section(s) in Violation: 14.4.12, 91.6209, 12.21A.1(a) of the L.A.M.C.

Location: North west corner of the property.

2. The pole sign requires a permit.

You are therefore ordered to: Obtain all required permits for the pole sign.

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1.(a) of the L.A.M.C.

Location: North west corner of the property

Comments: Remove the pole sign or obtain all required permits and approvals.



**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3089.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: November 13, 2012

ROBERT SUNSERI  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3089

  
REVIEWED BY