

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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JOSELYN GEAGA-ROSENTHAL
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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: # 14

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

JOB ADDRESS: **1230 SOUTH LORENA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5190-018-001**

On April 16, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1230 South Lorena Street, 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.

Pursuant to Section 98.0421, the property owner was issued an order on April 16, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	208.69
Title Report fee	42.00
Grand Total	\$ 1,497.25

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,497.25** 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 **\$1,497.25** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10570
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5190-018-001

Property Address: 1230 S LORENA ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: IMPERIAL CAPITAL BANK F/K/A IMPERIAL THRIFT AND LOAN ASSOCIATION

Grantee: DAVID AHDOOT, A SINGLE MAN

Instrument: 2001/0955653

Book/Page: N/A

Dated: 04/03/2001

Recorded: 06/01/2001

MAILING ADDRESS: MR. DAVID AHDOOT,
11734 WILSHIRE BLVD, #1508, LOS ANGELES, CA 90025.

TAX MAILING ADDRESS: MR. DAVID AHDOOT,
11734 WILSHIRE BLVD, #1508, LOS ANGELES, CA 90025

SCHEDULE B

LEGAL DESCRIPTION

LOT 39 OF TRACT 4838 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 51, PAGE 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: DAVID AHDOOT, A SINGLE MAN

Lender/Beneficiary: COMMUNITY COMMERCE BANK, A CALIFORNIA CORPORATION

Trustee: FIDELITY NATIONAL TITLE COMPANY

Instrument: 2002/1191323

Book/Page: N/A

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

Work Order No. T10570

SCHEDULE B (Continued)

Amount: \$109,000.00

Open Ended: NO

Dated: 05/13/2002

Recorded: 05/23/2002

Maturity Date: 05/16/2032

MAILING ADDRESS: COMMUNITY COMMERCE BANK, A CALIFORNIA CORPORATION,
5444 E. OLYMPIC BLVD, LOS ANGELES, CA 90022.

SEND TAX NOTICES TO: DAVID AHDOOT,
1049 RANCHO ROAD, ARCADIA, CA 91006.

ASSIGNMENT OF RENTS, DATED 05/13/2002, RECORDED 05/23/2002 AS INSTRUMENT
NO. 20021191324.

MAILING ADDRESS: COMMUNITY COMMERCE BANK, A CALIFORNIA CORPORATION,
5444 E. OLYMPIC BLVD, LOS ANGELES, CA 90022.

SEND TAX NOTICES TO: DAVID AHDOOT,
1049 RANCHO ROAD, ARCADIA, CA 91006.

Type of Instrument LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: DAVID AHDOOT, A SINGLE MAN

Lender/Beneficiary: EZRA BOUCHEHRIAN

Trustee: CHICAGO TITLE INSURANCE CO.

Instrument: 2005/2081969

Book/Page: N/A

Amount: \$850,000.00

Open Ended: NO

Dated: 08/18/2005

Recorded: 08/30/2005

Maturity Date: 08/18/2035

MAILING ADDRESS: LAW OFFICES OF DAVID N. NOROUZI, DAVID N. NOROUZI,
10940 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90024

RECORDING REQUESTED BY:

South Coast Title
Escrow No. 14728LM
Title Order No. 214606564-19

When Recorded Mail Document
and Tax Statement To:

Mr. DAVID AHDOOT
11734 WILSHIRE BLVD., # 1508
LOS ANGELES, CA 90025

01 0955653

APN: 5190-018-001

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 171.60 City tax \$ 702.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale,

[] Unincorporated Area City of LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, IMPERIAL CAPITAL BANK F/K/A
IMPERIAL THRIFT AND LOAN ASSOCIATION

hereby GRANT(S) to DAVID AHDOOT , A SINGLE MAN

the following described real property in the City of LOS ANGELES

County of LOS ANGELES, State of California:

Lot 39 of Tract 4838 in the City of LOS ANGELES, County of LOS ANGELES State of California, as shown on map
filed in Book 51, Page 31 of Maps in the office of the County Recorder of said County.

DATED: April 3, 2001

STATE OF CALIFORNIA

COUNTY OF Los AngelesON April 17, 2001

before me

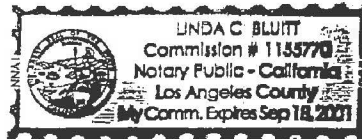
Linda C. Blutt personally appearedRosemary Lennon

IMPERIAL CAPITAL BANK F/K/A IMPERIAL THRIFT
AND LOAN ASSOCIATION

By: Rosemary LennonBy: Not William

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 Linda C. Blutt

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

01 0955653

2.

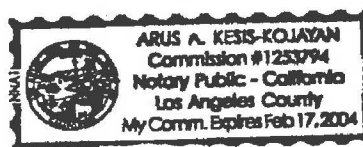
All-Purpose Acknowledgement

State of California)
County of Los Angeles)ss.

On 4/18/2001 before me, Arus A. Kesik-Kojanjan
 personally appeared Scott Wallace
 personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name is/are subscribed to be 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 of Notary



CAPACITY CLAIMED BY SIGNER:

() INDIVIDUAL

(X) CORPORATE OFFICER

() PARTNER () LIMITED
() GENERAL

() OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed	Title or Type of Document

1

Number of Pages

4/3/2001

Date of Document

Signer(s) other than named above

SIGNER IS REPRESENTING:

RECORDATION REQUESTED BY:

02 1191323

FIDELITY-LONG BEACH

WHEN RECORDED MAIL TO:
Community Commerce Bank
A California Corporation
5444 E. Olympic Blvd.
Los Angeles, CA 90022

SEND TAX NOTICES TO:
David Ahdoot
1049 Rancho Road
Arcadia, CA 91006

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated May 13, 2002, among David Ahdoot, A Single Man, whose address is 1049 Rancho Road, Arcadia, CA 91006 ("Trustor"); Community Commerce Bank, A California Corporation, whose address is Olympic Branch, 5444 East Olympic Boulevard, Los Angeles, CA 90022 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Fidelity National Title Company, whose address is 301 East Ocean Boulevard, #600, Long Beach, CA 90802 (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:

LOT 39, OF TRACT NO. 4838, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE(S) 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Real Property or its address is commonly known as 1230 South Lorena Street, 3410-3410 1/2 East Estrada Street, Los Angeles, CA 90023. The Assessor's Parcel Number for the Real Property is 5190-018-001

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

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

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.

**DEED OF TRUST
(Continued)**Page 13 **14**

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:

x *David Ahdoot* 5/13/02
David Ahdoot, Individually

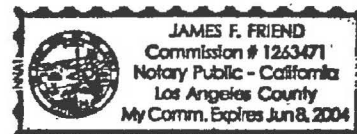
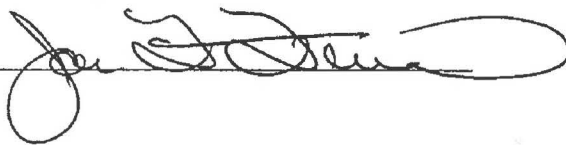
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On MAY 13, 2002 before me, JAMES F. FRIEND, personally appeared David Ahdoot, 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)

02 1191323

RECORDATION REQUESTED BY:

02 1191324

FIDELITY-LONG BEACH

WHEN RECORDED MAIL TO:

Community Commerce Bank
A California Corporation
5444 E. Olympic Blvd.
Los Angeles, CA 90022

SEND TAX NOTICES TO:

David Ahdoot
1049 Rancho Road
Arcadia, CA 91006

FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated May 13, 2002, is made and executed between David Ahdoot, A Single Man, whose address is 1049 Rancho Road, Arcadia, CA 91006 (referred to below as "Grantor") and Community Commerce Bank, A California Corporation, whose address is 5444 East Olympic Boulevard, Los Angeles, CA 90022 (referred to below as "Lender").

5190-018-001
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:

LOT 39, OF TRACT NO. 4838, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE(S) 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Property or its address is commonly known as 1230 South Lorena Street, 3410-3410 1/2 East Estrada Street, Los Angeles, CA 90023. The Assessor's Parcel Number for the Property is 5190-018-001

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

* Concurrent
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.

19148776-40

ASSIGNMENT OF RENTS (Continued)

Page 2

3

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.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of California and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any

02 1191324

ASSIGNMENT OF RENTS (Continued)

Page 7 8

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, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all 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. THIS DOCUMENT IS EXECUTED ON MAY 13, 2002.

GRANTOR:

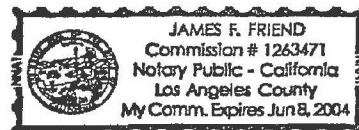
x *DAVID AHDOOT* 5/13/02
David Ahdoot, Individually

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On MAY 13, 20 02 before me, JAMES F. FRIEND,
personally appeared David Ahdoot, 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 *James F. Friend*

(Seal)

FIRST AMERICAN TITLE COMPANY LOS ANGELES

08/30/05

F. I. COMPANY LOS ANGELES

RECORDING REQUESTED BY

DAVID NOROUZI

05 2081969

AND WHEN RECORDED MAIL TO

Law Offices of David N. Norouzi

David N. Norouzi

10940 Wilshire Blvd., Suite 1800

Los Angeles, CA 90024

2042687-11

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5190-018-001

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 18th day of August 2005, between

DAVID AHDOOT, a single man, hereinafter called TRUSTOR,

whose address is 225 East 9th Street, #270, Los Angeles, CA 90015
(number and street)

(city) (zone) (state)

Chicago Title Insurance Co.

herein called TRUSTEE, and

EZRA BOUCHEHRIAN

herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in
Los Angeles County, California, described asSET FORTH IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, AND IDENTIFIED BY
THE LOS ANGELES COUNTY ASSESSOR AS 5190-018-001.

Commonly known as 1230 South Lorena Street, Los Angeles, California

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary
to collect and apply such rents, issues and profits

For the Purpose of Securing:

1 Performance of each agreement of Trustor herein contained 2 Payment of the indebtedness evidenced by one promissory note of even date herewith,
and any extension of renewal thereof, in the principal sum of \$850,000.00 executed by Trustor in favor of Beneficiary or order

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and
workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished
therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof, not to
commit, suffer or permit any act upon said property in violation of law, to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or
use of said property may be reasonable necessary, the specific enumeration herein not excluding the general(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary The amount collected under any fire
or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of
Beneficiary the entire amount so collected or any part thereof may be released to Trustor Such application or release shall not cure or waive any default or notice of
default hereunder or invalidate any act done pursuant to such notice(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all
costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may
appear, and in any suit brought by Beneficiary to foreclose this Deed(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when
due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, all costs, fees and expenses of
this TrustShould Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice
to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem
necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes, appear in and defend any action or
proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance, charge or
lien which in the judgment of either appears to be prior or superior hereto, and, in exercising any such powers, pay necessary expenses, employ counsel and pay his
reasonable fees(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed
by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount
demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded

08/30/05

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property, consent to the making of any map or plat thereof, join in granting any easement thereon, or join in any extension agreement or any agreement subordinating the lien or charge hereof

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them)

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee

(13) That this Deed applies to, inures to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee

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

Signature of Trustor

Signature of Trustor

By

DAVID AHDOOT

By

ARTURO GARCIA

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 8/22/05 before me Sandra Montoya,

Notary Public in and for said County and State, personally appeared David

Ahdoot,

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

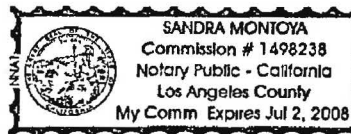
he/she/they executed the same in his/her/their authorized capacity(ies), and that by

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

Signature

WITNESS my hand and official seal



05 2081969

EXHIBIT B

ASSIGNED INSPECTOR: TOM WILLIS

Date: December 16, 2014

JOB ADDRESS: 1230 SOUTH LORENA STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5190-018-001

Last Full Title: 07/16/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DAVID AHDOOT
 11734 WILSHIRE BLVD., # 1508
 LOS ANGELES, CA. 90025

CAPACITY: OWNER

- 2). DAVID AHDOOT
 225 EAST 9TH STREET, #270
 LOS ANGELES, CA. 90015-1702

CAPACITY: OWNER

- 3). COMMUNITY COMMERCE BANK
 5444 EAST OLYMPIC BLVD.
 LOS ANGELES, CA. 90022

CAPACITY: INTERESTED PARTIES

- 4). LAW OFFICES OF DAVID N. NOROUZI
 ATTN: DAVID NOROUZI
 10940 WILSHIRE BLVD., SUITE 1800
 LOS ANGELES, CA. 90024

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1230 S LORENA ST, LOS ANGELES, CA 90023-3529



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **AHDOOT DAVID**
 Mailing Address: **225 E 9TH ST #270, LOS ANGELES CA 90015-1702 C006**
 Vesting Codes: **SM / /**

Location Information

Legal Description:	TRACT # 4838 LOT 39	APN:	5190-018-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2051.20 / 1	Subdivision:	4838
Township-Range-Sect:		Map Reference:	45-B6 / 675-B1
Legal Book/Page:	51-31	Tract #:	4838
Legal Lot:	39	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	BOYH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	06/01/2001 / 04/03/2001	1st Mtg Amount/Type:	\$110,000 / CONV
Sale Price:	\$156,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	955654
Document #:	955653	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$61.54
New Construction:		Multi/Split Sale:	
Title Company:	SOUTH COAST TITLE		
Lender:	COMMUNITY COMMERCE BK		
Seller Name:	IMPERIAL CAP BK		

Prior Sale Information

Prior Rec/Sale Date:	05/01/1986 / 02/1986	Prior Lender:	FAR EAST NAT'L BK
Prior Sale Price:	\$122,500	Prior 1st Mtg Amt/Type:	\$77,500 / CONV
Prior Doc Number:	542717	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,535	Parking Type:		Construction:	
Living Area:	2,535	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	YES
Year Built / Eff:	1922 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:	CONCRETE	Quality:	FAIR
# of Stories:	2.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.08	County Use:	STORE & RESID (1210)
Lot Area:	3,588	Lot Width/Depth:	35 x 102	State Use:	
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$191,747	Assessed Year:	2014	Property Tax:	\$2,591.68
Land Value:	\$73,748	Improved %:	62%	Tax Area:	12703
Improvement Value:	\$117,999	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$191,747				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1230 S LORENA ST, LOS ANGELES, CA 90023-3529**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	\$156,000	\$275,000	\$2,200,000	\$689,941
Bldg/Living Area	2,535	2,183	2,812	2,525
Price/Sqft	\$61.54	\$104.64	\$811.21	\$270.60
Year Built	1922	1917	1954	1934
Lot Area	3,588	2,484	26,488	6,436
Bedrooms	0	1	3	2
Bathrooms/Restrooms	0	1	5	1
Stories	2.00	1.00	2.00	1.17
Total Value	\$191,747	\$42,356	\$628,433	\$314,311
Distance From Subject	0.00	1.07	22.68	8.08

* = 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
Subject Property											
			1230 S LORENA ST	\$156,000	1922			06/01/2001	2,535	3,588	0.0
Comparables											
<input checked="" type="checkbox"/>	1		1871 E 97TH ST	\$500,000	1932			06/12/2014	2,209	2,638	5.36
<input checked="" type="checkbox"/>	2		2676 PASADENA AVE	\$380,000	1937			10/17/2014	2,427	4,676	4.05
<input checked="" type="checkbox"/>	3		270 MONTEREY PASS RD	\$530,000	1930	1	1	09/18/2014	2,582	11,998	4.56
<input checked="" type="checkbox"/>	4		2625 E 1ST ST		1922			11/07/2014	2,389	5,418	1.5
<input checked="" type="checkbox"/>	5		1071 N WILTON PL		1954			10/08/2014	2,402	6,110	7.84
<input checked="" type="checkbox"/>	6		3225 PICO BLVD		1928			10/28/2014	2,550	2,501	14.38
<input checked="" type="checkbox"/>	7		2227 AARON ST	\$775,000	1940	2	1	11/07/2014	2,620	7,369	5.58
<input checked="" type="checkbox"/>	8		3500 S WESTERN AVE	\$585,000	1924			06/17/2014	2,812	5,520	5.93
<input checked="" type="checkbox"/>	9		1117 FOOTHILL BLVD	\$1,200,000	1948			10/23/2014	2,299	2,484	12.79
<input checked="" type="checkbox"/>	10		5006 YORK BLVD	\$2,200,000	1917			10/31/2014	2,712	5,379	6.94
<input checked="" type="checkbox"/>	11		5660 YORK BLVD	\$650,000	1922			02/28/2014	2,633	6,002	6.81
<input checked="" type="checkbox"/>	12		702 CEDAR AVE	\$450,000	1920	1	1	03/26/2014	2,557	3,752	16.95
<input checked="" type="checkbox"/>	13		2525 SAN GABRIEL BLVD	\$780,000	1954	2	1	04/25/2014	2,802	5,216	7.05
<input checked="" type="checkbox"/>	14		3972 WHITTIER BLVD	\$417,000	1941	3	1	04/24/2014	2,183	6,750	1.07
<input checked="" type="checkbox"/>	15		600 SAN FERNANDO MISSION BLVD	\$465,000	1924			04/30/2014	2,423	7,521	22.68
<input checked="" type="checkbox"/>	16		1025 N STATE ST	\$380,000	1937	2	1	04/22/2014	2,236	4,608	2.51
<input checked="" type="checkbox"/>	17		806 N GAGE AVE	\$310,000	1925	3	5	09/30/2014	2,721	3,986	2.06
<input checked="" type="checkbox"/>	18		8407 SEPULVEDA BLVD	\$1,400,000	1947	3	1	03/06/2014	2,566	26,488	20.53
<input checked="" type="checkbox"/>	19		11013 S VERMONT AVE	\$275,000	1938			04/10/2014	2,628	6,209	7.72
<input checked="" type="checkbox"/>	20		2616 BEVERLY BLVD	\$432,000	1942	2	1	04/11/2014	2,758	4,097	5.34

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

1230 S LORENA ST, LOS ANGELES, CA 90023-3529**20 Comparable(s) Selected.**

Report Date: 11/18/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$156,000	\$275,000	\$2,200,000	\$689,941
Bldg/Living Area	2,535	2,183	2,812	2,525
Price/Sqft	\$61.54	\$104.64	\$811.21	\$270.60
Year Built	1922	1917	1954	1934
Lot Area	3,588	2,484	26,488	6,436
Bedrooms	0	1	3	2
Bathrooms/Restrooms	0	1	5	1
Stories	2.00	1.00	2.00	1.17
Total Value	\$191,747	\$42,356	\$628,433	\$314,311
Distance From Subject	0.00	1.07	22.68	8.08

* = user supplied for search only

Comp #1 Distance From Subject: 5.36 (miles)

Address:	1871 E 97TH ST, LOS ANGELES, CA 90002-2412		
Owner Name:	1865 97TH STREET LLC		
Seller Name:	IBRAHIM IKRAM		
APN:	6048-039-019	Map Reference:	58-E3 / 704-G4
County:	LOS ANGELES, CA	Census Tract:	2422.00
Subdivision:	DONOHUE	Zoning:	LAR1
Rec Date:	06/12/2014	Prior Rec Date:	06/21/2004
Sale Date:	01/28/2014	Prior Sale Date:	05/18/2004
Sale Price:	\$500,000	Prior Sale Price:	\$322,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	606380	Acres:	0.06
1st Mtg Amt:	\$375,000	Lot Area:	2,638
Total Value:	\$198,219	# of Stories:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/
		Living Area:	2,209
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	/
		Yr Built/Eff:	1932 / 1932
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #2 Distance From Subject: 4.05 (miles)

Address:	2676 PASADENA AVE, LOS ANGELES, CA 90031-2301		
Owner Name:	SANCHEZ HUGO		
Seller Name:	ZAVALA ROMELIA		
APN:	5205-021-025	Map Reference:	36-A5 / 595-A7
County:	LOS ANGELES, CA	Census Tract:	1992.01
Subdivision:	H T HAZARDS	Zoning:	LAC4
Rec Date:	10/17/2014	Prior Rec Date:	02/12/1991
Sale Date:	06/18/2014	Prior Sale Date:	11/1990
Sale Price:	\$380,000	Prior Sale Price:	\$220,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1096796	Acres:	0.11
1st Mtg Amt:	\$247,000	Lot Area:	4,676
Total Value:	\$514,499	# of Stories:	1.00
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/
		Living Area:	2,427
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	/
		Yr Built/Eff:	1937 / 1937
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	TAR & GRAVEL
		Parking:	PAVED

Comp #3 Distance From Subject: 4.56 (miles)

Address:	270 MONTEREY PASS RD, MONTEREY PARK, CA 91754-2408		
Owner Name:	WONG WILLARD & REBEKAH		
Seller Name:	LIN YU Y		
APN:	5261-003-016	Map Reference:	46-A2 / 635-J2
County:	LOS ANGELES, CA	Census Tract:	4821.01
Subdivision:	5400	Zoning:	MPCM*
Rec Date:	09/18/2014	Prior Rec Date:	01/15/1986
Sale Date:	09/15/2014	Prior Sale Date:	
Sale Price:	\$530,000	Prior Sale Price:	\$136,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	988644	Acres:	0.28
1st Mtg Amt:		Lot Area:	11,998
Total Value:	\$220,907	# of Stories:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/
		Living Area:	2,582
		Total Rooms:	
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1930 /
		Air Cond:	NONE
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #4 Distance From Subject: 1.5 (miles)

Address:	2625 E 1ST ST, LOS ANGELES, CA 90033-3505		
Owner Name:	YOSHIMOTO ARTURO H		
Seller Name:	HIGA KATHRYN R		
APN:	5180-010-006	Map Reference:	45-B4 / 635-B5
County:	LOS ANGELES, CA	Census Tract:	2042.00
Subdivision:	J W BROWNINGS	Zoning:	LAC2
Rec Date:	11/07/2014	Prior Rec Date:	09/26/1990
Sale Date:	10/30/2014	Prior Sale Date:	
Sale Price:		Prior Sale Price:	\$290,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1188481	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,418
Total Value:	\$420,195	# of Stories:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/
		Living Area:	2,389
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	/
		Yr Built/Eff:	1922 /
		Air Cond:	NONE
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:**5** Distance From Subject:**7.84 (miles)**
 Address: **1071 N WILTON PL, LOS ANGELES, CA 90038-3253**
 Owner Name: **JOUE PAU-JEAN**
 Seller Name: **APOSHIAN JOHN C TRUST**
 APN: **5536-017-008** Map Reference: **34-D4 / 593-G6** Living Area: **2,402**
 County: **LOS ANGELES, CA** Census Tract: **1917.20** Total Rooms:
 Subdivision: **1886** Zoning: **LAC2** Bedrooms:
 Rec Date: **10/08/2014** Prior Rec Date: **04/16/2010** Bath(F/H): **/**
 Sale Date: **06/19/2014** Prior Sale Date: **03/11/2010** Yr Built/Eff: **1954 /**
 Sale Price: Prior Sale Price: **\$200,000** Air Cond: **NONE**
 Sale Type: **N** Prior Sale Type: **FULL** Style:
 Document #: **1062386** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$463,200** Lot Area: **6,110** Pool:
 Total Value: **\$494,903** # of Stories: Roof Mat:
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking:

Comp #:**6** Distance From Subject:**14.38 (miles)**
 Address: **3225 PICO BLVD, SANTA MONICA, CA 90405-2113**
 Owner Name: **ELLIOT MEGDAL & ASSOCIATES**
 Seller Name: **IDEKER M A 2008 TRUST**
 APN: **4274-034-011** Map Reference: **41-D5 / 671-J1** Living Area: **2,550**
 County: **LOS ANGELES, CA** Census Tract: **7018.01** Total Rooms:
 Subdivision: **7993** Zoning: **SMC2*** Bedrooms:
 Rec Date: **10/28/2014** Prior Rec Date: **10/28/2014** Bath(F/H): **/**
 Sale Date: **10/22/2014** Prior Sale Date: **10/21/2014** Yr Built/Eff: **1928 / 1928**
 Sale Price: Prior Sale Price: Air Cond: **YES**
 Sale Type: **N** Prior Sale Type: **N** Style:
 Document #: **1137337** Acres: **0.06** Fireplace: **/**
 1st Mtg Amt: **\$1,400,000** Lot Area: **2,501** Pool:
 Total Value: **\$156,311** # of Stories: **2.00** Roof Mat: **ROLL**
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **400 /** Parking: **COMPOSITION**
GARAGE

Comp #:**7** Distance From Subject:**5.58 (miles)**
 Address: **2227 AARON ST, LOS ANGELES, CA 90026-1723**
 Owner Name: **BROWN KIMBERLY S**
 Seller Name: **1755 GLENDALE PARTNERS LLC**
 APN: **5423-006-018** Map Reference: **35-C4 / 594-E6** Living Area: **2,620**
 County: **LOS ANGELES, CA** Census Tract: **1955.00** Total Rooms:
 Subdivision: **EDENDALE TR** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **11/07/2014** Prior Rec Date: **04/04/2005** Bath(F/H): **1 /**
 Sale Date: **10/20/2014** Prior Sale Date: **03/08/2005** Yr Built/Eff: **1940 /**
 Sale Price: **\$775,000** Prior Sale Price: **\$475,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1184499** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$387,500** Lot Area: **7,369** Pool:
 Total Value: **\$540,112** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **360 /** Parking: **GARAGE**

Comp #:**8** Distance From Subject:**5.93 (miles)**
 Address: **3500 S WESTERN AVE, LOS ANGELES, CA 90018**
 Owner Name: **KIM OK Y TRUST**
 Seller Name: **NAVARRO HECTOR & EMMA**
 APN: **5041-007-006** Map Reference: **43-E6 / 673-H1** Living Area: **2,812**
 County: **LOS ANGELES, CA** Census Tract: **2225.00** Total Rooms:
 Subdivision: **H NANCE** Zoning: **LAC2** Bedrooms:
 Rec Date: **06/17/2014** Prior Rec Date: **04/02/2007** Bath(F/H): **/**
 Sale Date: **06/11/2014** Prior Sale Date: **12/26/2006** Yr Built/Eff: **1924 / 1994**
 Sale Price: **\$585,000** Prior Sale Price: **\$575,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **623794** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: Lot Area: **5,520** Pool:
 Total Value: **\$628,433** # of Stories: Roof Mat:
 Land Use: **STORES & RESIDENTIAL** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:12.79 (miles)
 Address: 1117 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3254
 Owner Name: 1117 FOOTHILL ASSOCIATES LLC
 Seller Name: CARDET SANDRA
 APN: 5812-022-014 Map Reference: 19-B3 / 535-B3 Living Area: 2,299
 County: LOS ANGELES, CA Census Tract: 4605.02 Total Rooms:
 Subdivision: 7133 Zoning: LFC3* Bedrooms:
 Rec Date: 10/23/2014 Prior Rec Date: 07/11/1996 Bath(F/H): /
 Sale Date: 02/19/2014 Prior Sale Date: Yr Built/Eff: 1948 / 1948
 Sale Price: \$1,200,000 Prior Sale Price: \$372,500 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1120965 Acres: 0.06 Fireplace: /
 1st Mtg Amt: Lot Area: 2,484 Pool:
 Total Value: \$622,814 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:6.94 (miles)
 Address: 5006 YORK BLVD, LOS ANGELES, CA 90042-1714
 Owner Name: FALATI A J FAMILY TRUST/BROUMAND FAMILY TRUST
 Seller Name: HERNANDEZ RAMON G & GABRIELA
 APN: 5477-001-002 Map Reference: 36-B1 / 595-B1 Living Area: 2,712
 County: LOS ANGELES, CA Census Tract: 1834.01 Total Rooms:
 Subdivision: HIGHLAND PARK ELECTRIC TR Zoning: LAC4 Bedrooms:
 Rec Date: 10/31/2014 Prior Rec Date: 03/25/1999 Bath(F/H): /
 Sale Date: 10/29/2014 Prior Sale Date: 03/16/1999 Yr Built/Eff: 1917 /
 Sale Price: \$2,200,000 Prior Sale Price: \$90,000 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1156374 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$1,000,000 Lot Area: 5,379 Pool:
 Total Value: \$191,821 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / COMPOSITION
 Parking:

Comp #:11 Distance From Subject:6.81 (miles)
 Address: 5660 YORK BLVD, LOS ANGELES, CA 90042-2551
 Owner Name: NOYAMA HARUHIKO
 Seller Name: BENALI MO
 APN: 5478-035-008 Map Reference: 36-C1 / 595-C1 Living Area: 2,633
 County: LOS ANGELES, CA Census Tract: 1836.10 Total Rooms:
 Subdivision: 1 Zoning: LAC2 Bedrooms:
 Rec Date: 02/28/2014 Prior Rec Date: 12/21/1998 Bath(F/H): /
 Sale Date: 01/24/2014 Prior Sale Date: Yr Built/Eff: 1922 / 1932
 Sale Price: \$650,000 Prior Sale Price: \$145,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 208308 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Lot Area: 6,002 Pool:
 Total Value: \$185,423 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:16.95 (miles)
 Address: 702 CEDAR AVE, LONG BEACH, CA 90813-4232
 Owner Name: TAUFER BRADLEY
 Seller Name: CLEVELAND FAMILY TRUST
 APN: 7272-020-011 Map Reference: 75-C5 / 795-D7 Living Area: 2,557
 County: LOS ANGELES, CA Census Tract: 5758.03 Total Rooms:
 Subdivision: LONG BEACH Zoning: LBDP10 Bedrooms: 1
 Rec Date: 03/26/2014 Prior Rec Date: 08/06/2012 Bath(F/H): 1 /
 Sale Date: 03/04/2014 Prior Sale Date: 07/24/2012 Yr Built/Eff: 1920 /
 Sale Price: \$450,000 Prior Sale Price: \$265,000 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 302196 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$225,000 Lot Area: 3,752 Pool:
 Total Value: \$271,225 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:7.05 (miles)
 Address: 2525 SAN GABRIEL BLVD, ROSEMEAD, CA 91770-3251
 Owner Name: ROSE STONE LLC
 Seller Name: BRINTON INTERNATIONAL LTD
 APN: 5284-004-033 Map Reference: 46-F2 / 636-F2 Living Area: 2,802
 County: LOS ANGELES, CA Census Tract: 4825.03 Total Rooms:
 Subdivision: 7107 Zoning: RMC3* Bedrooms: 2
 Rec Date: 04/25/2014 Prior Rec Date: 02/28/2011 Bath(F/H): 1 /
 Sale Date: 04/18/2014 Prior Sale Date: 02/25/2011 Yr Built/Eff: 1954 /
 Sale Price: \$780,000 Prior Sale Price: \$665,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 425142 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$489,996 Lot Area: 5,216 Pool:
 Total Value: \$434,456 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / COMPOSITION
 Parking: PAVED

Comp #:14 Distance From Subject:1.07 (miles)
 Address: 3972 WHITTIER BLVD, LOS ANGELES, CA 90023-2443
 Owner Name: YANG MIN-HUA
 Seller Name: ROBERTSON Z LIVING TRUST
 APN: 5239-007-019 Map Reference: 45-C6 / 635-D7 Living Area: 2,183
 County: LOS ANGELES, CA Census Tract: 5313.01 Total Rooms:
 Subdivision: S FIELDS OCCIDENTAL Zoning: LCM1* Bedrooms: 3
 Rec Date: 04/24/2014 Prior Rec Date: 09/29/2004 Bath(F/H): 1 /
 Sale Date: 04/17/2014 Prior Sale Date: 09/21/2004 Yr Built/Eff: 1941 /
 Sale Price: \$417,000 Prior Sale Price: Air Cond: NONE
 Sale Type: FULL Prior Sale Type: N Style:
 Document #: 422457 Acres: 0.15 Fireplace: /
 1st Mtg Amt: Total Value: \$128,729 Lot Area: 6,750 Pool:
 Land Use: STORES & RESIDENTIAL # of Stories: Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:22.68 (miles)
 Address: 600 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91340-3936
 Owner Name: MAMMO MUDUFAR I & BUSHRA A
 Seller Name: CARRILLO ALBERT J
 APN: 2521-026-009 Map Reference: 2-E6 / 482-A7 Living Area: 2,423
 County: LOS ANGELES, CA Census Tract: 3203.00 Total Rooms:
 Subdivision: PORTER LAND & WATER Zoning: SFR2* Bedrooms:
 Rec Date: 04/30/2014 Prior Rec Date: Bath(F/H): /
 Sale Date: 04/14/2014 Prior Sale Date: Yr Built/Eff: 1924 /
 Sale Price: \$465,000 Prior Sale Price: Air Cond: NONE
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 443248 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,521 Pool:
 Total Value: \$239,102 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:2.51 (miles)
 Address: 1025 N STATE ST, LOS ANGELES, CA 90033-1332
 Owner Name: CHUNG TONNY V/HO YVONNE
 Seller Name: RODRIGUEZ FAMILY TRUST
 APN: 5201-017-043 Map Reference: 45-A2 / 635-A3 Living Area: 2,236
 County: LOS ANGELES, CA Census Tract: 2033.00 Total Rooms:
 Subdivision: 296 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/22/2014 Prior Rec Date: 10/25/1996 Bath(F/H): 1 /
 Sale Date: 03/31/2014 Prior Sale Date: Yr Built/Eff: 1937 /
 Sale Price: \$380,000 Prior Sale Price: Air Cond: NONE
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 408120 Acres: 0.11 Fireplace: /
 1st Mtg Amt: Lot Area: 4,608 Pool:
 Total Value: \$380,000 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:2.06 (miles)
 Address: 806 N GAGE AVE, LOS ANGELES, CA 90063-2128
 Owner Name: 912 NORTH GAGE LLC
 Seller Name: RAZO FAMILY TRUST
 APN: 5230-008-024 Map Reference: 45-D4 / 635-D4 Living Area: 2,721
 County: LOS ANGELES, CA Census Tract: 5309.02 Total Rooms:
 Subdivision: 6269 Zoning: LCR2* Bedrooms: 3
 Rec Date: 09/30/2014 Prior Rec Date: Bath(F/H): 5 /
 Sale Date: 07/25/2014 Prior Sale Date: Yr Built/Eff: 1925 /
 Sale Price: \$310,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1031871 Acres: 0.09 Fireplace: /
 1st Mtg Amt: Lot Area: 3,986 Pool:
 Total Value: \$42,356 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:20.53 (miles)
 Address: 8407 SEPULVEDA BLVD, NORTH HILLS, CA 91343-6514
 Owner Name: BOECKMANN FAMILY TRUST
 Seller Name: MAYO FAMILY TRUST
 APN: 2654-027-007 Map Reference: 15-C1 / 531-H2 Living Area: 2,566
 County: LOS ANGELES, CA Census Tract: 1174.08 Total Rooms:
 Subdivision: 2899 Zoning: LAC2 Bedrooms: 3
 Rec Date: 03/06/2014 Prior Rec Date: 09/17/1992 Bath(F/H): 1 /
 Sale Date: 12/17/2013 Prior Sale Date: Yr Built/Eff: 1947 /
 Sale Price: \$1,400,000 Prior Sale Price: Air Cond: NONE
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 230847 Acres: 0.61 Fireplace: /
 1st Mtg Amt: Lot Area: 26,488 Pool:
 Total Value: \$220,151 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: 200 / COMPOSITION
 Parking: GARAGE

Comp #:19 Distance From Subject:7.72 (miles)
 Address: 11013 S VERMONT AVE, LOS ANGELES, CA 90044-1560
 Owner Name: KOHANBASH MORIS
 Seller Name: KLINKRADT FAMILY TRUST
 APN: 6076-013-004 Map Reference: 57-F4 / 704-A6 Living Area: 2,628
 County: LOS ANGELES, CA Census Tract: 6003.04 Total Rooms:
 Subdivision: WOODCREST TR Zoning: LCC3YY Bedrooms:
 Rec Date: 04/10/2014 Prior Rec Date: 06/14/2005 Bath(F/H): /
 Sale Date: 03/10/2014 Prior Sale Date: 06/08/2005 Yr Built/Eff: 1938 /
 Sale Price: \$275,000 Prior Sale Price: \$350,000 Air Cond: NONE
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 364911 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Lot Area: 6,209 Pool:
 Total Value: \$328,000 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:5.34 (miles)
 Address: 2616 BEVERLY BLVD, LOS ANGELES, CA 90057-1006
 Owner Name: 2616 BEVERLY PARTNERS LLC
 Seller Name: KEELY STEPHANIE L
 APN: 5155-023-009 Map Reference: 44-A1 / 634-C1 Living Area: 2,758
 County: LOS ANGELES, CA Census Tract: 2086.20 Total Rooms:
 Subdivision: 91 Zoning: LAC2 Bedrooms: 2
 Rec Date: 04/11/2014 Prior Rec Date: 10/17/1979 Bath(F/H): 1 /
 Sale Date: 04/07/2014 Prior Sale Date: Yr Built/Eff: 1942 /
 Sale Price: \$432,000 Prior Sale Price: Air Cond: NONE
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 368641 Acres: 0.09 Fireplace: /
 1st Mtg Amt: Lot Area: 4,097 Pool:
 Total Value: \$68,557 # of Stories: Roof Mat:
 Land Use: STORES & RESIDENTIAL Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **TOM WILLIS**

Date: **December 16, 2014**

JOB ADDRESS: **1230 SOUTH LORENA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5190-018-001**

CASE#: **495042**

ORDER NO: **A-3234065**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 9, 2013**

COMPLIANCE EXPECTED DATE: **May 9, 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-3234065

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 AND NOTICE OF FEE

APR 10 2013

AHDOOT, DAVID
225 E 9TH ST 270
LOS ANGELES, CA 90015

EG

CASE #: 495042
ORDER #: A-3234065
EFFECTIVE DATE: April 09, 2013
COMPLIANCE DATE: May 09, 2013

OWNER OF
SITE ADDRESS: 1230 S LORENA ST
ASSESSORS PARCEL NO.: 5190-018-001
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

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

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

VIOLATION(S):

1. Common floor area in market needs maintenance

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

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

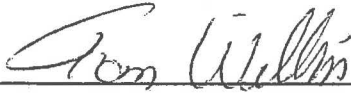
APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3051.

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

Inspector:



Date: April 09, 2013

TOM WILLIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3051

Tom.Willis@lacity.org



REVIEWED BY