

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

February 24, 2015

Council District: # 6

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

JOB ADDRESS: **12051 WEST ROSCOE BLVD., LOS ANGELES, CA**  
**(AKA: 12041 WEST ROSCOE BLVD., LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **2633-039-020**

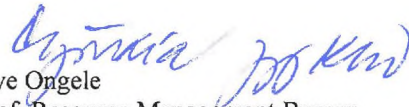
On November 29, 2010, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **12051 West Roscoe Blvd., (aka: 12041 West Roscoe Blvd.), Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	457.00
System Development Surcharge	27.42
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 526.42</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 **\$526.42** 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 **\$526.42** 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 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. T10402  
Dated as of: 07/08/2014

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2633-039-020

Property Address: 12051 W ROSCOE BLVD ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ROSCOE PARTNERHIP, A CALIFORNIA GENERAL PARTNERSHIP

Grantee: PARVIZ SHAVALIAN, AN UNMARRIED MAN

Instrument: 20090962646

Book/Page: N/A

Dated: 06/03/2009

Recorded: 06/26/2009

MAILING ADDRESS : MR. PARVIZ SHAVALIAN,  
5522 SHIRLEY AVENUE, TARZANA, CA 91356

### SCHEDULE B

### LEGAL DESCRIPTION

THAT PORTION OF LOT 8 OF TRACT NO. 1866, AS PER MAP RECORDED IN BOOK 23, IN PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 89 DEGREES 33 MINUTES 40 SECONDS EAST 233.61 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 20 SECONDS EAST, 172.35 FEET; THENCE NORTH 41 DEGREES 41 MINUTES ALONG SAID NORTHWESTERLY LINE SOUTH 48 DEGREES 41 MINUTES 20 SECONDS WEST 289.05 FEET TO THE POINT OF BEGINNING.

### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: PARVIZ SHAVALIAN, AN UNMARRIED MAN

Lender/Beneficiary: OMNI BANK, N.A.

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

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**Work Order No. T10402**

**SCHEDULE B (Continued)**

**Trustee:** OMNI BANK, N.A.

**Instrument:** 20090962647

**Amount:** \$575,000.00

**Dated:** 06/17/2009

**Maturity Date:** 06/17/2039

**Book/Page:** N/A

**Open Ended:** NO

**Recorded:** 06/26/2009

**MAILING ADDRESS:** OMNI BANK, N.A.,  
111 NORTH ATLANTIC BOULEVARD, MONTEREY PARK, CA 91754

**ASSIGNMENT OF RENTS**

**FROM:** PARVIZ SHAVALIAN, AN UNMARRIED MAN

**TO:** OMNI BANK, N.A.

**INSTRUMENT NO:** 20090962648

**RECORDED:** 06/26/2009

**MAILING ADDRESS :** OMNI BANK, N.A.,  
111 NORTH ATLANTIC BOULEVARD, MONTEREY PARK, CA 91754

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT AND  
ESTOPPEL CERTIFICATE INSTRUMENT NO:** 20090962649 **RECORDED:** 06/26/2009

**MAILING ADDRESS :** OMNI BANK, N.A.,  
111 NORTH ATLANTIC BOULEVARD, MONTEREY PARK, CA 91754

**Type of Instrument** NOTICE OF PENDING LIEN **INSTRUMENT NO:** 20110453009 **RECORDED:**  
03/25/2011

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

## ORANGE COAST TITLE CO.

RECORDING REQUESTED BY:  
Orange Coast Title Company  
Mail Tax Statements to  
AND WHEN RECORDED MAIL TO:

Mr. Parviz Shavallian  
5522 Shirley Avenue  
Tarzana, CA 91356



2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1055298-66	Escrow No.: 21806-8C
<b>GRANT DEED</b>	
THE UNDERSIGNED GRANTOR(S) DECLARE(S) <b>DOCUMENTARY TRANSFER TAX is \$1,265.00 \$1,232.00</b> <span style="float: right;">(30) \$5040.</span> <input checked="" type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens or encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area <input checked="" type="checkbox"/> City of Los Angeles, CA AND	
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,	
Roscoe Partnership, a California General Partnership	
hereby GRANT(s) to:	
Parviz Shavallian, an Unmarried Man	
the real property in the City of Los Angeles, CA, County of Los Angeles, State of California, described as: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF Also Known as: 12041-12051 Roscoe Boulevard, Los Angeles, CA, CA AP#: 2633-039-020	
DATED June 3, 2009 STATE OF CALIFORNIA COUNTY OF <u>Orange</u> On <u>6/13/09</u> Before me, <u>Heidi H. Shikuma</u> A Notary Public in and for said State, personally appeared <u>Harvey Lepper</u>	SIGNATURE ATTACHED HERETO AS EXHIBIT AND MADE A PART HEREOF.  
who 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. 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 <u>Heidi H. Shikuma</u>	(This area for official notarial seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:	

10C



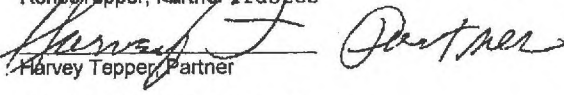
3

SIGNATURE EXHIBIT

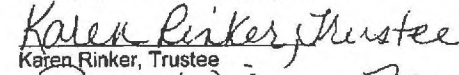
Roscoe Partnership, a California General Partnership

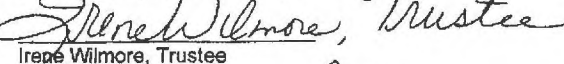
ROBERT AND RENEE TEPPER FAMILY TRUST, Partner

By:   
Renee Tepper, Partner Trustee

By:   
Harvey Tepper, Partner

HELEN GOLDMAN TRUST, Partner

By:   
Karen Rinker, Trustee

By:   
Irene Wilmore, Trustee

By:   
Sylvia Bloom, Partner

By:   
Lillian Rosen, Partner

**ACKNOWLEDGMENT**

State of California  
County of Los Angeles

On June 12, 2009, before me, Ellen Michaels, a Notary Public

personally appeared Renee Tepper, Sylvia Bloom and Lillian Rosen,

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entity upon behalf of which the persons 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 Ellen Michaels

My Commission Ends: 11-06-2012

Document Name: Grant Deed

Document Date: June 3, 2009

Pages: 1



# WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT (RCW 42.44.100)

State of Washington

County of King

} ss.

I certify that I know or have satisfactory evidence that Irene Wilmore

Name of Signer

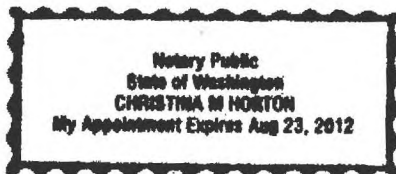
is the person who appeared before me, and said

person acknowledged that he/she signed this

instrument and acknowledged it to be his/her free

and voluntary act for the uses and purposes

mentioned in the instrument.

Dated: 6-9-2009  
Month/Day/Year

Signature of Notarizing Officer

Notary Public  
Title (Such as "Notary Public")

My appointment expires

8-23-2012

Month/Day/Year of Appointment Expiration

Place Notary Seal Above

## OPTIONAL

Although the information in this section 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: Signature ExhibitDocument Date: N/A Number of Pages: 1Signer(s) Other Than Named Above: Karen Rinker signed
 Right Thumbprint  
of Signer  
Top of thumb here

6

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of RiversideOn June 8, 2009

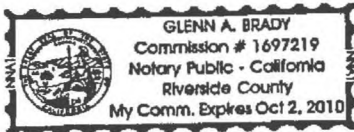
Date

before me, Glenn A. Brady Notary Public

Here insert Name and Title of the Officer

personally appeared Karen J. Rinker

Name(s) of Signer(s)



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 of Notary Public

Place Notary Seal Above

**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:

Grant Deed

Document Date:

6/3/2009

Number of Pages:

2

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

 RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

 RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



**ORANGE COAST TITLE CO.****RECORDATION REQUESTED BY:**

OMNI BANK, N.A.  
Real Estate Department  
111 North Atlantic Boulevard  
Monterey Park, CA 91754

**WHEN RECORDED MAIL TO:**

OMNI BANK, N.A.  
111 North Atlantic Boulevard  
Monterey Park, CA 91754

**SEND TAX NOTICES TO:**

PARVIZ SHAVALIAN  
5522 SHIRLEY AVENUE  
TARZANA, CA 91356

**FOR RECORDER'S USE ONLY**

1055298-66

**DEED OF TRUST**

THIS DEED OF TRUST is dated June 17, 2009, among PARVIZ SHAVALIAN, AN UNMARRIED MAN, whose address is 5522 SHIRLEY AVENUE, TARZANA, CA 91356 ("Trustor"); OMNI BANK, N.A., whose address is Real Estate Department, 111 North Atlantic Boulevard, Monterey Park, CA 91754 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Omni Bank, N.A., whose address is 111 North Atlantic Boulevard, Monterey Park, CA 91754 (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:

THAT PORTION OF LOT 8 OF TRACT NO. 1866, AS PER MAP RECORDED IN BOOK 23, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 89 DEGREES 33 MINUTES 40 SECONDS EAST 233.61 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 20 SECONDS EAST, 172.35 FEET; THENCE NORTH 41 DEGREES 41 MINUTES 20 SECONDS WEST 26.98 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 48 DEGREES 41 MINUTES 20 SECONDS WEST 289.05 FEET TO THE POINT OF BEGINNING.

The Real Property or its address is commonly known as 12041-12055 ROSCOE BOULEVARD, LOS ANGELES, CA 91352. The Assessor's Parcel Number for the Real Property is 2633-039-020.

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.

HC

**DEED OF TRUST  
(Continued)**

Loan No: 56097

Page 13

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**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 Omni Bank, N.A., whose address is 111 North Atlantic Boulevard, Monterey Park, CA 91754 and any substitute or successor trustees.

**Trustor.** The word "Trustor" means PARVIZ SHAVALIAN.

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

**TRUSTOR:**

x PARVIZ SHAVALIAN 6-19-09  
PARVIZ SHAVALIAN

**LENDER:****OMNI BANK, N.A.**

x MARY GOMES  
Authorized Officer

**DEED OF TRUST  
(Continued)**

Loan No: 56097

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**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

On JUNE 19, 2009 before me, LUCINA KIT CHEUNG LI, NOTARY PUBLIC  
(here insert name and title of the officer)

personally appeared **PARVIZ SHAVALIAN**, 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)

DEED OF TRUST  
(Continued)

Loan No: 56097

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## CERTIFICATE OF ACKNOWLEDGMENT

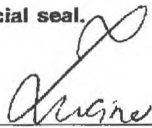
STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )On JUNE 19, 2009 before me, LUCINA KIT CHEUNG LI, NOTARY PUBLIC  
(here insert name and title of the officer)

personally appeared MARY GOMES, 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)



**DEED OF TRUST**  
**(Continued)**

Loan No: 56097

Page 16

**(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. 5.44.00.002 Copr. Harland Financial Solutions, Inc. 1997, 2009. All Rights Reserved.  
- CA F:\HARLAND\CF\NLPL\G01.FC TR-2912 PR-CmclAdj

**RECORDATION REQUESTED BY:**

OMNI BANK, N.A.  
Real Estate Department  
111 North Atlantic Boulevard  
Monterey Park, CA 91754

**WHEN RECORDED MAIL TO:**

OMNI BANK, N.A.  
111 North Atlantic Boulevard  
Monterey Park, CA 91754

**SEND TAX NOTICES TO:**

PARVIZ SHAVALIAN  
5522 SHIRLEY AVENUE  
TARZANA, CA 91356

**FOR RECORDER'S USE ONLY**

1055 298-66

**ASSIGNMENT OF RENTS**

THIS ASSIGNMENT OF RENTS dated June 17, 2009, is made and executed between PARVIZ SHAVALIAN, AN UNMARRIED MAN, whose address is 5522 SHIRLEY AVENUE, TARZANA, CA 91356 (referred to below as "Grantor") and OMNI BANK, N.A., whose address is 111 North Atlantic Boulevard, Monterey Park, CA 91754 (referred to below as "Lender").

**ASSIGNMENT.** For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in LOS ANGELES County, State of California:

THAT PORTION OF LOT 8 OF TRACT NO. 1866, AS PER MAP RECORDED IN BOOK 23, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 89 DEGREES 33 MINUTES 40 SECONDS EAST 233.61 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 20 SECONDS EAST, 172.35 FEET; THENCE NORTH 41 DEGREES 41 MINUTES 20 SECONDS WEST 26.98 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 48 DEGREES 41 MINUTES 20 SECONDS WEST 289.05 FEET TO THE POINT OF BEGINNING.

The Property or its address is commonly known as 12041-12055 ROSCOE BOULEVARD, LOS ANGELES, CA 91352. The Assessor's Parcel Number for the Property is 2633-039-020.

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

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that:

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 56097

Page 7

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

**Borrower.** The word "Borrower" means PARVIZ SHAVALIAN.

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

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

**Grantor.** The word "Grantor" means PARVIZ SHAVALIAN.

**Guaranty.** The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

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

**Lender.** The word "Lender" means OMNI BANK, N.A., its successors and assigns.

**Note.** The word "Note" means the promissory note dated June 17, 2009, in the original principal amount of \$575,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

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

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

**THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS DOCUMENT IS EXECUTED ON JUNE 17, 2009.**

**GRANTOR:**

x   
PARVIZ SHAVALIAN

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 56097

Page 8 9**CERTIFICATE OF ACKNOWLEDGMENT**

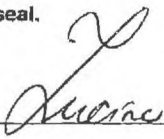
STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

On JUNE 19, 2009 before me, LUCINA KIT CHEUNG LI, Notary Public  
(here insert name and title of the officer)

personally appeared **PARVIZ SHAVALIAN**, 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)

LASER PRO Lending, Ver. 5.44.00.002 Copr. Harland Financial Solutions, Inc. 1997, 2009. All Rights Reserved.  
- CA F:\HARLAND\CF\NLPL\G14.FC TR-2912 PR-CmclAdj



ORANGE COAST TITLE CO.

## RECORDATION REQUESTED BY:

OMNI BANK, N.A.  
Real Estate Department  
111 North Atlantic Boulevard  
Monterey Park, CA 91754

## WHEN RECORDED MAIL TO:

OMNI BANK, N.A.  
111 North Atlantic Boulevard  
Monterey Park, CA 91754



## SEND TAX NOTICES TO:

PARVIZ SHAVALIAN  
5522 SHIRLEY AVENUE  
TARZANA, CA 91356

FOR RECORDER'S USE ONLY

1055298-66

NOTICE: THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE COLLATERAL BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE**

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT dated June 17, 2009 ("Agreement"), is made and executed among PARVIZ SHAVALIAN, whose address is 5522 SHIRLEY AVENUE, TARZANA, CA 91356 ("Landlord"); PARAMJIT KAUR dba P & A LIQUOR, whose address is 12045 ROSCOE BOULEVARD, SUN VALLEY, CA 91352 ("Tenant"); and OMNI BANK, N.A., Real Estate Department, 111 North Atlantic Boulevard, Monterey Park, CA 91754 ("Lender").

**SUBORDINATED LEASE.** Tenant and Landlord have executed a lease dated December 1, 2002 of the property described herein (the "Lease"). The following information is the summary of the basic terms and conditions of the Subordinated Lease: THE LEASE TO EXPIRE ON NOVEMBER 30, 2012.

**REAL PROPERTY DESCRIPTION.** The Lease covers a portion of the following described real property (the "Real Property") located in LOS ANGELES County, State of California:

THAT PORTION OF LOT 8 OF TRACT NO. 1866, AS PER MAP RECORDED IN BOOK 23, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 89 DEGREES 33 MINUTES 40 SECONDS EAST 233.61 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 20 SECONDS EAST, 172.35 FEET; THENCE NORTH 41 DEGREES 41 MINUTES 20 SECONDS WEST 26.98 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 48 DEGREES 41 MINUTES 20 SECONDS WEST 289.05 FEET TO THE POINT OF BEGINNING.

The Real Property or its address is commonly known as 12041-12055 ROSCOE BOULEVARD, LOS ANGELES, CA 91352. The Assessor's Parcel Number for the Real Property is 2633-039-020.

**SUPERIOR INDEBTEDNESS.** Lender has extended or has agreed to extend the following described financial accommodations to Landlord, secured by the Real Property (the "Superior Indebtedness"):

\_\_\_\_\_  
\_\_\_\_\_

13c

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT**

Loan No: 56097

(Continued)

Page 5

NOTICE: THIS AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.


EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS. THIS AGREEMENT IS DATED JUNE 17, 2009.

LANDLORD:

X   
PARVIZ SHAVALIAN

LENDER:

OMNI BANK, N.A.

X   
Authorized Officer MARY GOMEZ

TENANT:

X   
PARAMJIT KAUR dba P & A LIQUOR

## SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

Loan No: 56097

(Continued)

Page 6

## CERTIFICATE OF ACKNOWLEDGMENT

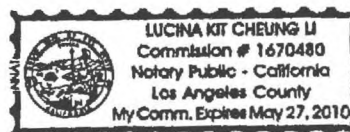
STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

On JUNE 19, 2009 before me, LUCINA KIT CHEUNG LI, NOTARY PUBLIC  
(here insert name and title of the officer)

personally appeared **PARVIZ SHAVALIAN**, 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

A handwritten signature in cursive script, appearing to read 'Lucina', written over a horizontal line.

(Seal)

## SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT

Loan No: 56097

(Continued)

Page 7

## CERTIFICATE OF ACKNOWLEDGMENT

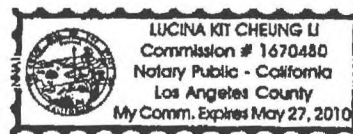
STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

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Loan No: 56097

(Continued)

Page 8

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STATE OF California )  
 ) SS  
COUNTY OF Los Angeles )

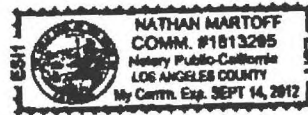
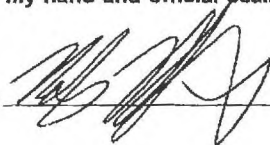
On June 17th, 2009 before me, Nathan Martoff, Notary Public  
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- CA F:\HARLAND\CF\NLPL\G216.FC, TR-2912 PR-CmclAdj

ORANGE COAST TITLE CO.

RECORDATION REQUESTED BY:  
OMNI BANK, N.A.  
Real Estate Department  
111 North Atlantic Boulevard  
Monterey Park, CA 91754

WHEN RECORDED MAIL TO:  
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**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT**

Loan No: 56097

(Continued)

Page 5

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OMNI BANK, N.A.

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Authorized Officer MARY GOMEZ

TENANT:

X   
PARAMJIT KAUR dba P & A LIQUOR

## SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

Loan No: 56097

(Continued)

Page 6

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## SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

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**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT**

Loan No: 56097

(Continued)

Page 8

9

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STATE OF California )  
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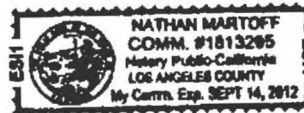
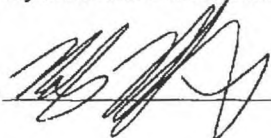
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- CA F:\HARLAND\CFNLPL\G216.FC TR-2912 PR-CmclAdj



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

#### 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. 5016310)

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 1866 8 8 M B 23-5

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 2633-039-020  
AKA 12051 W ROSCOE BLVD  
LOS ANGELES

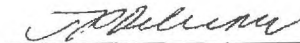
Owner:

SHAVALIAN PARVIZ  
5522 SHIRLEY AVE  
TARZANA CA, 91356

DATED: This 22nd Day of March, 2011

CITY OF LOS ANGELES

By



Karen Penner, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

**Date: February 24, 2015**

JOB ADDRESS: **12051 WEST ROSCOE BLVD., LOS ANGELES, CA**

**(AKA: 12041 WEST ROSCOE BLVD., LOS ANGELES, CA)**

ASSESSORS PARCEL NO. (APN): **2633-039-020**

Last Full Title: **07/08/2014**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

1). PARVIZ SHAVALIAN  
5522 SHIRLEY AVENUE  
TARZANA, CA 91356

CAPACITY: OWNER

2). OMNI BANK, N.A.  
111 NORTH ATLANTIC BLVD.  
MONTEREY PARK, CA 91754

CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :  
**12041 ROSCOE BLVD, SUN VALLEY, CA 91352-3823**



CoreLogic

RealQuest Professional

Bldg Card: 000 of 002

**Owner Information**

Owner Name: **SHAVALIAN PARVIZ**  
 Mailing Address: **5522 SHIRLEY AVE, TARZANA CA 91356-2913 C002**  
 Vesting Codes: **UM / /**

**Location Information**

Legal Description:	<b>LAND DESC IN DOC 0008368, 77-1-4 TR=1866 POR OF LOT 8</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>2633-039-020</b>
Census Tract / Block:	<b>1218.02 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>1866</b>
Legal Book/Page:	<b>23-5</b>	Map Reference:	<b>16-C1 / 532-G2</b>
Legal Lot:	<b>8</b>	Tract #:	<b>1866</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>SUNV</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>06/26/2009 / 06/03/2009</b>	1st Mtg Amount/Type:	<b>\$575,000 / CONV</b>
Sale Price:	<b>\$1,120,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>962647</b>
Document #:	<b>962646</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:	<b>\$209.19</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>ORANGE COAST TITLE CO.</b>		
Lender:	<b>OMNI BK</b>		
Seller Name:	<b>ROSCOE PTSHP</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>1958 /</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>5,354</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>5,354</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>NONE</b>
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.30</b>	County Use:	<b>STORES (1100)</b>
Lot Area:	<b>13,153</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>STORE BUILDING</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$1,176,553</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$14,868.22</b>
Land Value:	<b>\$892,921</b>	Improved %:	<b>24%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$283,632</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,176,553</b>				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**12041 ROSCOE BLVD, SUN VALLEY, CA 91352-3823****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	\$1,120,000	\$730,000	\$7,104,000	\$2,140,575
Bldg/Living Area	5,354	4,650	6,150	5,440
Price/Sqft	\$209.19	\$132.73	\$1,188.76	\$386.71
Year Built	1958	1922	2005	1947
Lot Area	13,153	4,900	19,364	9,158
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.20
Total Value	\$1,176,553	\$170,546	\$4,475,116	\$1,287,685
Distance From Subject	0.00	3.09	11.89	7.42

\*= 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>										
		12041 ROSCOE BLVD	\$1,120,000	1958			06/26/2009	5,354	13,153	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	7927 VAN NUYS BLVD	\$1,725,000	2005			12/02/2014	4,792	6,045	3.09
<input checked="" type="checkbox"/>	2	13277 VAN NUYS BLVD	\$887,500	1948			09/09/2014	4,650	8,328	3.42
<input checked="" type="checkbox"/>	3	12036 BURBANK BLVD	\$2,000,000	1946			05/30/2014	6,025	13,749	3.44
<input checked="" type="checkbox"/>	4	14519 VANOWEN ST	\$920,000	1949			12/11/2014	5,790	9,400	3.64
<input checked="" type="checkbox"/>	5	6377 VAN NUYS BLVD	\$4,100,000	1922			08/28/2014	4,777	5,688	3.91
<input checked="" type="checkbox"/>	6	15650 NORDHOFF ST	\$2,400,000	1987			09/19/2014	5,805	19,364	4.56
<input checked="" type="checkbox"/>	7	833 N HOLLYWOOD WAY	\$900,000	1952			09/10/2014	4,750	4,900	4.82
<input checked="" type="checkbox"/>	8	101 N MACLAY AVE	\$1,100,000	1972			10/24/2014	5,240	5,744	5.02
<input checked="" type="checkbox"/>	9	4101 W ALAMEDA AVE	\$1,900,000	1947			07/15/2014	4,949	6,872	5.58
<input checked="" type="checkbox"/>	10	17320 SATICOY ST	\$925,000	1950			12/10/2014	4,908	16,619	6.62
<input checked="" type="checkbox"/>	11	7624 SANTA MONICA BLVD	\$3,600,000	1930			10/08/2014	6,150	6,200	9.34
<input checked="" type="checkbox"/>	12	450 W COLORADO ST	\$1,500,000	1975			07/11/2014	5,927	12,410	9.35
<input checked="" type="checkbox"/>	13	1348 VINE ST	\$2,960,000	1924			08/14/2014	6,133	6,759	9.56
<input checked="" type="checkbox"/>	14	825 E COLORADO ST	\$1,175,000	1964			06/20/2014	5,240	6,286	10.21
<input checked="" type="checkbox"/>	15	7819 BEVERLY BLVD	\$3,450,000	1928			07/01/2014	6,012	7,910	10.26
<input checked="" type="checkbox"/>	16	300 S EDINBURGH AVE	\$7,104,000	1926			09/02/2014	5,976	6,753	10.53
<input checked="" type="checkbox"/>	17	916 N WESTERN AVE	\$1,850,000	1930			09/24/2014	5,320	7,694	10.54
<input checked="" type="checkbox"/>	18	5059 MELROSE AVE	\$730,000	1939			09/12/2014	5,500	14,304	10.7
<input checked="" type="checkbox"/>	19	4000 W 3RD ST	\$1,900,000	1926			07/31/2014	5,711	11,130	11.88
<input checked="" type="checkbox"/>	20	2144 COLORADO BLVD	\$1,685,000	1922			10/08/2014	5,138	7,002	11.89

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**12041 ROSCOE BLVD, SUN VALLEY, CA 91352-3823****20 Comparable(s) Selected.**

Report Date: 02/24/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,120,000	\$730,000	\$7,104,000	\$2,140,575
Bldg/Living Area	5,354	4,650	6,150	5,440
Price/Sqft	\$209.19	\$132.73	\$1,188.76	\$386.71
Year Built	1958	1922	2005	1947
Lot Area	13,153	4,900	19,364	9,158
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.20
Total Value	\$1,176,553	\$170,546	\$4,475,116	\$1,287,685
Distance From Subject	0.00	3.09	11.89	7.42

\*= user supplied for search only

Comp #: **1** Distance From Subject: **3.09 (miles)**  
 Address: **7927 VAN NUYS BLVD, PANORAMA CITY, CA 91402**  
 Owner Name: **MERSHO GRJT INVESTMENTS LLC**  
 Seller Name: **HMAH VAN NUYS CENTER LLC**  
 APN: **2210-022-056** Map Reference: **15-D2 / 532-A3** Building Area: **4,792**  
 County: **LOS ANGELES, CA** Census Tract: **1200.30** Total Rooms/Offices:  
 Subdivision: **1532** Zoning: **LAM1** Total Restrooms:  
 Rec Date: **12/02/2014** Prior Rec Date: Yr Built/Eff: **2005 / 2005**  
 Sale Date: **12/01/2014** Prior Sale Date: Air Cond: **YES**  
 Sale Price: **\$1,725,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1294067** Acres: **0.14**  
 1st Mtg Amt: Lot Area: **6,045**  
 Total Value: **\$667,029** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **3.42 (miles)**  
 Address: **13277 VAN NUYS BLVD, PACOIMA, CA 91331**  
 Owner Name: **WILLIAMS RETAIL CENTER LLC**  
 Seller Name: **ALTMANN FAMILY TRUST**  
 APN: **2619-017-030** Map Reference: **9-A2 / 502-D3** Building Area: **4,650**  
 County: **LOS ANGELES, CA** Census Tract: **1044.04** Total Rooms/Offices:  
 Subdivision: **MACLAY RHO** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **09/09/2014** Prior Rec Date: **09/09/2014** Yr Built/Eff: **1948 / 1948**  
 Sale Date: **08/26/2014** Prior Sale Date: **08/21/2014** Air Cond: **NONE**  
 Sale Price: **\$887,500** Prior Sale Price: **\$887,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **943410** Acres: **0.19**  
 1st Mtg Amt: Lot Area: **8,328**  
 Total Value: **\$716,784** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **3.44 (miles)**  
 Address: **12036 BURBANK BLVD, VALLEY VILLAGE, CA 91607-1811**  
 Owner Name: **ADAR PROPERTIES LLC**  
 Seller Name: **NARGUIZIAN FAMILY TRUST**  
 APN: **2348-002-037** Map Reference: **23-C1 / 562-G1** Building Area: **6,025**  
 County: **LOS ANGELES, CA** Census Tract: **1251.00** Total Rooms/Offices:  
 Subdivision: **27382** Zoning: **LAC1** Total Restrooms:  
 Rec Date: **05/30/2014** Prior Rec Date: **08/30/1990** Yr Built/Eff: **1946 / 1950**  
 Sale Date: **04/25/2014** Prior Sale Date: **08/1990** Air Cond: **NONE**  
 Sale Price: **\$2,000,000** Prior Sale Price: **\$915,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **TAR & GRAVEL**  
 Document #: **560362** Acres: **0.32**  
 1st Mtg Amt: Lot Area: **13,749**  
 Total Value: **\$1,346,325** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **3.64 (miles)**  
 Address: **14519 VANOWEN ST, VAN NUYS, CA 91405-3941**  
 Owner Name: **SK VANOWEN HOLDINGS GROUP LLC**  
 Seller Name: **PAPAZIAN TRUST**  
 APN: **2219-025-006** Map Reference: **15-D4 / 532-A5** Building Area: **5,790**  
 County: **LOS ANGELES, CA** Census Tract: **1278.03** Total Rooms/Offices:  
 Subdivision: **2873** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **12/11/2014** Prior Rec Date: Yr Built/Eff: **1949 / 1949**  
 Sale Date: **09/17/2014** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$920,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1343519** Acres: **0.22**  
 1st Mtg Amt: Lot Area: **9,400**  
 Total Value: **\$382,553** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**



Comp #: **5** Distance From Subject: **3.91 (miles)**  
 Address: **6377 VAN NUYS BLVD, VAN NUYS, CA 91401-2612**  
 Owner Name: **JOON LLC**  
 Seller Name: **EAST WEST BK**  
 APN: **2241-004-001** Map Reference: **15-D5 / 532-A7** Building Area: **4,777**  
 County: **LOS ANGELES, CA** Census Tract: **1283.03** Total Rooms/Offices:  
 Subdivision: **1200** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **08/28/2014** Prior Rec Date: **11/09/2004** Yr Built/Eff: **1922 /**  
 Sale Date: **08/26/2014** Prior Sale Date: **03/12/2004** Air Cond: **NONE**  
 Sale Price: **\$4,100,000** Prior Sale Price: **\$3,900,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **906031** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,688**  
 Total Value: **\$2,274,176** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **4.56 (miles)**  
 Address: **15650 NORDHOFF ST, NORTH HILLS, CA 91343-3268**  
 Owner Name: **JB DELANO PROPERTY LLC**  
 Seller Name: **SJ & P ASSOCIATE LLC**  
 APN: **2672-009-036** Map Reference: **/ 501-G7** Building Area: **5,805**  
 County: **LOS ANGELES, CA** Census Tract: **1174.04** Total Rooms/Offices:  
 Subdivision: Zoning: **LAC2** Total Restrooms:  
 Rec Date: **09/19/2014** Prior Rec Date: **07/05/2013** Yr Built/Eff: **1987 / 1987**  
 Sale Date: **08/28/2014** Prior Sale Date: **06/20/2013** Air Cond: **YES**  
 Sale Price: **\$2,400,000** Prior Sale Price: **\$1,460,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **993313** Acres: **0.44**  
 1st Mtg Amt: Lot Area: **19,364**  
 Total Value: **\$1,460,000** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **4.82 (miles)**  
 Address: **833 N HOLLYWOOD WAY, BURBANK, CA 91505-2814**  
 Owner Name: **OCEANVIEW COMMERCIAL PROPRTIE**  
 Seller Name: **CCF REAL ESTATE HOLDINGS**  
 APN: **2480-013-012** Map Reference: **24-A2 / 563-D2** Building Area: **4,750**  
 County: **LOS ANGELES, CA** Census Tract: **3114.00** Total Rooms/Offices:  
 Subdivision: **7977** Zoning: **BUC3\*** Total Restrooms:  
 Rec Date: **09/10/2014** Prior Rec Date: **01/02/1992** Yr Built/Eff: **1952 / 1952**  
 Sale Date: **09/09/2014** Prior Sale Date: **12/1991** Air Cond: **NONE**  
 Sale Price: **\$900,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat: **ROLL COMPOSITION**  
 Document #: **949345** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,900**  
 Total Value: **\$1,454,934** # of Stories: **1.00**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **5.02 (miles)**  
 Address: **101 N MACLAY AVE, SAN FERNANDO, CA 91340-2906**  
 Owner Name: **101 N MACLAY LLC**  
 Seller Name: **DONATO FRANCO & J TRUST**  
 APN: **2520-025-013** Map Reference: **2-E6 / 482-B7** Building Area: **5,240**  
 County: **LOS ANGELES, CA** Census Tract: **3202.01** Total Rooms/Offices:  
 Subdivision: **CENTER** Zoning: **SFC2\*** Total Restrooms:  
 Rec Date: **10/24/2014** Prior Rec Date: **07/18/1967** Yr Built/Eff: **1972 / 1972**  
 Sale Date: **06/26/2014** Prior Sale Date: Air Cond: **YES**  
 Sale Price: **\$1,100,000** Prior Sale Price: **\$34,000** Pool:  
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1124435** Acres: **0.13**  
 1st Mtg Amt: Lot Area: **5,744**  
 Total Value: **\$244,196** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: 9 Distance From Subject: 5.58 (miles)  
 Address: 4101 W ALAMEDA AVE, BURBANK, CA 91505-4140  
 Owner Name: RLM FAMILY HOLDINGS LLC  
 Seller Name: KARAPETIAN FAMILY TRUST  
 APN: 2485-002-009 Map Reference: 24-B3 / 563-D4 Building Area: 4,949  
 County: LOS ANGELES, CA Census Tract: 3116.00 Total Rooms/Offices:  
 Subdivision: 9517 Zoning: BUC2\* Total Restrooms:  
 Rec Date: 07/15/2014 Prior Rec Date: 01/04/2005 Yr Built/Eff: 1947 /  
 Sale Date: 06/25/2014 Prior Sale Date: 08/12/2004 Air Cond: YES  
 Sale Price: \$1,900,000 Prior Sale Price: \$1,500,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: COMPOSITION SHINGLE  
 Document #: 725623 Acres: 0.16  
 1st Mtg Amt: \$1,520,000 Lot Area: 6,872  
 Total Value: \$1,705,632 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 6.62 (miles)  
 Address: 17320 SATICOY ST, VAN NUYS, CA 91406-2435  
 Owner Name: DE LEON MARVIN G  
 Seller Name: MILLER FLORENCE 2003 TRUST  
 APN: 2202-010-001 Map Reference: 14-E3 / 531-C4 Building Area: 4,908  
 County: LOS ANGELES, CA Census Tract: 1319.00 Total Rooms/Offices:  
 Subdivision: 16180 Zoning: LAC2 Total Restrooms:  
 Rec Date: 12/10/2014 Prior Rec Date: Yr Built/Eff: 1950 / 1953  
 Sale Date: 11/25/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$925,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1332689 Acres: 0.38  
 1st Mtg Amt: Lot Area: 16,619  
 Total Value: \$170,546 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 9.34 (miles)  
 Address: 7624 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046-6409  
 Owner Name: 5TH STREET PALM LLC  
 Seller Name: CHERNOV GARY & NATALYA  
 APN: 5530-017-002 Map Reference: 34-A4 / 593-C5 Building Area: 6,150  
 County: LOS ANGELES, CA Census Tract: 7001.02 Total Rooms/Offices:  
 Subdivision: MCNAIR PLACE Zoning: WDC2A\* Total Restrooms:  
 Rec Date: 10/08/2014 Prior Rec Date: 02/05/2002 Yr Built/Eff: 1930 / 1930  
 Sale Date: 10/03/2014 Prior Sale Date: 01/10/2002 Air Cond: NONE  
 Sale Price: \$3,600,000 Prior Sale Price: \$1,489,010 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1063402 Acres: 0.14  
 1st Mtg Amt: \$1,500,000 Lot Area: 6,200  
 Total Value: \$964,084 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 12 Distance From Subject: 9.35 (miles)  
 Address: 450 W COLORADO ST, GLENDALE, CA 91204-1504  
 Owner Name: VARTAZARIAN V 2010 TRUST  
 Seller Name: HALE GEORGE J & JOAN  
 APN: 5696-003-039 Map Reference: 25-C4 / 564-D5 Building Area: 5,927  
 County: LOS ANGELES, CA Census Tract: 3023.02 Total Rooms/Offices:  
 Subdivision: GLENDALE VALLEY Zoning: GLC3\* Total Restrooms:  
 Rec Date: 07/11/2014 Prior Rec Date: 04/27/1999 Yr Built/Eff: 1975 /  
 Sale Date: 07/01/2014 Prior Sale Date: 04/01/1999 Air Cond: YES  
 Sale Price: \$1,500,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 719336 Acres: 0.28  
 1st Mtg Amt: \$800,000 Lot Area: 12,410  
 Total Value: \$536,387 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 13 Distance From Subject: 9.56 (miles)  
 Address: 1348 VINE ST, LOS ANGELES, CA 90028-8140  
 Owner Name: POST GROUP INC  
 Seller Name: WYSER ERIC TRUST  
 APN: 5546-022-016 Map Reference: 34-C4 / 593-F5 Building Area: 6,133  
 County: LOS ANGELES, CA Census Tract: 1908.01 Total Rooms/Offices:  
 Subdivision: 1210 Zoning: LAC4 Total Restrooms:  
 Rec Date: 08/14/2014 Prior Rec Date: 07/16/1975 Yr Built/Eff: 1924 / 1942  
 Sale Date: 08/07/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$2,960,000 Prior Sale Price: \$175,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 853572 Acres: 0.16  
 1st Mtg Amt: Lot Area: 6,759  
 Total Value: \$2,300,000 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 10.21 (miles)  
 Address: 825 E COLORADO ST, GLENDALE, CA 91205-1221  
 Owner Name: HEDG 825 LLC  
 Seller Name: SHENIAN FAMILY TRUST  
 APN: 5674-019-016 Map Reference: 25-D4 / 564-F5 Building Area: 5,240  
 County: LOS ANGELES, CA Census Tract: 3022.01 Total Rooms/Offices:  
 Subdivision: GLENDALE ORANGE GROVE TR Zoning: GLCM\* Total Restrooms:  
 Rec Date: 06/20/2014 Prior Rec Date: 03/16/1994 Yr Built/Eff: 1964 / 1964  
 Sale Date: 06/17/2014 Prior Sale Date: Air Cond: YES  
 Sale Price: \$1,175,000 Prior Sale Price: \$425,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 Document #: 640129 Acres: 0.14 COMPOSITION  
 1st Mtg Amt: \$470,000 Lot Area: 6,286  
 Total Value: \$589,260 # of Stories: 2.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 10.26 (miles)  
 Address: 7819 BEVERLY BLVD, LOS ANGELES, CA 90036-2111  
 Owner Name: HCB EQUITIES LLC  
 Seller Name: CLEAR CHANNEL OUTDOOR INC  
 APN: 5527-038-004 Map Reference: 33-F6 / 633-B1 Building Area: 6,012  
 County: LOS ANGELES, CA Census Tract: 2144.00 Total Rooms/Offices:  
 Subdivision: 5177 Zoning: LAC2 Total Restrooms:  
 Rec Date: 07/01/2014 Prior Rec Date: 02/27/2008 Yr Built/Eff: 1928 / 1945  
 Sale Date: 06/27/2014 Prior Sale Date: 02/22/2008 Air Cond: NONE  
 Sale Price: \$3,450,000 Prior Sale Price: \$4,260,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 680483 Acres: 0.18  
 1st Mtg Amt: \$2,200,000 Lot Area: 7,910  
 Total Value: \$4,475,116 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 10.53 (miles)  
 Address: 300 S EDINBURGH AVE, LOS ANGELES, CA 90048  
 Owner Name: 3RD & EDINBURGH SE LLC  
 Seller Name: GRACE HELEN SPEARMAN FOUNDATIO  
 APN: 5511-027-010 Map Reference: 33-F6 / 633-B1 Building Area: 5,976  
 County: LOS ANGELES, CA Census Tract: 2146.00 Total Rooms/Offices:  
 Subdivision: 7555 Zoning: LAC2 Total Restrooms:  
 Rec Date: 09/02/2014 Prior Rec Date: Yr Built/Eff: 1926 / 1926  
 Sale Date: 09/02/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$7,104,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 916824 Acres: 0.15  
 1st Mtg Amt: Lot Area: 6,753  
 Total Value: \$2,895,729 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 10.54 (miles)  
 Address: 916 N WESTERN AVE, LOS ANGELES, CA 90029-3216  
 Owner Name: 916 N WESTERN AVE LLC  
 Seller Name: NOORMAND MANOCHEHR M & VIOLET  
 APN: 5535-020-009 Map Reference: 34-E4 / 593-H6 Building Area: 5,320  
 County: LOS ANGELES, CA Census Tract: 1916.10 Total Rooms/Offices:  
 Subdivision: Zoning: LAC4 Total Restrooms:  
 Rec Date: 09/24/2014 Prior Rec Date: 05/01/1998 Yr Built/Eff: 1930 / 1942  
 Sale Date: 08/21/2014 Prior Sale Date: 04/01/1998 Air Cond: YES  
 Sale Price: \$1,850,000 Prior Sale Price: \$220,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1006867 Acres: 0.18  
 1st Mtg Amt: \$1,836,800 Lot Area: 7,694  
 Total Value: \$286,552 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 10.7 (miles)  
 Address: 5059 MELROSE AVE, LOS ANGELES, CA 90038-4115  
 Owner Name: PORTNER LIVING TRUST  
 Seller Name: BAN KIWON & SOO E  
 APN: 5535-016-006 Map Reference: 34-D5 / 593-H6 Building Area: 5,500  
 County: LOS ANGELES, CA Census Tract: 1917.10 Total Rooms/Offices:  
 Subdivision: 3783 Zoning: LAC4 Total Restrooms:  
 Rec Date: 09/12/2014 Prior Rec Date: 01/27/2003 Yr Built/Eff: 1939 / 1940  
 Sale Date: 08/01/2014 Prior Sale Date: 01/16/2002 Air Cond: YES  
 Sale Price: \$730,000 Prior Sale Price: \$665,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 967405 Acres: 0.33  
 1st Mtg Amt: \$700,000 Lot Area: 14,304  
 Total Value: \$942,224 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 11.88 (miles)  
 Address: 4000 W 3RD ST, LOS ANGELES, CA 90020-3103  
 Owner Name: MYUNGJIN LLC  
 Seller Name: TAYYIB MUNIRA N  
 APN: 5502-001-009 Map Reference: 43-E1 / 633-J2 Building Area: 5,711  
 County: LOS ANGELES, CA Census Tract: 2118.03 Total Rooms/Offices:  
 Subdivision: NORWOOD TERRACE Zoning: LAC2 Total Restrooms:  
 Rec Date: 07/31/2014 Prior Rec Date: 04/30/2007 Yr Built/Eff: 1926 /  
 Sale Date: 06/13/2014 Prior Sale Date: 05/24/2005 Air Cond:  
 Sale Price: \$1,900,000 Prior Sale Price: \$996,364 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 795014 Acres: 0.26  
 1st Mtg Amt: \$1,735,000 Lot Area: 11,130  
 Total Value: \$1,830,000 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 11.89 (miles)  
 Address: 2144 COLORADO BLVD, LOS ANGELES, CA 90041-1242  
 Owner Name: RIBOLI SANTO & JOAN TRUST  
 Seller Name: YAP ROGER A & AIMEE E  
 APN: 5686-003-010 Map Reference: 26-A5 / 565-A5 Building Area: 5,138  
 County: LOS ANGELES, CA Census Tract: 1814.00 Total Rooms/Offices:  
 Subdivision: ROCK CASTLE LAND Zoning: LAC4 Total Restrooms:  
 COS Yr Built/Eff: 1922 / 1929  
 Rec Date: 10/08/2014 Prior Rec Date: 01/09/2002 Air Cond: NONE  
 Sale Date: 08/28/2014 Prior Sale Date: 11/28/2001 Pool:  
 Sale Price: \$1,685,000 Prior Sale Price: \$425,000 Roof Mat:  
 Sale Type: FULL Prior Sale Type: FULL  
 Document #: 1062395 Acres: 0.16  
 1st Mtg Amt: Lot Area: 7,002  
 Total Value: \$512,166 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /