

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

June 29, 2017

Council District: # 15

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

JOB ADDRESS: **611 WEST BATTERY STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7445-008-016**

On April 14, 2016, 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: **611 West Battery 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 14, 2016, 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>           |
|---------------------------------------|-------------------------|
| System Development Surcharge Late Fee | \$ 50.40                |
| Late Charge/Collection Fee (250%)     | 840.00                  |
| Title Report Fee                      | <u>42.00</u>            |
| <b>Grand Total</b>                    | <b>\$ <u>932.40</u></b> |

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 **\$932.40** 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 **\$932.40** 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

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**Property Title Report**

**Work Order No. T14173**  
**Dated as of: 04/19/2017**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 7445-008-016**

**Property Address: 611 W BATTERY ST** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : FERNANDO GARCIA**

**Grantor : IRVIN PROPERTIES LLC**

**Deed Date : 02/10/2016**

**Recorded : 03/18/2016**

**Instr No. : 16-0300442**

**MAILING ADDRESS: FERNANDO GARCIA**  
**1229 W 1ST ST SAN PEDRO CA 90732**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 6-12 Block: 3 Tract No: 2641 Abbreviated Description: LOT:6-12 BLK:3**

**CITY:REGION/CLUSTER: 26/26898 TR#:2641 TRACT NO 2641 (EX OF ST) LOTS 6, 7, 8, 9, 10, 11 AND LOT 12 BLK 3 City/Muni/Twp: REGION/CLUSTER: 26/26898**

**MORTGAGES/LIENS**

**Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

**Recording Date: 03/18/2016**

**Document #: 16-0300443**

**Loan Amount: \$225,000**

**Lender Name: IRVIN PROPERTIES LLC**

**Borrowers Name: FERNANDO GARCIA**

**MAILING ADDRESS: MR. RONALD IRVIN**  
**78-365 HWY 111 #343 LAQUINTA, CA 92253**

This page is part of your document - DO NOT DISCARD



20160300442



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/18/16 AT 08:00AM

Pages:  
0004

|        |          |
|--------|----------|
| FEES:  | 28.00    |
| TAXES: | 1,400.00 |
| OTHER: | 0.00     |
| PAID:  | 1,428.00 |



LEADSHEET



201603180180029

00011845815



007441895

SEQ:  
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T21

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE  
WHEN RECORDED MAIL TO:

MR. FERNANDO GARCIA  
1229 WEST 1ST STREET  
SAN PEDRO, CA 90732



SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE

GRANT DEED



Fidelity National Title Company

RECORDING REQUESTED BY:  
Fidelity National Title

AND WHEN RECORDED MAIL TO:

Mr. Fernando Garcia  
1229 West 1st Street  
San Pedro, CA 90732

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00119441-995

Escrow No.: 15-003687-RL

AP#: 7445-008-016

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$275.00 CITY TRANSFER TAX \$1,125.00

[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 [X] City of Los Angeles AND

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

Irvin Properties, LLC, a California Limited Liability Company

hereby GRANT(s) to:

Fernando Garcia, a Married Man, as his sole and separate property

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 611 Battery Street, San Pedro, CA 90731

Dated February 10th 2016

Irvin Properties, LLC, a California Limited Liability  
Company

By:

Ronald Coleman Irvin, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On FEB. 22nd, 2016 before me, NAYAN P. GHIELANI

appeared RONALD COLEMAN IRVIN 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.

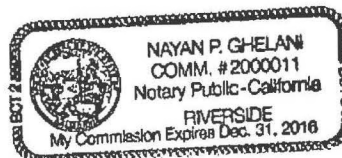
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*[Signature]*

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

10C

4

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 6 TO 12 INCLUSIVE IN BLOCK 3 OF TRACT NO. 2641, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF THE LAND AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 546 IN BOOK D-3344 PAGE 695 OF OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A BEARING AND LENGTH OF "NORTH 02 DEGREES 00' 00" EAST 50.02 FEET".

EXCEPTING FROM LOTS 11 AND 12 ALL MINERALS, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR OTHER HYDROCARBON SUBSTANCES, INCLUDING HELIUM WITHIN OR UNDERLYING SAID LAND AT A DEPTH OF MORE THAN 100 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT OF PROSPECTING AND/OR DRILLING FOR, PRODUCING AND/OR REMOVING THE SAME THEREFROM AND THEREUNDER, PROVIDING HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS SHALL NOT HAVE THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF DRILLING, EXTRACTING AND REMOVING SAID OIL, GAS AND/OR OTHER HYDROCARBONS AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSES IN CONNECTION THEREWITH AS EXCEPTED AND RESERVED BY EDWIN MENDENHALL ET AL., IN DEED RECORDED JULY 25, 1956 IN BOOK D-165 PAGE 694 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AND ALSO EXCEPTING THEREFROM THE GRANTOR'S REMAINING INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH, OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO THE BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS EXCEPTED BY MOHAWK PETROLEUM CORPORATION, A CORPORATION, IN DEED RECORDED MAY 31, 1967.

APN: 7445-008-016

This page is part of your document - DO NOT DISCARD



**20160300443**



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/18/16 AT 08:00AM

Pages:  
0006

|        |       |
|--------|-------|
| FEES:  | 55.00 |
| TAXES: | 0.00  |
| OTHER: | 0.00  |
| PAID:  | 55.00 |



LEADSHEET



201603180180029

00011845816



007441895

SEQ:  
11

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T21

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE  
WHEN RECORDED MAIL TO:

MR. RONALD IRVIN  
78-306 HWY 111 #343  
LAQUINTA, CA 92253



5/2

SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE

SHORT FORM DEED OF TRUST & ASSIGNMENT OF RENTS

Fidelity National Title Company

RECORDING REQUESTED BY:  
Fidelity National Title

AND WHEN RECORDED MAIL TO:

Mr. Ronald Irvin  
78-365 Hwy 111 #343  
LaQuinta, CA 92253

7445-008-016

Escrow No.: 15-003687-RL

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00119441-996

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made February 4th 2016

A.P. #7445-008-016

Fernando Garcia, a Married Man, as his sole and separate property, herein called Trustor,  
whose address is 1229 West 1st Street, San Pedro, CA 90732 and

Rancho San Pedro Escrow Services, a California Corporation, herein called Trustee, and Irvin Properties, LLC, a California Limited Liability Company, 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 as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 611 Battery Street, San Pedro, CA 90731

This deed of trust is given as part of the purchase price consideration.

In the event the trustor sells, conveys or alienates title to property secured hereby the note shall become immediately due and payable at the option of the holder hereof.

TOGETHER WITH the rents, issues and profits thereof, **SUBJECT, HOWEVER**, to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of \$225,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

DATED February 4th 2016

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 3-7-16

before me, M.L. Hannon

A Notary Public personally appeared

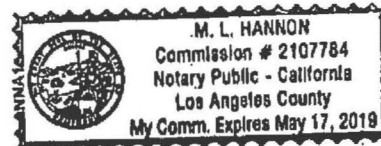
Fernando Garcia

Fernando Garcia

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

M.L. Hannon

(Seal)

11C



**To Protect the Security of This Deed of Trust, Trustor Agrees:** By the execution and delivery of this Deed of Trust and the note secured hereby, that the provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

| County       | Book | Page | County      | Book  | Page | County          | Book                              | Page | County     | Book | Page |
|--------------|------|------|-------------|-------|------|-----------------|-----------------------------------|------|------------|------|------|
| Alameda      | 435  | 684  | Kings       | 792   | 833  | Placer          | 895                               | 301  | Sierra     | 29   | 335  |
| Alpine       | 1    | 250  | Lake        | 362   | 39   | Plumas          | 151                               | 5    | Siskiyou   | 468  | 181  |
| Amador       | 104  | 34   | Lassen      | 171   | 471  | Riverside       | 3005                              | 523  | Solano     | 1105 | 182  |
| Butte        | 1145 | 1    | Los Angeles | T2055 | 899  | Sacramento      | 4331                              | 62   | Sonoma     | 1851 | 389  |
| Calaveras    | 145  | 152  | Madera      | 810   | 170  | San Benito      | 271                               | 383  | Stanislaus | 1715 | 456  |
| Colusa       | 296  | 617  | Marin       | 1508  | 339  | San Bernardino  | 5567                              | 61   | Sutter     | 572  | 297  |
| Contra Costa | 3978 | 47   | Mariposa    | 77    | 292  | San Francisco   | A332                              | 905  | Tehama     | 401  | 289  |
| Del Norte    | 78   | 414  | Mendocino   | 579   | 530  | San Joaquin     | 2470                              | 311  | Trinity    | 93   | 366  |
| Eldorado     | 568  | 456  | Merced      | 1547  | 538  | San Luis Obispo | 1151                              | 12   | Tulare     | 2294 | 275  |
| Fresno       | 4626 | 572  | Modoc       | 181   | 851  | San Mateo       | 4078                              | 420  | Tuolumne   | 135  | 47   |
| Glenn        | 422  | 184  | Mono        | 52    | 429  | Santa Barbara   | 1878                              | 860  | Ventura    | 2062 | 386  |
| Humboldt     | 657  | 5327 | Monterey    | 2194  | 538  | Santa Clara     | 5336                              | 341  | Yolo       | 653  | 245  |
| Imperial     | 1091 | 501  | Napa        | 639   | 86   | Santa Cruz      | 1431                              | 494  | Yuba       | 334  | 486  |
| Inyo         | 147  | 598  | Nevada      | 305   | 320  | Shasta          | 684                               | 528  |            |      |      |
| Kern         | 3427 | 60   | Orange      | 5889  | 611  | San Diego       | Series 2 Book 1961<br>Page 183887 |      |            |      |      |

(which provisions, identical in all counties are printed on the reverse hereof) are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

DO NOT RECORD

### REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To: Rancho San Pedro Escrow Services a California Corporation, Trustee:

Dated: \_\_\_\_\_

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

| MAIL RECONVEYANCE TO |
|----------------------|
|                      |
|                      |
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|                      |
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|                      |
|                      |

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

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**DO NOT RECORD**

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county of California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

**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 material 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 reasonably necessary, the specific enumerations 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 Trust.

Should 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 purpose; 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.

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 money(ies) 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 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 recording 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 successor or 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 binds 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.



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 6 TO 12 INCLUSIVE IN BLOCK 3 OF TRACT NO. 2641, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF THE LAND AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 546 IN BOOK D-3344 PAGE 695 OF OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A BEARING AND LENGTH OF "NORTH 02 DEGREES 00' 00" EAST 50.02 FEET".

EXCEPTING FROM LOTS 11 AND 12 ALL MINERALS, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR OTHER HYDROCARBON SUBSTANCES, INCLUDING HELIUM WITHIN OR UNDERLYING SAID LAND AT A DEPTH OF MORE THAN 100 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT OF PROSPECTING AND/OR DRILLING FOR, PRODUCING AND/OR REMOVING THE SAME THEREFROM AND THEREUNDER, PROVIDING HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS SHALL NOT HAVE THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF DRILLING, EXTRACTING AND REMOVING SAID OIL, GAS AND/OR OTHER HYDROCARBONS AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSES IN CONNECTION THEREWITH AS EXCEPTED AND RESERVED BY EDWIN MENDENHALL ET AL., IN DEED RECORDED JULY 25, 1956 IN BOOK D-165 PAGE 694 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AND ALSO EXCEPTING THEREFROM THE GRANTOR'S REMAINING INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH, OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO THE BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS EXCEPTED BY MOHAWK PETROLEUM CORPORATION, A CORPORATION, IN DEED RECORDED MAY 31, 1967.

APN: 7445-008-016

# EXHIBIT B

ASSIGNED INSPECTOR: ANDREW BEELI

Date: June 29, 2017

JOB ADDRESS: 611 WEST BATTERY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7445-008-016

Last Full Title: 04/19/2017

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- |     |   |                            |
|-----|---|----------------------------|
| 1). | FERNANDO GARCIA<br>1229 WEST 1 <sup>ST</sup> ST<br>SAN PEDRO, CA 90732-3201 | CAPACITY: OWNER            |
| 2). | MR. RONALD IRVIN<br>78-365 HWY 111 #343<br>LAQUINTA, CA 92253               | CAPACITY: INTERESTED PARTY |

## Property Detail Report

For Property Located At :  
**611 W BATTERY ST, SAN PEDRO, CA 90731**



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: **GARCIA FERNANDO**  
 Mailing Address: **1229 W 1ST ST, SAN PEDRO CA 90732-3201 C075**  
 Vesting Codes: **MM / / SE**

### Location Information

|                       |  |                       |                     |
|-----------------------|--|-----------------------|---------------------|
| Legal Description:    | <b>TRACT NO 2641 (EX OF ST) LOTS 6, 7, 8, 9, 10, 11 AND LOT 12</b> |                       |                     |
| County:               | <b>LOS ANGELES, CA</b>   | APN:                  | <b>7445-008-016</b> |
| Census Tract / Block: | <b>2951.03 / 2</b>   | Alternate APN:        |                     |
| Township-Range-Sect:  |  | Subdivision:          | <b>2641</b>         |
| Legal Book/Page:      | <b>26-96</b>   | Map Reference:        | <b>78-F1 /</b>      |
| Legal Lot:            | <b>12</b>  | Tract #:              | <b>2641</b>         |
| Legal Block:          | <b>3</b>   | School District:      | <b>LOS ANGELES</b>  |
| Market Area:          | <b>193</b>   | School District Name: |                     |
| Neighbor Code:        |  | Munic/Township:       |                     |

### Owner Transfer Information

|                      |          |                     |  |
|----------------------|----------|---------------------|--|
| Recording/Sale Date: | <b>/</b> | Deed Type:          |  |
| Sale Price:          |          | 1st Mtg Document #: |  |
| Document #:          |          |                     |  |

### Last Market Sale Information

|                      |                                   |                         |                                  |
|----------------------|-----------------------------------|-------------------------|----------------------------------|
| Recording/Sale Date: | <b>03/18/2016 / 02/10/2016</b>    | 1st Mtg Amount/Type:    | <b>\$225,000 / PRIVATE PARTY</b> |
| Sale Price:          | <b>\$250,000</b>                  | 1st Mtg Int. Rate/Type: | <b>/</b>                         |
| Sale Type:           | <b>FULL</b>                       | 1st Mtg Document #:     | <b>300443</b>                    |
| Document #:          | <b>300442</b>                     | 2nd Mtg Amount/Type:    | <b>/</b>                         |
| Deed Type:           | <b>GRANT DEED</b>                 | 2nd Mtg Int. Rate/Type: | <b>/</b>                         |
| Transfer Document #: |                                   | Price Per SqFt:         |                                  |
| New Construction:    |                                   | Multi/Split Sale:       |                                  |
| Title Company:       | <b>FIDELITY NATIONAL TITLE CO</b> |                         |                                  |
| Lender:              | <b>PRIVATE INDIVIDUAL</b>         |                         |                                  |
| Seller Name:         | <b>IRVIN PROPERTIES LLC</b>       |                         |                                  |

### Prior Sale Information

|                      |          |                          |          |
|----------------------|----------|--------------------------|----------|
| Prior Rec/Sale Date: | <b>/</b> | Prior Lender:            |          |
| Prior Sale Price:    |          | Prior 1st Mtg Amt/Type:  | <b>/</b> |
| Prior Doc Number:    |          | Prior 1st Mtg Rate/Type: | <b>/</b> |
| Prior Deed Type:     |          |                          |          |

### Property Characteristics

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

### Site Information

|                 |                       |                   |             |                 |                                 |
|-----------------|-----------------------|-------------------|-------------|-----------------|---------------------------------|
| Zoning:         | <b>LAM1</b>           | Acres:            | <b>0.12</b> | County Use:     | <b>VACANT INDUSTRIAL (300V)</b> |
| Lot Area:       | <b>5,401</b>          | Lot Width/Depth:  | <b>x</b>    | State Use:      |                                 |
| Land Use:       | <b>INDUSTRIAL LOT</b> | Commercial Units: |             | Water Type:     |                                 |
| Site Influence: |                       | Sewer Type:       |             | Building Class: |                                 |

### Tax Information

|                      |                 |                |             |                |                 |
|----------------------|-----------------|----------------|-------------|----------------|-----------------|
| Total Value:         | <b>\$49,729</b> | Assessed Year: | <b>2016</b> | Property Tax:  | <b>\$655.37</b> |
| Land Value:          | <b>\$49,729</b> | Improved %:    |             | Tax Area:      | <b>13245</b>    |
| Improvement Value:   |                 | Tax Year:      | <b>2016</b> | Tax Exemption: |                 |
| Total Taxable Value: | <b>\$49,729</b> |                |             |                |                 |

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**611 W BATTERY ST, SAN PEDRO, CA 90731****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            | \$250,000        | \$223,500 | \$4,500,000 | \$1,464,575 |
| Bldg/Living Area      | 0                | 0         | 0           | 0           |
| Price/Sqft            | \$0.00           | \$0.00    | \$0.00      | \$0.00      |
| Year Built            | 0                | 0         | 0           | 0           |
| Lot Area              | 5,401            | 1,090     | 26,706      | 7,730       |
| Bedrooms              | 0                | 0         | 0           | 0           |
| Bathrooms/Restrooms   | 0                | 0         | 0           | 0           |
| Stories               | 0.00             | 0.00      | 0.00        | 0.00        |
| Total Value           | \$49,729         | \$5,978   | \$657,428   | \$189,713   |
| Distance From Subject | 0.00             | 1.89      | 4.48        | 3.39        |

\*= user supplied for search only

| <input checked="" type="checkbox"/> | #  | F | Address           | Sale Price  | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|-------------------------------------|----|---|-------------------|-------------|--------|-----|-----------------------|----------------|---------|----------|------|
| <b>Subject Property</b>             |    |   |                   |             |        |     |                       |                |         |          |      |
|                                     |    |   | 611 W BATTERY ST  | \$250,000   |        |     |                       | 03/18/2016     |         | 5,401    | 0.0  |
| <b>Comparables</b>                  |    |   |                   |             |        |     |                       |                |         |          |      |
| <input checked="" type="checkbox"/> | 1  |   | 1803 S MESA ST    | \$3,788,000 |        |     |                       | 05/25/2017     |         | 26,706   | 1.89 |
| <input checked="" type="checkbox"/> | 2  |   | 516 N FRIES AVE   | \$350,000   |        |     |                       | 05/19/2017     |         | 18,512   | 2.16 |
| <input checked="" type="checkbox"/> | 3  |   |                   | \$2,350,000 |        |     |                       | 01/23/2017     |         | 7,416    | 2.18 |
| <input checked="" type="checkbox"/> | 4  |   |                   | \$2,850,000 |        |     |                       | 10/31/2016     |         | 3,878    | 2.84 |
| <input checked="" type="checkbox"/> | 5  |   |                   | \$2,850,000 |        |     |                       | 10/31/2016     |         | 3,878    | 2.84 |
| <input checked="" type="checkbox"/> | 6  |   |                   | \$2,150,000 |        |     |                       | 12/07/2016     |         | 18,070   | 2.87 |
| <input checked="" type="checkbox"/> | 7  |   |                   | \$2,150,000 |        |     |                       | 12/07/2016     |         | 14,564   | 2.88 |
| <input checked="" type="checkbox"/> | 8  |   |                   | \$2,150,000 |        |     |                       | 12/07/2016     |         | 6,751    | 2.9  |
| <input checked="" type="checkbox"/> | 9  |   |                   | \$620,000   |        |     |                       | 01/09/2017     |         | 6,002    | 2.91 |
| <input checked="" type="checkbox"/> | 10 |   | 825 DOMINGUEZ AVE | \$4,500,000 |        |     |                       | 12/29/2016     |         | 8,054    | 2.95 |
| <input checked="" type="checkbox"/> | 11 |   | 612 FLINT AVE     | \$300,000   |        |     |                       | 12/30/2016     |         | 7,162    | 2.95 |
| <input checked="" type="checkbox"/> | 12 |   |                   | \$380,000   |        |     |                       | 06/07/2017     |         | 3,607    | 3.61 |
| <input checked="" type="checkbox"/> | 13 |   | 1017 SCHLEY AVE   | \$223,500   |        |     |                       | 06/20/2017     |         | 4,811    | 3.95 |
| <input checked="" type="checkbox"/> | 14 |   | 638 E LINCOLN ST  | \$535,000   |        |     |                       | 06/06/2017     |         | 3,254    | 4.01 |
| <input checked="" type="checkbox"/> | 15 |   |                   | \$682,500   |        |     |                       | 02/23/2017     |         | 4,678    | 4.46 |
| <input checked="" type="checkbox"/> | 16 |   |                   | \$682,500   |        |     |                       | 02/23/2017     |         | 4,678    | 4.46 |
| <input checked="" type="checkbox"/> | 17 |   |                   | \$682,500   |        |     |                       | 02/23/2017     |         | 4,677    | 4.46 |
| <input checked="" type="checkbox"/> | 18 |   |                   | \$682,500   |        |     |                       | 02/23/2017     |         | 4,677    | 4.46 |
| <input checked="" type="checkbox"/> | 19 |   | 920 NICHOLSON AVE | \$682,500   |        |     |                       | 02/23/2017     |         | 2,138    | 4.48 |
| <input checked="" type="checkbox"/> | 20 |   |                   | \$682,500   |        |     |                       | 02/23/2017     |         | 1,090    | 4.48 |

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**611 W BATTERY ST, SAN PEDRO, CA 90731****20 Comparable(s) Selected.**

Report Date: 06/27/2017

**Summary Statistics:**

|                       | <b>Subject</b> | <b>Low</b> | <b>High</b> | <b>Average</b> |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price            | \$250,000      | \$223,500  | \$4,500,000 | \$1,464,575    |
| Bldg/Living Area      | 0              | 0          | 0           | 0              |
| Price/Sqft            | \$0.00         | \$0.00     | \$0.00      | \$0.00         |
| Year Built            | 0              | 0          | 0           | 0              |
| Lot Area              | 5,401          | 1,090      | 26,706      | 7,730          |
| Bedrooms              | 0              | 0          | 0           | 0              |
| Bathrooms/Restrooms   | 0              | 0          | 0           | 0              |
| Stories               | 0.00           | 0.00       | 0.00        | 0.00           |
| Total Value           | \$49,729       | \$5,978    | \$657,428   | \$189,713      |
| Distance From Subject | 0.00           | 1.89       | 4.48        | 3.39           |

\* = user supplied for search only

Comp #: **1** Distance From Subject: **1.89 (miles)**  
 Address: **1803 S MESA ST, SAN PEDRO, CA 90731**  
 Owner Name: **WESTERN PACIFIC HOUSING INC**  
 Seller Name: **1803 MESA LLC**  
 APN: **7456-029-026** Map Reference: **79-A4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2971.20** Total Rooms/Offices:  
 Subdivision: **46435** Zoning: **LAR3** Total Restrooms:  
 Rec Date: **05/25/2017** Prior Rec Date: **10/17/2016** Yr Built/Eff: **/**  
 Sale Date: **05/22/2017** Prior Sale Date: **09/21/2016** Air Cond:  
 Sale Price: **\$3,788,000** Prior Sale Price: **\$1,600,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **578561** Acres: **0.61**  
 1st Mtg Amt: Lot Area: **26,706**  
 Total Value: **\$489,382** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **2.16 (miles)**  
 Address: **516 N FRIES AVE, WILMINGTON, CA 90744**  
 Owner Name: **516 N FRIES LLC**  
 Seller Name: **GAFNEY JOHN C & E G TRUST A**  
 APN: **7418-004-014** Map Reference: **74-C4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2948.30** Total Rooms/Offices:  
 Subdivision: **WILMINGTON** Zoning: **LARD1.5** Total Restrooms:  
 Rec Date: **05/19/2017** Prior Rec Date: Yr Built/Eff: **/**  
 Sale Date: **09/30/2016** Prior Sale Date: Air Cond:  
 Sale Price: **\$350,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **559542** Acres: **0.42**  
 1st Mtg Amt: Lot Area: **18,512**  
 Total Value: **\$5,978** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **2.18 (miles)**  
 Address: **„ CA**  
 Owner Name: **SANDEN HOLDINGS LLC**  
 Seller Name: **LAKME LLC**  
 APN: **7440-005-039** Map Reference: **/** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2947.01** Total Rooms/Offices:  
 Subdivision: **NEW SAN PEDRO** Zoning: **LAM3** Total Restrooms:  
 Rec Date: **01/23/2017** Prior Rec Date: **02/23/2015** Yr Built/Eff: **/**  
 Sale Date: **01/17/2017** Prior Sale Date: **01/22/2015** Air Cond:  
 Sale Price: **\$2,350,000** Prior Sale Price: **\$1,250,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **86909** Acres: **0.17**  
 1st Mtg Amt: Lot Area: **7,416**  
 Total Value: **\$192,897** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **2.84 (miles)**  
 Address: **„ CA**  
 Owner Name: **RHODES ANGELINE TRUST**  
 Seller Name: **WOLFENDEN ROBERT & J TRUST**  
 APN: **7424-019-009** Map Reference: **74-D4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2947.01** Total Rooms/Offices:  
 Subdivision: **3374** Zoning: **LAM2** Total Restrooms:  
 Rec Date: **10/31/2016** Prior Rec Date: Yr Built/Eff: **/**  
 Sale Date: **10/18/2016** Prior Sale Date: Air Cond:  
 Sale Price: **\$2,850,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1344513** Acres: **0.09**  
 1st Mtg Amt: Lot Area: **3,878**  
 Total Value: **\$48,167** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: 5 Distance From Subject: 2.84 (miles)  
Address: ,, CA  
Owner Name: RHODES ANGELINE TRUST  
Seller Name: WOLFENDEN ROBERT & J TRUST  
APN: 7424-019-008 Map Reference: 74-D4 /  
County: LOS ANGELES, CA Census Tract: 2947.01 Building Area:  
Subdivision: 3374 Zoning: LAM2 Total Rooms/Offices:  
Rec Date: 10/31/2016 Prior Rec Date: 07/28/1989 Total Restrooms:  
Sale Date: 10/18/2016 Prior Sale Date: 07/1989 Yr Built/Eff: /  
Sale Price: \$2,850,000 Prior Sale Price: \$62,000 Air Cond:  
Sale Type: FULL Prior Sale Type: FULL Pool:  
Document #: 1344513 Acres: 0.09 Roof Mat:  
1st Mtg Amt: Lot Area: 3,878  
Total Value: \$48,167 # of Stories:  
Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 6 Distance From Subject: 2.87 (miles)  
Address: ,, CA  
Owner Name: EAST COAST TRANSPORT INC  
Seller Name: ANALAND LLC  
APN: 7423-029-017 Map Reference: 74-D4 /  
County: LOS ANGELES, CA Census Tract: 5753.00 Building Area:  
Subdivision: 20 ACRE RANGE/NEW SAN PEDRO Zoning: LAMR2 Total Rooms/Offices:  
Rec Date: 12/07/2016 Prior Rec Date: 02/01/2005 Total Restrooms:  
Sale Date: 10/10/2016 Prior Sale Date: 12/17/2004 Yr Built/Eff: /  
Sale Price: \$2,150,000 Prior Sale Price: \$1,075,000 Air Cond:  
Sale Type: FULL Prior Sale Type: FULL Pool:  
Document #: 1541255 Acres: 0.41 Roof Mat:  
1st Mtg Amt: \$1,075,000 Lot Area: 18,070  
Total Value: \$657,428 # of Stories:  
Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 7 Distance From Subject: 2.88 (miles)  
Address: ,, CA  
Owner Name: EAST COAST TRANSPORT INC  
Seller Name: ANALAND LLC  
APN: 7423-029-014 Map Reference: 74-D4 /  
County: LOS ANGELES, CA Census Tract: 2947.01 Building Area:  
Subdivision: NORTH SAN PEDRO TR Zoning: LAMR2 Total Rooms/Offices:  
Rec Date: 12/07/2016 Prior Rec Date: 02/01/2005 Total Restrooms:  
Sale Date: 10/10/2016 Prior Sale Date: 12/17/2004 Yr Built/Eff: /  
Sale Price: \$2,150,000 Prior Sale Price: \$1,075,000 Air Cond:  
Sale Type: FULL Prior Sale Type: FULL Pool:  
Document #: 1541255 Acres: 0.33 Roof Mat:  
1st Mtg Amt: \$1,075,000 Lot Area: 14,564  
Total Value: \$530,519 # of Stories:  
Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 8 Distance From Subject: 2.9 (miles)  
Address: ,, CA  
Owner Name: EAST COAST TRANSPORT INC  
Seller Name: ANALAND LLC  
APN: 7423-029-013 Map Reference: 74-D4 /  
County: LOS ANGELES, CA Census Tract: 2947.01 Building Area:  
Subdivision: NORTH SAN PEDRO TR Zoning: LAMR2 Total Rooms/Offices:  
Rec Date: 12/07/2016 Prior Rec Date: 02/01/2005 Total Restrooms:  
Sale Date: 10/10/2016 Prior Sale Date: 12/17/2004 Yr Built/Eff: /  
Sale Price: \$2,150,000 Prior Sale Price: \$1,075,000 Air Cond:  
Sale Type: FULL Prior Sale Type: FULL Pool:  
Document #: 1541255 Acres: 0.15 Roof Mat:  
1st Mtg Amt: \$1,075,000 Lot Area: 6,751  
Total Value: \$245,494 # of Stories:  
Land Use: INDUSTRIAL LOT Park Area/Cap#: /



Comp #: 9 Distance From Subject: 2.91 (miles)  
 Address: ,, CA  
 Owner Name: FARWEST SANITATION & STORAGE  
 Seller Name: BENSIMON GAIL  
 APN: 7413-018-034 Map Reference: 73-F2 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2944.10 Total Rooms/Offices:  
 Subdivision: 5933 Zoning: LAMR1 Total Restrooms:  
 Rec Date: 01/09/2017 Prior Rec Date: 05/17/2007 Yr Built/Eff: /  
 Sale Date: 01/05/2017 Prior Sale Date: 04/30/2007 Air Cond:  
 Sale Price: \$620,000 Prior Sale Price: \$563,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 28590 Acres: 0.14  
 1st Mtg Amt: \$372,000 Lot Area: 6,002  
 Total Value: \$205,000 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 10 Distance From Subject: 2.95 (miles)  
 Address: 825 DOMINGUEZ AVE, WILMINGTON, CA 90744  
 Owner Name: GROVELAND PROPERTY INVS LLC  
 Seller Name: SARRIA UVLADO J  
 APN: 7425-010-030 Map Reference: 69-C3 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2947.01 Total Rooms/Offices:  
 Subdivision: NORTH SAN PEDRO Zoning: LAMR2 Total Restrooms:  
 Rec Date: 12/29/2016 Prior Rec Date: 07/03/2001 Yr Built/Eff: /  
 Sale Date: 11/14/2016 Prior Sale Date: 05/09/2001 Air Cond:  
 Sale Price: \$4,500,000 Prior Sale Price: \$1,095,010 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1654541 Acres: 0.18  
 1st Mtg Amt: \$3,999,000 Lot Area: 8,054  
 Total Value: \$263,965 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 11 Distance From Subject: 2.95 (miles)  
 Address: 612 FLINT AVE, WILMINGTON, CA 90744-6111  
 Owner Name: MARKOWITZ PHILIP  
 Seller Name: RENFRO FAMILY TRUST  
 APN: 7424-024-068 Map Reference: 74-D4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 2947.01 Total Rooms/Offices:  
 Subdivision: WILMINGTON Zoning: LAM2 Total Restrooms:  
 Rec Date: 12/30/2016 Prior Rec Date: Yr Built/Eff: /  
 Sale Date: 12/27/2016 Prior Sale Date: Air Cond:  
 Sale Price: \$300,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1666088 Acres: 0.16  
 1st Mtg Amt: Lot Area: 7,162  
 Total Value: \$123,682 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 12 Distance From Subject: 3.61 (miles)  
 Address: ,, CA  
 Owner Name: DOHERTY MICHAEL FAMILY TRUST  
 Seller Name: VOIGT FRITZ & C 2013 TRUST  
 APN: 7428-034-016 Map Reference: 74-E4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 9800.14 Total Rooms/Offices:  
 Subdivision: 2016 Zoning: LAM3 Total Restrooms:  
 Rec Date: 06/07/2017 Prior Rec Date: 08/19/1969 Yr Built/Eff: /  
 Sale Date: 05/09/2017 Prior Sale Date: Air Cond:  
 Sale Price: \$380,000 Prior Sale Price: \$3,500 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 628923 Acres: 0.08  
 1st Mtg Amt: \$230,000 Lot Area: 3,607  
 Total Value: \$6,602 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: **13** Distance From Subject: **3.95 (miles)**  
 Address: **1017 SCHLEY AVE, WILMINGTON, CA 90744**  
 Owner Name: **GARCIA JOSE A/GARIBAY JOSE M**  
 Seller Name: **CAMPBELL DANIEL W**  
 APN: **7428-022-002** Map Reference: **74-E4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **9800.14** Total Rooms/Offices:  
 Subdivision: **DOMINGUEZ HARBOR** Zoning: **LAM3** Total Restrooms:  
 TR  
 Rec Date: **06/20/2017** Prior Rec Date: Yr Built/Eff: **/**  
 Sale Date: **05/16/2017** Prior Sale Date: Air Cond:  
 Sale Price: **\$223,500** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **682820** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,811**  
 Total Value: **\$65,187** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **4.01 (miles)**  
 Address: **638 E LINCOLN ST, CARSON, CA 90745**  
 Owner Name: **BALBAS JERRY T & VERONICA R**  
 Seller Name: **GAUNT TRUST**  
 APN: **7404-014-067** Map Reference: **/** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5439.05** Total Rooms/Offices:  
 Subdivision: **FACTORY CENTER** Zoning: **CARS\*** Total Restrooms:  
 Rec Date: **06/06/2017** Prior Rec Date: **01/07/2011** Yr Built/Eff: **/**  
 Sale Date: **05/30/2017** Prior Sale Date: **01/04/2011** Air Cond:  
 Sale Price: **\$535,000** Prior Sale Price: **\$100,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **621684** Acres: **0.07**  
 1st Mtg Amt: Lot Area: **3,254**  
 Total Value: **\$54,112** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **4.46 (miles)**  
 Address: **„ CA**  
 Owner Name: **SALAZAR PROPERTIES LLC**  
 Seller Name: **NICHOLSON & BROAD LLC**  
 APN: **7429-008-012** Map Reference: **74-F4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **9800.14** Total Rooms/Offices:  
 Subdivision: **DOMINGUEZ HARBOR** Zoning: **LAM3** Total Restrooms:  
 TR  
 Rec Date: **02/23/2017** Prior Rec Date: **02/02/2005** Yr Built/Eff: **/**  
 Sale Date: **01/19/2017** Prior Sale Date: **01/04/2005** Air Cond:  
 Sale Price: **\$682,500** Prior Sale Price: **\$950,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **217554** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,678**  
 Total Value: **\$185,283** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **4.46 (miles)**  
 Address: **„ CA**  
 Owner Name: **SALAZAR PROPERTIES LLC**  
 Seller Name: **NICHOLSON & BROAD LLC**  
 APN: **7429-008-011** Map Reference: **74-F4 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **9800.14** Total Rooms/Offices:  
 Subdivision: **DOMINGUEZ HARBOR** Zoning: **LAM3** Total Restrooms:  
 TR  
 Rec Date: **02/23/2017** Prior Rec Date: **02/02/2005** Yr Built/Eff: **/**  
 Sale Date: **01/19/2017** Prior Sale Date: **01/04/2005** Air Cond:  
 Sale Price: **\$682,500** Prior Sale Price: **\$950,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **217554** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,678**  
 Total Value: **\$185,283** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: 17 Distance From Subject: 4.46 (miles)  
 Address: ,, CA  
 Owner Name: SALAZAR PROPERTIES LLC  
 Seller Name: NICHOLSON & BROAD LLC  
 APN: 7429-008-010 Map Reference: 74-F4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 9800.14 Total Rooms/Offices:  
 Subdivision: DOMINGUEZ HARBOR Zoning: LAM3 Total Restrooms:  
 TR  
 Rec Date: 02/23/2017 Prior Rec Date: 02/02/2005 Yr Built/Eff: /  
 Sale Date: 01/19/2017 Prior Sale Date: 01/04/2005 Air Cond:  
 Sale Price: \$682,500 Prior Sale Price: \$950,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 217554 Acres: 0.11  
 1st Mtg Amt: \$2,396,300 Lot Area: 4,677  
 Total Value: \$185,283 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 4.46 (miles)  
 Address: ,, CA  
 Owner Name: SALAZAR PROPERTIES LLC  
 Seller Name: NICHOLSON & BROAD LLC  
 APN: 7429-008-009 Map Reference: 74-F4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 9800.14 Total Rooms/Offices:  
 Subdivision: DOMINGUEZ HARBOR Zoning: LAM3 Total Restrooms:  
 TR  
 Rec Date: 02/23/2017 Prior Rec Date: 02/02/2005 Yr Built/Eff: /  
 Sale Date: 01/19/2017 Prior Sale Date: 01/04/2005 Air Cond:  
 Sale Price: \$682,500 Prior Sale Price: \$950,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 217554 Acres: 0.11  
 1st Mtg Amt: \$2,396,300 Lot Area: 4,677  
 Total Value: \$185,283 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 4.48 (miles)  
 Address: 920 NICHOLSON AVE, WILMINGTON, CA 90744  
 Owner Name: SALAZAR PROPERTIES LLC  
 Seller Name: NICHOLSON & BROAD LLC  
 APN: 7429-007-007 Map Reference: 74-F4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 9800.14 Total Rooms/Offices:  
 Subdivision: DOMINGUEZ HARBOR Zoning: LAM3 Total Restrooms:  
 TR  
 Rec Date: 02/23/2017 Prior Rec Date: 01/11/2011 Yr Built/Eff: /  
 Sale Date: 01/19/2017 Prior Sale Date: 10/15/2010 Air Cond:  
 Sale Price: \$682,500 Prior Sale Price: \$488,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 217554 Acres: 0.05  
 1st Mtg Amt: \$2,396,300 Lot Area: 2,138  
 Total Value: \$76,955 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 4.48 (miles)  
 Address: ,, CA  
 Owner Name: SALAZAR PROPERTIES LLC  
 Seller Name: NICHOLSON & BROAD LLC  
 APN: 7429-007-005 Map Reference: 74-F4 / Building Area:  
 County: LOS ANGELES, CA Census Tract: 5755.00 Total Rooms/Offices:  
 Subdivision: DOMINGUEZ HARBOR Zoning: LAM3 Total Restrooms:  
 TR  
 Rec Date: 02/23/2017 Prior Rec Date: 01/11/2011 Yr Built/Eff: /  
 Sale Date: 01/19/2017 Prior Sale Date: 10/15/2010 Air Cond:  
 Sale Price: \$682,500 Prior Sale Price: \$488,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 217554 Acres: 0.03  
 1st Mtg Amt: \$2,396,300 Lot Area: 1,090  
 Total Value: \$39,594 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: ANDREW BEELI

Date: June 29, 2017

JOB ADDRESS: 611 WEST BATTERY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7445-008-016

CASE#: 716293

ORDER NO: A-4036371

EFFECTIVE DATE OF ORDER TO COMPLY: April 14, 2016

COMPLIANCE EXPECTED DATE: May 14, 2016

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4036371

1051220201624226

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

FERNANDO GARCIA  
1229 W. 1ST ST  
SAN PEDRO, CA 90732

CASE #: 716293  
ORDER #: A-4036371  
EFFECTIVE DATE: April 14, 2016  
COMPLIANCE DATE: May 14, 2016

OWNER OF

SITE ADDRESS: 611 W BATTERY ST

ASSESSORS PARCEL NO.: 7445-008-016

ZONE: M1; Limited Industrial 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**. The invoice/notice will be sent to the 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. (V #1-LAND) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved use of land and restore the site to its approved condition as vacant land

Or

Submit plans, obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Use of Land as open storage

Code Section(s) in Violation: 12.21A.1.(a), 12.26E2, 91.104.2.5, 91.106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1 of the L.A.M.C.

1051220201624226

**NON-COMPLIANCE FEE WARNING:**

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

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 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 \$2,310.00.**

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

**PENALTY WARNING :**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

**TAX WARNING : THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING .**

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.




**CODE ENFORCEMENT BUREAU**

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

[www.ladbs.org](http://www.ladbs.org)

1051220201624226

If you have any questions or require any additional information please feel free to contact me at (213)252-3030.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: April 07, 2016

BYRON BRASHEARS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3030  
Byron.Brashears@lacity.org

                      
REVIEWED BY

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

**APR 07 2016**

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