

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 2, 2014

Council District: # 4

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

JOB ADDRESS: **13428 WEST VENTURA BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2373-005-009**

On March 18, 2012, May 29, 2014, and November 9, 2014 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: **13428 West Ventura Blvd., Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on March 15, 2011, December 19, 2011, August 14, 2012, November 5, 2013, and August 21, 2014, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 2,285.00
System Development Surcharge	137.10
Non-Compliance Code Enforcement fee	1,650.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	541.09
Bad Check Fee	70.00
Title Report fee	42.00
Grand Total	\$ 7,475.19

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 **\$7,475.19** 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 **\$7,475.19** 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



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

Property Title Report

Work Order No. T10618
Dated as of: 07/25/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2373-005-009

Property Address: 13428 W VENTURA BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ANNE KAVANAGH, TRUSTEE OF THE ANNE KAVANAGH 2000 REVOCABLE TRUST
DATED MARCH 2, 2000

Grantee: DECLAN M. KAVANAGH AND MARA S. KAVANAGH, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 02/2872399

Book/Page: N/A

Dated: 11/22/2002

Recorded: 11/26/2002

MAILING ADDRESS: DECLAN M. KAVANAGH AND MARA S. KAVANAGH,
13428 VENTURA BOULEVARD, SHERMAN OAKS, CA 91423

SCHEDULE B

LEGAL DESCRIPTION

LOTS 10 AND 11, BLOCK C, TRACT 5956, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 67 PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: DECLAN M. KAVANAGH AND MARA S. KAVANAGH, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: COMMUNITY WEST BANK, N.A.

Trustee: COMMUNITY WEST BANK, N.A.

Instrument: 20070651170

Book/Page: N/A

Amount: \$1,000,000.00

Open Ended: NO

Dated: 03/15/2007

Recorded: 03/22/2007

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.

SCHEDULE B (Continued)

Maturity Date: 03/15/2037

MAILING ADDRESS: COMMUNITY WEST BANK, N.A.,
P.O. BOX 249, GOLETA, CA 93116-0249

TAX NOTICE MAILING ADDRESS: DECLAN M. KAVANAGH AND MARA S. KAVANAGH,
20451 JAY CARROLL DR. SAUGUS, CA 91350

MAILING ADDRESS: DECLAN M. KAVANAGH AND MARA S. KAVANAGH,
HUSBAND AND WIFE AS JOINT TENANTS,
20451 JAY CARROLL DR., SAUGUS, CA 91350

ADDITIONAL MAILING ADDRESS: COMMUNITY WEST BANK, N.A.,
P.O. BOX 249, GOLETA, CA 93116-0249

SAID DEED OF TRUST IS SUBJECTED TO A SUBSTITUTION OF TRUSTEE, DATED
01/20/2010, RECORDED 03/22/2011, AS INSTRUMENT NO. 20110425004.

MAILING ADDRESS: T.D. SERVICE COMPANY,
1820 E. FIRST ST., SUITE 210,
P.O. BOX 11988, SANTA ANA, CA 92711-1988

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: DECLAN M. KAVANAGH AND MARA S. KAVANAGH, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: COMMUNITY WEST BANK, N.A.

Trustee: COMMUNITY WEST BANK, N.A.

Instrument: 20072426085

Book/Page: N/A

Amount: \$50,000.00

Open Ended: YES

Dated: 10/24/2007

Recorded: 10/26/2007

Maturity Date: 10/24/2037

MAILING ADDRESS: COMMUNITY WEST BANK, N.A.,
P.O. BOX 249, GOLETA, CA 93116-0249

SEND TAX NOTICES TO: COMMUNITY WEST BANK, N.A.,
P.O. BOX 249, GOLETA, CA 93116-0249

MAILING ADDRESS: DECLAN M KAVANAGH,
20451 JAY CARROLL DR, SANTA CLARITA, CA 91350

MAILING ADDRESS: MARA R KAVANAGH,
20451 JAY CARROLL DR., SAUGUS, CA 91350

ADDITIONAL MAILING ADDRESS: COMMUNITY WEST BANK, N.A.,
P.O. BOX 249, GOLETA, CA 93116-0249

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.

SCHEDULE B (Continued)

SAID DEED OF TRUST IS SUBJECTED TO A SUBSTITUTION OF TRUSTEE, DATED 10/22/2009, RECORDED 11/30/2009, AS INSTRUMENT NO. 20091800609.

MAILING ADDRESS: T.D. SERVICE COMPANY,
1820 E. FIRST ST., SUITE 210, P.O. BOX 11988, SANTA ANA, CA 92711-1988

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 06/28/2010, RECORDED 07/02/2010 AS INSTRUMENT NO. 20100910880.

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

MAILING ADDRESS: DECLAN M. KAVANAGH AND MARA S. KAVANAGH,
13428 VENTURA BLVD., SHERMAN OAKS, CA 91423

NOTICE OF PENDING LIEN, DATED 03/08/2012, RECORDED 03/16/2012 AS INSTRUMENT NO. 20120418913.

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

MAILING ADDRESS: KAVANAGH DECLAN M AND MARA S,
13428 VENTURA BLVD., SHERMAN OAKS, CA 91423

NOTICE OF PENDING LIEN, DATED 08/30/2012, RECORDED 09/21/2012 AS INSTRUMENT NO. 20121424671.

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

MAILING ADDRESS: KAVANAGH DECLAN M AND MARA S. KAVANAGH,
13428 VENTURA BLVD., SHERMAN OAKS, CA 91423

NOTICE OF PENDING LIEN, DATED 12/18/2012, RECORDED 01/11/2013 AS INSTRUMENT NO. 20130056630.

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

MAILING ADDRESS: KAVANAGH DECLAN M AND MARA S,
13428 VENTURA BLVD., SHERMAN OAKS, CA 91423

NOTICE OF PENDING LIEN, DATED 02/28/2014, RECORDED 03/07/2014 AS INSTRUMENT NO. 20140238540.

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

MAILING ADDRESS: DECLAN M. KAVANAGH AND MARA S. KAVANAGH,
13428 VENTURA BLVD., SHERMAN OAKS, CA 91423

NOV 26 2002

EQUITY

C

EQUITY TITLE

RECORDING REQUESTED BY

02 2872399

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Declan M. Kavanagh
Mara S. Kavanagh
13428 Ventura Boulevard
Sherman Oaks, Ca. 91423

GRANT DEED

TITLE ORDER NO. LA0232373 ESCROW NO. 21068253-X09 APN NO. 2373-005-009

THE UNDERSIGNED GRANTOR(S) DECLARE(S) TRANSFER TAX NOT MADE PUBLIC RECORD
DOCUMENTARY TRANSFER TAX is \$ _____ CITY TAX \$ _____
 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 _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ANNE KAVANAGH, TRUSTEE OF THE ANNE KAVANAGH 2000 REVOCABLE TRUST DATED MARCH 2, 2000
hereby GRANT(s) to

DECLAN M. KAVANAGH AND MARA S. KAVANAGH, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the County of Los Angeles, State of California:
Lots 10 and 11, Block C, Tract 5858, in the City of Los Angeles, as per map recorded in Book 87 Pages 43 and 44 of
Maps, in the Office of the County Recorder of said County.

Dated Nov. 22, 2002

Anna Kavanagh
Anna Kavanagh, Trustee of the Kavanagh 2000
Revocable Trust Dated March 2, 2000

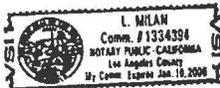
STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On Nov. 22, 2002 before me, L. Milan, a Notary Public
(here insert name and title of the officer), personally appeared Anna Kavanagh

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]*



Recording requested by
United General Title

210
31

RECORDATION REQUESTED BY:
Community West Bank, N.A.
P.O. Box 249
Goleta, CA 93116-0249

WHEN RECORDED MAIL TO:
Community West Bank, N.A.
P.O. Box 249
Goleta, CA 93116-0249

SEND TAX NOTICES TO:
Declan M Kavanagh
Mara M Kavanagh
20451 Jay Carroll Dr.
Saugus, CA 91350

OR# 326837



FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated March 15, 2007, among Declan M Kavanagh and Mara ^{S.} Kavanagh, husband and wife as joint tenants, whose address is 20451 Jay Carroll Dr., Saugus, CA 91350. ("Trustor"); Community West Bank, N.A., whose address is P.O. Box 249, Goleta, CA 93116-0249 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Community West Bank, N.A., whose address is PO Box 249, Goleta, CA 93116 (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:

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 10 AND 11, BLOCK C, TRACT NO. 5956, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2373-005-009

The Real Property or its address is commonly known as 13424, 13428 and 13428 1/2 Ventura Blvd., Sherman Oaks, CA 91423. The Assessor's Parcel Number for the Real Property is 2373-005-009.

CROSS-COLLATERALIZATION. In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Trustor to Lender, or any one or more of them, as well as all claims by Lender against Trustor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Trustor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable (Initial Here *DK*)

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

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

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

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

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

Duty to Maintain. Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and

9

DEED OF TRUST
(Continued)

Real Property, facilities, additions, replacements and other construction on the Real Property

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Deed of Trust

Lender. The word "Lender" means Community West Bank, N.A., its successors and assigns

Note. The word "Note" means the promissory note dated March 15, 2007, in the original principal amount of \$1,000,000.00 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement

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

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

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

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, 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, except that the words do not mean any guaranty or environmental agreement, 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 Community West Bank, N A , whose address is PO Box 249, Goleta, CA 93116 and any substitute or successor trustees.

Trustor. The word "Trustor" means Declan M Kavanagh and Mara R Kavanagh.

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

TRUSTOR:



X
Declan M Kavanagh



X
Mara R Kavanagh

07 0651170

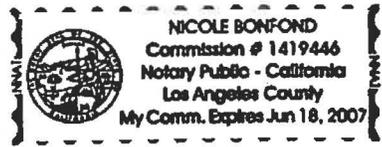
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss

On 3-15-07 before me, Nicole Bonfond Notary Public
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")
personally appeared Declan M. Kavanaugh and Mara S. Kavanaugh
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) 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
Nicole Bonfond
Signature of Notary Public

OPTIONAL

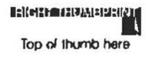
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document _____
Document Date _____ Number of Pages _____
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer

- Signer's Name _____
- Individual
 - Corporate Officer — Title(s) _____
 - Partner — Limited General
 - Attorney-in-Fact
 - Trustee
 - Guardian or Conservator
 - Other _____



Signer Is Representing _____

07 0651179

DEED OF TRUST
(Continued)

Loan No: 101868

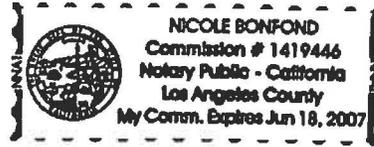
Page 9

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Los Angeles)

On 3-15, 2007 before me, Nicole Bonfond Notary Public
(here insert name and title of the officer)

personally appeared Declan M Kavanagh and Mara R Kavanagh, 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 Nicole Bonfond

(Seal)

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

To: _____, Trustee

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

Date:

Beneficiary:

By:

Its:

LASER PRO Lending, Ver 9.30 00 004 Copy: Harland Financial Solutions, Inc 1987-2007 All Rights Reserved CA T/C/PN/PL/001 FC TR-0004 PR-04

07 0651170

Recording Requested By
ServiceLink



2

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to
T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988

343085

Space above this line for recorder's use

SUBSTITUTION OF TRUSTEE



T S. No: D507803 CA Unit Code: D Loan No: KAVANAGH
AP #: 2373-005-009
Property Address: 13424, 13428 AND 13428 1/2 VENTURA BLVD., SHERMAN OAKS, CA 91423

NOTICE IS HEREBY GIVEN: That the undersigned present beneficiary desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner provided for in said Deed of Trust and does hereby substitute T.D. SERVICE COMPANY, 1820 E. First St., Suite 210, P.O. Box 11988, Santa Ana, CA 92705

COMMUNITY WEST BANK, N.A. was the original Trustee in the Deed of Trust hereinafter described:

Trustor: DECLAN M KAVANAGH, MARA S. KAVANAGH

Recorded March 22, 2007 as Instr. No. 20070651170 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA

Dated 01/20/10

COMMUNITY WEST BANK, N.A.

BY *[Signature]* BY

Stephanie Frost

AFFIDAVIT ATTACHED

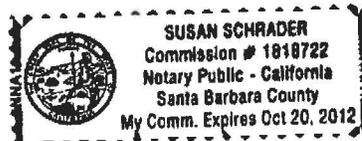
STATE OF *California*)
COUNTY OF *Santa Barbara*)SS

On *1/20/10* before me, *Susan Schrader*, a Notary Public, personally appeared *Stephanie Frost*, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *[Signature]* (Seal)



2

3

AFFIDAVIT

T.S. No: D507803 CA Unit Code: D Loan No: KAVANAGH

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss.

On 03/21/11, I mailed a copy of the attached Substitution of Trustee to the Trustee of record under the Deed of Trust described in said Substitution; and

A copy of the attached Substitution has been mailed, prior to the recording thereof, in the manner provided in Section 2924b of the Civil Code of the State of California, to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section

I declare under penalty of perjury that the foregoing is true and correct.


Signature of Affiant

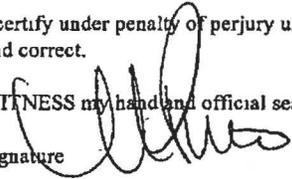
STATE OF California)
COUNTY OF Orange)SS

On 03/21/11 before me, M PINO, a Notary Public, personally appeared AHMANDA B. MACIAS, who 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.

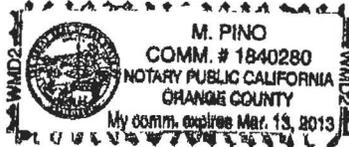
I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)



AFFIDAVIT

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDATION REQUESTED BY:

Community West Bank, N.A.
P.O. Box 249
Goleta, CA 93116-0249

WHEN RECORDED MAIL TO:

Community West Bank, N.A.
P.O. Box 249
Goleta, CA 93116-0249

SEND TAX NOTICES TO:

Community West Bank, N.A.
P.O. Box 249
Goleta, CA 93116-0249

10/26/07



20072426085

FOR RECORDER'S USE ONLY

DEED OF TRUST

Variable Interest Rate
Revolving Line of Credit

This document filed for record by Chicago Title Company of Ventura as an ACCOMMODATION ONLY. It has not been examined as to its execution or as to its effect upon the title.

THIS DEED OF TRUST is dated October 24, 2007, among DECLAN M KAVANAGH, whose address is 20451 JAY CARROLL DR, SANTA CLARITA, CA 91350 and MARA R KAVANAGH, whose address is 20451 Jay Carroll Dr., Saugus, CA 91350, HUSBAND AND WIFE AS JOINT TENANTS. ("Trustor"); Community West Bank, N.A., whose address is P.O. Box 249, Goleta, CA 93116-0249 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Community West Bank, N.A., whose address is PO Box 249, Goleta, CA 93116 (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 10 AND 11, BLOCK C, TRACT NO. 5956, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

The Real Property or its address is commonly known as 13428 VENTURA BLVD., SHERMAN OAKS, CA 91423. The Assessor's Parcel Number for the Real Property is 2373-005-009.

REVOLVING LINE OF CREDIT. This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Note. Notwithstanding the amount outstanding at any particular time, this Deed of Trust secures the total amount of the Note. The unpaid balance of the revolving line of credit under the Note may at certain times be Zero Dollars (\$0.00). A zero balance does not affect Lender's agreement to make advances to Borrower under the Note. Therefore, Lender's interest under this Deed of Trust will remain in full force and effect notwithstanding a zero balance on the Note.

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 THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

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

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

10

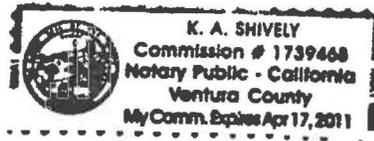
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
)
COUNTY OF Ventura) SS
)

On October 24, 2007 before me, K.A. Shively, Notary Public
(here insert name and title of the officer)

personally appeared DECLAN M KAVANAGH and MARA R KAVANAGH, 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 Kally

(Seal)

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

To: _____, Trustee

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

Date: _____

Beneficiary: _____

By: _____

Its: _____

07 2426085

DEED OF TRUST
(Continued)

Loan No: 101952

Page 9

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

Lender. The word "Lender" means Community West Bank, N A , its successors and assigns

Note. The word "Note" means the promissory note dated October 24, 2007, in the original principal amount of \$50,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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, 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; except that the words do not mean any guaranty or environmental agreement, 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 Community West Bank, N A , whose address is PO Box 249, Goleta, CA 93116 and any substitute or successor trustees

Trustor. The word "Trustor" means DECLAN M KAVANAGH and MARA R KAVANAGH

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

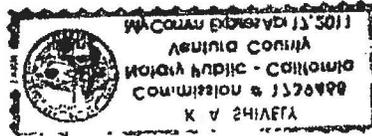
TRUSTOR:

X

DECLAN M KAVANAGH

X *Mara Kavanagh*

MARA R KAVANAGH



07 2426085

Recording Requested By
ServiceLink



2

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to
T D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988

238903

Space above this line for recorder's use

SUBSTITUTION OF TRUSTEE

T.S. No. D503168 CA Unit Code. D Loan No: KAVANAGH
AP #: 2373-005-009
Property Address: 13428 VENTURA BLVD, SHERMAN OAKS, CA 91423

NOTICE IS HEREBY GIVEN: That the undersigned present beneficiary desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner provided for in said Deed of Trust and does hereby substitute T.D. SERVICE COMPANY, 1820 E. First St., Suite 210, P.O. Box 11988, Santa Ana, CA 92705

COMMUNITY WEST BANK, N.A. was the original Trustee in the Deed of Trust hereinafter described:

Trustor: DECLAN M KAVANAGH, MARA R KAVANAGH

Recorded October 26, 2007 as Instr. No. 20072426085 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA

Dated 10/22/09

COMMUNITY WEST BANK, N.A.

BY Stephanie Frost BY _____

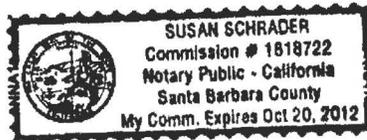
STATE OF California
COUNTY OF Santa Barbara)SS

On 10/22/09 before me, Susan Schrader, a Notary Public, personally appeared Stephanie Frost, who proved to me on the basis of satisfactory evidence to be the person whose name is 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.

I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Susan Schrader (Seal)



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3

AFFIDAVIT

T.S. No: D503168 CA Unit Code: D Loan No: KAVANAGH

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss.

On 11/25/09, I mailed a copy of the attached Substitution of Trustee to the Trustee of record under the Deed of Trust described in said Substitution; and

A copy of the attached Substitution has been mailed, prior to the recording thereof, in the manner provided in Section 2924b of the Civil Code of the State of California, to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I declare under penalty of perjury that the foregoing is true and correct.

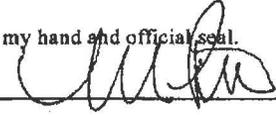


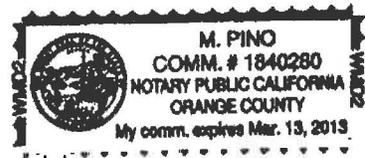
Signature of Affiant

STATE OF California)
COUNTY OF Orange)SS

On 11/25/09 before me, M PINO, a Notary Public, personally appeared Chris Tulio, who 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.

I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature  (Seal)



AFFIDAVIT

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. 4870412)

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

TR 5956 C 10 M B 67-43/44 (SHTS 1-2)

TR 5956 C 11 M B 67-43/44 (SHTS 1-2)

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 2373-005-009
AKA 13428 W VENTURA BLVD
LOS ANGELES

Owner
KAVANAGH DECLAN M AND MARA S
13428 VENTURA BLVD
SHERMAN OAKS CA,91423

DATED This 28th Day of June, 2010

CITY OF LOS ANGELES

By

Giovanni Dacumos, Acting Assistant Bureau Chief
Resource Management Bureau

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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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. 5376881)

Telephone Number: (213) 482-6890

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

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TR 5956 C 10 M B 67-43/44 (SHTS 1-2)

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APN 2373-005-009
AKA 13428 W VENTURA BLVD
LOS ANGELES

Owner:

KAVANAGH DECLAN M AND MARA S
13428 VENTURA BLVD
SHERMAN OAKS CA, 91423

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By

Steve Ongele, Bureau Chief
Resource Management Bureau

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

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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. 5483596)

Telephone Number: (213) 482-6890

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

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TR 5956 C 10 M B 67-43/44 (SHTS 1-2)

TR 5956 C 11 M B 67-43/44 (SHTS 1-2)

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APN 2373-005-009
AKA 13428 W VENTURA BLVD
LOS ANGELES

Owner:

KAVANAGH DECLAN M AND MARA S
13428 W VENTURA BLVD
SHERMAN OAKS CA, 91423

DATED: This 30th Day of August, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

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



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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. 5573064)

Telephone Number: (213) 482-6890

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

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TR 5956 C 10 M B 67-43/44 (SHTS 1-2)

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APN 2373-005-009
AKA 13428 W VENTURA BLVD
LOS ANGELES

Owner:

KAVANAGH DECLAN M AND MARA S
13428 VENTURA BLVD
SHERMAN OAKS CA,91423

DATED: This 18th Day of December, 2012

CITY OF LOS ANGELES

By



Steve Ongele, Bureau Chief
Resource Management Bureau

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



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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. 5975538)

Telephone Number: (213) 482-6890

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

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APN 2373-005-009
AKA 13428 W VENTURA BLVD
LOS ANGELES

Owner:

DECLAN M KAVANAGH MARA S KAVANAGH
13428 VENTURA BLVD
SHERMAN OAKS CA, 91423

DATED: This 28th Day of February, 2014

CITY OF LOS ANGELES

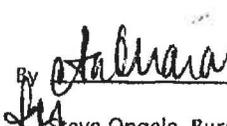
By 
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: December 2, 2014

JOB ADDRESS: 13428 WEST VENTURA BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2373-005-009

Last Full Title: 07/25/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DECLAN M. AND MARA S. KAVANAGH
13428 VENTURA BLVD.
SHERMAN OAKS, CA. 91423-3914
CAPACITY: OWNERS

- 2). DECLAN M. AND MARA S. KAVANAGH
20451 JAY CARROLL DRIVE
SAUGUS, CA. 91350
CAPACITY: OWNERS

- 3). COMMUNITY WEST BANK, NA
P.O. BOX 249
GOLETA, CA. 93116-0249
CAPACITY: INTERESTED PARTIES

- 4). T.D. SERVICE COMPANY
1820 EAST FIRST STREET, SUITE 210
PO BOX 11988
SANTA ANA, CA. 92711-1988
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13424 VENTURA BLVD, SHERMAN OAKS, CA 91423



Owner Information

Owner Name: KAVANAGH DECLAN M & MARA S
 Mailing Address: 13428 VENTURA BLVD, SHERMAN OAKS CA 91423-3914 C025
 Vesting Codes: HW // JT

Location Information

Legal Description: TRACT NO 5956 LOTS 10 AND LOT 11
 County: LOS ANGELES, CA APN: 2373-005-009
 Census Tract / Block: 1411.02 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 5956
 Legal Book/Page: 67-43 Map Reference: 22-F4 / 562-C5
 Legal Lot: 11 Tract #: 5956
 Legal Block: C School District: LOS ANGELES
 Market Area: SO School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 11/26/2002 / 11/22/2002 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #: 2872400
 Document #: 2872399

Last Market Sale Information

Recording/Sale Date: 07/01/1974 / 1st Mtg Amount/Type: /
 Sale Price: \$60,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$17.05
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Year Built / Eff:	1959 / 1959	Total Rooms/Offices		Garage Area:	
Gross Area:	3,520	Total Restrooms:		Garage Capacity:	
Building Area:	3,520	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.18	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	7,967	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$157,552	Assessed Year:	2014	Property Tax:	\$2,469.29
Land Value:	\$123,977	Improved %:	21%	Tax Area:	8849
Improvement Value:	\$33,575	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$157,552				

Comparable Summary

For Property Located At

**13424 VENTURA BLVD, SHERMAN OAKS, CA 91423****20 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$60,000	\$109,500	\$5,750,000	\$1,183,895
Bldg/Living Area	3,520	3,240	4,040	3,689
Price/Sqft	\$17.05	\$33.28	\$1,597.22	\$319.90
Year Built	1959	1939	2008	1963
Lot Area	7,967	3,751	368,726	62,394
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$157,552	\$68,349	\$939,770	\$379,117
Distance From Subject	0.00	2.86	13.05	9.62

* = 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											
			13424 VENTURA BLVD	\$60,000	1959			07/01/1974	3,520	7,967	0.0
Comparables											
<input checked="" type="checkbox"/>	1		14829 AETNA ST	\$500,000	1959		1	08/28/2014	4,000	5,260	2.86
<input checked="" type="checkbox"/>	2		5527 CLEON AVE AE	\$740,000	1954			10/17/2014	3,978	6,632	3.67
<input checked="" type="checkbox"/>	3		14728 KESWICK ST	\$635,000	1954			04/01/2014	3,943	6,874	4.65
<input checked="" type="checkbox"/>	4		7857 BURNET AVE	\$550,000	1954			11/10/2014	3,414	3,751	5.04
<input checked="" type="checkbox"/>	5		11343 PENROSE ST	\$150,000	1954			03/31/2014	4,000	7,497	5.95
<input checked="" type="checkbox"/>	6		1746 FLOWER ST	\$840,000	1985			08/01/2014	3,360	5,827	7.51
<input checked="" type="checkbox"/>	7		5001 EXPOSITION BLVD	\$825,000	1951			03/03/2014	3,600	4,403	9.44
<input checked="" type="checkbox"/>	8		2733 N SAN FERNANDO RD	\$750,000	1953	2	1	05/08/2014	3,867	6,711	10.81
<input checked="" type="checkbox"/>	9		5615 MESMER AVE	\$1,050,000	1949			05/06/2014	3,780	5,000	11.23
<input checked="" type="checkbox"/>	10		11821 TEALE ST	\$5,750,000	1950			06/24/2014	3,600	4,974	11.25
<input checked="" type="checkbox"/>	11		2427 BIRKDALE ST	\$2,550,000	1967			08/14/2014	3,440	4,837	11.36
<input checked="" type="checkbox"/>	12		2424 GLOVER PL	\$4,300,000	1948			09/12/2014	4,040	6,900	11.6
<input checked="" type="checkbox"/>	13		15900 MONTE ST 108C	\$586,000	2008			08/28/2014	3,910	208,646	11.63
<input checked="" type="checkbox"/>	14		15840 MONTE ST B-101		2008			10/24/2014	3,240	208,646	11.65
<input checked="" type="checkbox"/>	15		9135 ALABAMA AVE A	\$665,000	1981		3	10/08/2014	3,833	368,726	11.68
<input checked="" type="checkbox"/>	16		9205 ALABAMA AVE C	\$596,000	1981			07/18/2014	3,863	368,726	11.68
<input checked="" type="checkbox"/>	17		1260 N SAN FERNANDO RD	\$300,000	1940			10/16/2014	3,332	5,035	11.7
<input checked="" type="checkbox"/>	18		754 GLADYS AVE	\$109,500				02/24/2014	3,290	6,336	12.84
<input checked="" type="checkbox"/>	19		2501 SOUTHWEST DR	\$1,000,000	1939			10/28/2014	3,305	4,800	12.89
<input checked="" type="checkbox"/>	20		207 W BEACH AVE	\$597,500	1969			10/24/2014	3,977	8,294	13.05

Comparable Sales Report

For Property Located At

**13424 VENTURA BLVD, SHERMAN OAKS, CA 91423****20 Comparable(s) Selected.**

Report Date: 11/19/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$60,000	\$109,500	\$5,750,000	\$1,183,895
Bldg/Living Area	3,520	3,240	4,040	3,689
Price/Sqft	\$17.05	\$33.28	\$1,597.22	\$319.90
Year Built	1959	1939	2008	1963
Lot Area	7,967	3,751	368,726	62,394
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$157,552	\$68,349	\$939,770	\$379,117
Distance From Subject	0.00	2.86	13.05	9.62

* = user supplied for search only

Comp #:	1	Distance From Subject:	2.86 (miles)
Address:	14829 AETNA ST, VAN NUYS, CA 91411-2704		
Owner Name:	BRONZE HOLDINGS LLC		
Seller Name:	CALDWELL FLORENCE R TRUST		
APN:	2241-025-012	Map Reference:	15-D6 / 531-J7
County:	LOS ANGELES, CA	Census Tract:	1284.00
Subdivision:	1200	Zoning:	LAM2
Rec Date:	08/28/2014	Prior Rec Date:	07/06/1998
Sale Date:	08/15/2014	Prior Sale Date:	04/09/1998
Sale Price:	\$500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	904683	Acres:	0.12
1st Mtg Amt:	\$400,000	Lot Area:	5,260
Total Value:	\$68,349	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	3.67 (miles)
Address:	5527 CLEON AVE AE, NORTH HOLLYWOOD, CA 91601-2836		
Owner Name:	GIGLIO JAMES E/HEFTI CHARLOTTE		
Seller Name:	HOLDER FAMILY TRUST		
APN:	2416-001-007	Map Reference:	23-E1 / 563-A1
County:	LOS ANGELES, CA	Census Tract:	1253.10
Subdivision:	1768	Zoning:	LAMR2
Rec Date:	10/17/2014	Prior Rec Date:	04/27/1989
Sale Date:	07/29/2014	Prior Sale Date:	01/1989
Sale Price:	\$740,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1096200	Acres:	0.15
1st Mtg Amt:	\$592,000	Lot Area:	6,632
Total Value:	\$365,849	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	4.65 (miles)
Address:	14728 KESWICK ST, VAN NUYS, CA 91405-1205		
Owner Name:	ODABASHYAN ARTASHES & ZARUHI		
Seller Name:	NEYER BARBARA		
APN:	2210-028-004	Map Reference:	15-D2 / 531-J3
County:	LOS ANGELES, CA	Census Tract:	1272.10
Subdivision:	16545	Zoning:	LAM1
Rec Date:	04/01/2014	Prior Rec Date:	07/24/1989
Sale Date:	03/19/2014	Prior Sale Date:	08/1989
Sale Price:	\$635,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	323941	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,874
Total Value:	\$259,799	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	5.04 (miles)
Address:	7857 BURNET AVE, VAN NUYS, CA 91405-1010		
Owner Name:	7857 BURNET LLC		
Seller Name:	K Z PACIFIC LLC		
APN:	2209-032-025	Map Reference:	15-C2 / 531-H3
County:	LOS ANGELES, CA	Census Tract:	1272.10
Subdivision:	7459	Zoning:	LAM1
Rec Date:	11/10/2014	Prior Rec Date:	05/13/2005
Sale Date:	09/16/2014	Prior Sale Date:	05/06/2005
Sale Price:	\$550,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1194323	Acres:	0.09
1st Mtg Amt:	\$440,000	Lot Area:	3,751
Total Value:	\$568,537	# of Stories:	1.00
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	3,414
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1954 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #: **5** Distance From Subject: **5.95 (miles)**
 Address: **11343 PENROSE ST, SUN VALLEY, CA 91352-3109**
 Owner Name: **PENROSE ENTERTAINMENT LLC**
 Seller Name: **BOTHAM MARIA TRUST**
 APN: **2632-007-014** Map Reference: **16-D1 / 532-J1** Building Area: **4,000**
 County: **LOS ANGELES, CA** Census Tract: **1219.00** Total Rooms/Offices:
 Subdivision: **6338** Zoning: **LAM1** Total Restrooms:
 Rec Date: **03/31/2014** Prior Rec Date: **11/02/2011** Yr Built/Eff: **1954 / 1954**
 Sale Date: **03/14/2014** Prior Sale Date: **08/19/2010** Air Cond:
 Sale Price: **\$150,000** Prior Sale Price: **\$700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **320133** Acres: **0.17**
 1st Mtg Amt: **\$500,000** Lot Area: **7,497**
 Total Value: **\$460,058** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **7.51 (miles)**
 Address: **1746 FLOWER ST, GLENDALE, CA 91201-2040**
 Owner Name: **BROCK HOWARD III**
 Seller Name: **SOUTHWORTH STEVEN**
 APN: **5624-026-007** Map Reference: **24-F2 / 563-J2** Building Area: **3,360**
 County: **LOS ANGELES, CA** Census Tract: **3016.01** Total Rooms/Offices:
 Subdivision: **9024** Zoning: **GLM1-A*** Total Restrooms:
 Rec Date: **08/01/2014** Prior Rec Date: **10/03/2000** Yr Built/Eff: **1985 / 1985**
 Sale Date: **04/29/2014** Prior Sale Date: **08/22/2000** Air Cond:
 Sale Price: **\$840,000** Prior Sale Price: **\$404,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **801342** Acres: **0.13**
 1st Mtg Amt: Lot Area: **5,827**
 Total Value: **\$489,217** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **9.44 (miles)**
 Address: **5001 EXPOSITION BLVD, LOS ANGELES, CA 90016-3913**
 Owner Name: **5001 EXPOSITION BLVD LLC**
 Seller Name: **BRUCE FAMILY TRUST**
 APN: **5046-012-002** Map Reference: **43-A6 / 673-C1** Building Area: **3,600**
 County: **LOS ANGELES, CA** Census Tract: **2197.00** Total Rooms/Offices:
 Subdivision: **5893** Zoning: **LAM1** Total Restrooms:
 Rec Date: **03/03/2014** Prior Rec Date: **07/21/1983** Yr Built/Eff: **1951 / 1951**
 Sale Date: **02/12/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$825,000** Prior Sale Price: **\$133,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **CONFIRMED** Roof Mat: **ROLL COMPOSITION**
 Document #: **213174** Acres: **0.10**
 1st Mtg Amt: **\$412,500** Lot Area: **4,403**
 Total Value: **\$224,756** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **10.81 (miles)**
 Address: **2733 N SAN FERNANDO RD, LOS ANGELES, CA 90065-1318**
 Owner Name: **2733 SFLA LLC**
 Seller Name: **SAKULCHAL PANTIPHA**
 APN: **5457-007-011** Map Reference: **35-D2 / 594-G3** Building Area: **3,867**
 County: **LOS ANGELES, CA** Census Tract: **1864.03** Total Rooms/Offices:
 Subdivision: **1110** Zoning: **LAM1** Total Restrooms: **1.00**
 Rec Date: **05/08/2014** Prior Rec Date: **06/15/2011** Yr Built/Eff: **1953 /**
 Sale Date: **04/24/2014** Prior Sale Date: **05/15/2011** Air Cond:
 Sale Price: **\$750,000** Prior Sale Price: **\$735,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **478206** Acres: **0.15**
 1st Mtg Amt: **\$637,500** Lot Area: **6,711**
 Total Value: **\$768,165** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **11.23 (miles)**
 Address: **5615 MESMER AVE, CULVER CITY, CA 90230-6314**
 Owner Name: **STEFFANCO LLC**
 Seller Name: **BOKHOF CARIN**
 APN: **4220-006-076** Map Reference: **50-C4 / 672-G6** Building Area: **3,780**
 County: **LOS ANGELES, CA** Census Tract: **2756.03** Total Rooms/Offices:
 Subdivision: **6265** Zoning: **LAM2** Total Restrooms:
 Rec Date: **05/06/2014** Prior Rec Date: **06/24/2005** Yr Built/Eff: **1949 / 1951**
 Sale Date: **04/29/2014** Prior Sale Date: **06/20/2005** Air Cond:
 Sale Price: **\$1,050,000** Prior Sale Price: **\$700,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **467022** Acres: **0.11**
 1st Mtg Amt: **\$1,323,800** Lot Area: **5,000**
 Total Value: **\$795,956** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **11.25 (miles)**
 Address: **11821 TEALE ST, CULVER CITY, CA 90230-7701**
 Owner Name: **BCP-TEALE ST I LLC**
 Seller Name: **KAMEN MICHAEL J**
 APN: **4220-006-074** Map Reference: **50-C4 / 672-G6** Building Area: **3,600**
 County: **LOS ANGELES, CA** Census Tract: **2756.03** Total Rooms/Offices:
 Subdivision: **6265** Zoning: **LAM2** Total Restrooms:
 Rec Date: **06/24/2014** Prior Rec Date: **04/17/1997** Yr Built/Eff: **1950 / 1950**
 Sale Date: **06/18/2014** Prior Sale Date:
 Sale Price: **\$5,750,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **652399** Acres: **0.11**
 1st Mtg Amt: **\$5,290,000** Lot Area: **4,974**
 Total Value: **\$197,485** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **11.36 (miles)**
 Address: **2427 BIRKDALE ST, LOS ANGELES, CA 90031**
 Owner Name: **BIRKDALE HOLDING CO LLC**
 Seller Name: **PI PROPERTIES 27 LLC**
 APN: **5445-003-019** Map Reference: **35-E4 / 594-G5** Building Area: **3,440**
 County: **LOS ANGELES, CA** Census Tract: **1972.00** Total Rooms/Offices:
 Subdivision: **5963** Zoning: **LACM** Total Restrooms:
 Rec Date: **08/14/2014** Prior Rec Date: **04/15/2013** Yr Built/Eff: **1967 / 1967**
 Sale Date: **08/07/2014** Prior Sale Date: **03/29/2013** Air Cond:
 Sale Price: **\$2,550,000** Prior Sale Price: **\$1,240,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **850548** Acres: **0.11**
 1st Mtg Amt: **\$1,610,000** Lot Area: **4,837**
 Total Value: **\$167,757** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **11.6 (miles)**
 Address: **2424 GLOVER PL, LOS ANGELES, CA 90031-1160**
 Owner Name: **SPACE PROGRAM LLC**
 Seller Name: **MCNALLY TRUST**
 APN: **5445-005-021** Map Reference: **35-E4 / 594-H5** Building Area: **4,040**
 County: **LOS ANGELES, CA** Census Tract: **1972.00** Total Rooms/Offices:
 Subdivision: **5872** Zoning: **LACM** Total Restrooms:
 Rec Date: **09/12/2014** Prior Rec Date:
 Sale Date: **08/27/2014** Prior Sale Date:
 Sale Price: **\$4,300,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **969323** Acres: **0.16**
 1st Mtg Amt: Lot Area: **6,900**
 Total Value: **\$69,961** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **11.63 (miles)**
 Address: **15900 MONTE ST 108C, SYLMAR, CA 91342**
 Owner Name: **SCHNEIDER EFFI**
 Seller Name: **OLDEN STREET PARTNERS LLC**
 APN: **2604-003-044** Map Reference: **/ 481-F4** Building Area: **3,910**
 County: **LOS ANGELES, CA** Census Tract: **1066.04** Total Rooms/Offices:
 Subdivision: **67308** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **08/28/2014** Prior Rec Date: Yr Built/Eff: **2008 / 2008**
 Sale Date: **08/21/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$586,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **904758** Acres: **4.79**
 1st Mtg Amt: **\$460,000** Lot Area: **208,646**
 Total Value: **\$508,340** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **11.65 (miles)**
 Address: **15840 MONTE ST B-101, SYLMAR, CA 91342-7670**
 Owner Name: **15840 MONTE STREET PROPERTY LL**
 Seller Name: **ABDELMALAK ADLY Y TRUST**
 APN: **2604-003-028** Map Reference: **/ 481-F3** Building Area: **3,240**
 County: **LOS ANGELES, CA** Census Tract: **1066.04** Total Rooms/Offices:
 Subdivision: **67308** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **10/24/2014** Prior Rec Date: **02/17/2010** Yr Built/Eff: **2008 / 2008**
 Sale Date: **10/09/2014** Prior Sale Date: **02/03/2010** Air Cond:
 Sale Price: Prior Sale Price: **\$727,500** Pool:
 Sale Type: **N** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1128072** Acres: **4.79**
 1st Mtg Amt: **\$395,200** Lot Area: **208,646**
 Total Value: **\$550,000** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **11.68 (miles)**
 Address: **9135 ALABAMA AVE A, CHATSWORTH, CA 91311-5899**
 Owner Name: **SUN GROUP INVESTMENTS LLC**
 Seller Name: **REZBONG CALIFORNIA LLC**
 APN: **2746-011-038** Map Reference: **6-C5 / 500-A7** Building Area: **3,833**
 County: **LOS ANGELES, CA** Census Tract: **1132.37** Total Rooms/Offices:
 Subdivision: **36037** Zoning: **LAMR2** Total Restrooms: **3.00**
 Rec Date: **10/08/2014** Prior Rec Date: **06/12/2008** Yr Built/Eff: **1981 / 1981**
 Sale Date: **08/18/2014** Prior Sale Date: **05/05/2008** Air Cond:
 Sale Price: **\$665,000** Prior Sale Price: **\$780,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1062400** Acres: **8.46**
 1st Mtg Amt: **\$532,000** Lot Area: **368,726**
 Total Value: **\$939,770** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **11.68 (miles)**
 Address: **9205 ALABAMA AVE C, CHATSWORTH, CA 91311-5850**
 Owner Name: **WINDSOR AUCTION HOUSE INC**
 Seller Name: **STRAUSS FAMILY TRUST**
 APN: **2746-011-024** Map Reference: **6-C5 / 500-A7** Building Area: **3,863**
 County: **LOS ANGELES, CA** Census Tract: **1132.37** Total Rooms/Offices:
 Subdivision: **36037** Zoning: **LAMR2** Total Restrooms:
 Rec Date: **07/18/2014** Prior Rec Date: Yr Built/Eff: **1981 / 1981**
 Sale Date: **06/11/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$596,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **742631** Acres: **8.46**
 1st Mtg Amt: **\$447,000** Lot Area: **368,726**
 Total Value: **\$490,000** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: 17 Distance From Subject: 11.7 (miles)
 Address: 1260 N SAN FERNANDO RD, LOS ANGELES, CA 90065-1151
 Owner Name: MITCHELL FLYER INC
 Seller Name: CHAVEZ 1982 TRUST
 APN: 5454-035-026 Map Reference: 35-E4 / 594-H5 Building Area: 3,332
 County: LOS ANGELES, CA Census Tract: 1852.03 Total Rooms/Offices:
 Subdivision: MACKAYE Zoning: LAMR1 Total Restrooms:
 Rec Date: 10/16/2014 Prior Rec Date: 03/24/1999 Yr Built/Eff: 1940 / 1946
 Sale Date: 10/02/2014 Prior Sale Date:
 Sale Price: \$300,000 Prior Sale Price:
 Sale Type: FULL Prior Sale Type:
 Document #: 1094587 Acres: 0.12 Pool:
 1st Mtg Amt: Lot Area: 5,035 Roof Mat:
 Total Value: \$157,443 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 18 Distance From Subject: 12.84 (miles)
 Address: 754 GLADYS AVE, LOS ANGELES, CA 90021
 Owner Name: BEKEY ALEXIS L/BEKEY RICHARD Y
 Seller Name: BEKEY JOHN T & SHIRLEY
 APN: 5146-002-045 Map Reference: / 634-F6 Building Area: 3,290
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: E M FUNKS Zoning: LAM2 Total Restrooms:
 SUB/VALENZUELA
 Rec Date: 02/24/2014 Prior Rec Date: 07/31/2000 Yr Built/Eff: / 1947
 Sale Date: 05/08/2013 Prior Sale Date: 07/27/2000
 Sale Price: \$109,500 Prior Sale Price:
 Sale Type: FULL Prior Sale Type:
 Document #: 187139 Acres: 0.15 Pool:
 1st Mtg Amt: Lot Area: 6,336 Roof Mat:
 Total Value: \$189,704 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 19 Distance From Subject: 12.89 (miles)
 Address: 2501 SOUTHWEST DR, LOS ANGELES, CA 90043
 Owner Name: SLA HOLDINGS LLC
 Seller Name: VALLE RODRIGO & DELMA
 APN: 4007-021-004 Map Reference: 51-D5 / 673-G7 Building Area: 3,305
 County: LOS ANGELES, CA Census Tract: 2348.00 Total Rooms/Offices:
 Subdivision: 6543 Zoning: LAM1 Total Restrooms:
 Rec Date: 10/28/2014 Prior Rec Date: 06/28/1996 Yr Built/Eff: 1939 / 1944
 Sale Date: 10/23/2014 Prior Sale Date:
 Sale Price: \$1,000,000 Prior Sale Price: \$167,630 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Pool:
 Document #: 1140623 Acres: 0.11 Roof Mat: TAR & GRAVEL
 1st Mtg Amt: \$450,000 Lot Area: 4,800
 Total Value: \$210,037 # of Stories: 1.00
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 20 Distance From Subject: 13.05 (miles)
 Address: 207 W BEACH AVE, INGLEWOOD, CA 90302-2902
 Owner Name: 207 W BEACH AVENUE LLC
 Seller Name: JASKA FAMILY TRUST
 APN: 4016-024-004 Map Reference: 57-A1 / 703-C2 Building Area: 3,977
 County: LOS ANGELES, CA Census Tract: 6013.02 Total Rooms/Offices:
 Subdivision: 1016 Zoning: INM1* Total Restrooms:
 Rec Date: 10/24/2014 Prior Rec Date: 09/05/1968 Yr Built/Eff: 1969 / 1969
 Sale Date: 10/21/2014 Prior Sale Date:
 Sale Price: \$597,500 Prior Sale Price: \$25,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1124838 Acres: 0.19
 1st Mtg Amt: Lot Area: 8,294
 Total Value: \$101,151 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**
JOB ADDRESS: **13428 WEST VENTURA BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2373-005-009**

Date: **December 2, 2014**

CASE#: **77526**
ORDER NO: **A-3417128**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 21, 2014**
COMPLIANCE EXPECTED DATE: **January 26, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3417128

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY

DECLAN M AND MARA S KAVANAGH
13428 W VENTURA BLVD
SHERMAN OAKS, CA 91423

CASE #: 77526
ORDER #: A-3417128
EFFECTIVE DATE: January 21, 2014
COMPLIANCE DATE: January 26, 2014

PROPERTY OWNER OF
SITE ADDRESS: 13428 W VENTURA BLVD
ASSESSORS PARCEL NO.: 2373-005-009
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: JOE KAVANAGH MOTORS INC

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on November 05, 2013 and billed on invoice # 597553.

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

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

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

NON-COMPLIANCE FEE WARNING:

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 L.A.M.C.

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

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

PENALTY WARNING:

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

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F, 9, 12.26 I, 11, 98.0402(f)2A L.A.M.C.

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

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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

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

REPEAT VIOLATIONS:

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

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

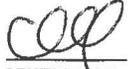
Sections 12.26 F, 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me (213)252-3030.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: _____

Date: January 14, 2014

AUGUSTUS ALBAS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3030
Augustus.Albas@lacity.org


REVIEWED BY

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

JAN 15 2014

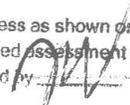
To the address as shown on the
last equalized assessment roll.
Initiated by 

EXHIBIT D

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**
JOB ADDRESS: **13428 WEST VENTURA BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2373-005-009**

Date: **December 2, 2014**

CASE#: **77526**
ORDER NO: **A-2965981**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 13, 2012**
COMPLIANCE EXPECTED DATE: **March 18, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2965981

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY

DECLAN M AND MARA S KAVANAGH
13428 W VENTURA BLVD
SHERMAN OAKS, CA 91423

CASE #: 77526
ORDER #: A-2965981
EFFECTIVE DATE: March 13, 2012
COMPLIANCE DATE: March 18, 2012

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SITE ADDRESS: 13428 W VENTURA BLVD
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VIOLATION(S):

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You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on December 19, 2011 and billed on invoice # 537688.

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

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and/or

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- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3393. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

 RUSSELL TYNE
 3550 WILSHIRE BLVD. SUITE 1800
 LOS ANGELES, CA 90010
 (213)252-3393

 REVIEWED BY

Date: March 06, 2012

NP
MAR 06 2012

