

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

April 21, 2015

Council District: # 1

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

JOB ADDRESS: **508 NORTH AVENUE 54, LOS ANGELES, CA**  
**(AKA: 506 NORTH AVENUE 54, LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **5469-022-027**

On September 22, 2012, 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: **508 North Avenue 54, (aka: 506 North Avenue 54), 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 September 22, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	483.84
Accumulated Interest (1%/month)	256.25
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ <u>1,188.65</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 **\$1,188.65** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,188.65** 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

**Work Order No. T11126**  
Dated as of: 03/08/2015

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

APN #: 5469-022-027

**Property Address:** 508 N AVENUE 54 ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Instrument:** Joint Tenancy Grant Deed  
**Grantee :** Simplicio T. Soriao, Jr. and Nidla R. Soriao, husband and wife, as joint tenants  
**Grantor :** John Wesley McCurtis, an unmarried man  
**Deed Date :** 12/20/1977 **Recorded :** 2/28/1978  
**Instr No. :** 78-215122

**MAILING ADDRESS:** Simplicio T. Soriao, Jr. and Nidla R. Soriao  
506 North Avenue 54, Los Angeles, CA 90042

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California:  
Lot 8 Hampton Terrace, as per map recorded in Book 7 Page 14 of Maps in the office of the County recorder of said County.

Assessor's Parcel No: 5469-022-027

**MORTGAGES/LIENS**

**Type of Instrument:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$250,000.00 **Dated :** 11/1/2012

**Trustor :** Simplicio T. Soriao Jr and Nidla R. Soriao

**Trustee :** First American Title Company

**Beneficiary :** Investco LV. LLC

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. T11126

**SCHEDULE B (Continued)**

**Recorded :** 11/14/2012

**Instr No. :** 20121731116

**Mailing Address:** Investco LV, LLC, 15260 Ventura BLVD, Sherman Oaks, CA 91403.

**Mailing Address:** First American Title Company - Not Shown

**Type of Instrument:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$300,000.00

**Dated :** 2/4/2014

**Trustor :** Simplicio T. Soriao Jr and Nidla R. Soriao

**Trustee :** Platinum Loan Servicing, Inc.

**Beneficiary :** Benning Management Group 401(K) Profit Sharing Plan as to an undivided 100.000 percent interest

**Recorded :** 2/7/2014

**Instr No. :** 20140137182

**Mailing Address:** Benning Management Group - Not Shown

**Mailing Address:** Platinum Loan Servicing, Inc - Not Shown

RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA

78-215122

ALL OTHER RECORDS MUST BE FILED WITH THIS OFFICE  
EXCEPT WHERE SHOWN OTHERWISE BY THE INSTRUMENT TO WHICH THIS OFFICE IS REFERRED

REVENUE TO COUNTY OF LOS ANGELES COUNTY OF  
FEB 29 1978 AT 8 AM  
Recorder's Office

By John Wesley McEwen, Jr.  
Notary Public  
1000 North Hollywood Blvd.  
Hollywood, California  
91601

345

REC 3 T

PLEASE PRINT THE NAME AND ADDRESS OF THE GRANTEE

### JOINT TENANCY GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$ 61.50  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JOHN WESLEY MCEWEN, an unmarried man

hereby GRANT(S) to  
SIMPLICIO T. SORIANO, JR. and NILEA R. SORIANO, husband and wife AS JOINT TENANTS

the following described real property in the City of Los Angeles  
County of Los Angeles State of California:  
Lot 8, Hampton Terrace, as per map recorded in Book 7, Page 14 of maps  
in the office of the County Recorder of said County.

Dated December 20, 1977

*John Wesley McEwen, Jr.*  
John Wesley McEwen

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On December 20, 1977 before me, the undersigned, a Notary Public in and for said state, personally appeared John Wesley McEwen, Jr.

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

OFFICIAL SEAL  
FRAN C. CHRISTIAN  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. expires NOV 21, 1980

File and for record separate and

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

InvestcoLV, LLC  
15260 VENTURA BLVD.  
SHERMAN OAKS, CA 91403

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4210958-44

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 5469-022-027 Title Order #: 421095899 Escrow #: 12-08210

**DEED OF TRUST WITH ASSIGNMENT OF RENTS (LONG FORM)**

THIS DEED OF TRUST, made 11/1/12, between SIMPLICIO T. SORIANO JR AND NIDLA R. SORIANO, HUSBAND AND WIFE AS JOINT TENANTS, herein called TRUSTOR whose address is 8370 DE GARMO AVENUE, SIMI VALLEY, CA 91352, FIRST AMERICAN TITLE COMPANY, a California corporation, herein called TRUSTEE, and INVESTCO LV, LLC, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with Power of Sale, that property in the City of LOS ANGELES, County of LOS ANGELES, State of California, described as:

LOT 8 HAMPTON TERRACE, AS PER MAP RECORDED IN BOOK 7 PAGE 14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
ALSO KNOW AS: 506 N. AVENUE 54, LOS ANGELES, CA 90042

together with rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$ 250,000.00, with interest thereon according to the terms of a promissory note or notes of even date herewith made to Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, Trustor agrees:

1) To keep said property in good condition and repair, not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be 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 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 cost, 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 purposes; appear in and defend any action 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.

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201

Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust be sent to Lender's address, as set forth on page one of this Deed of Trust, as provided by Section 2924(b) of the California Civil Code.

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If the Trustor/Grantor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the Beneficiary being first

had and obtained, Beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable.

*[Handwritten Signature]*  
SIMPLICIO T. SORIANO JR.

*[Handwritten Signature]*  
NILDA R. SORIANO

Dated: 11-1-12

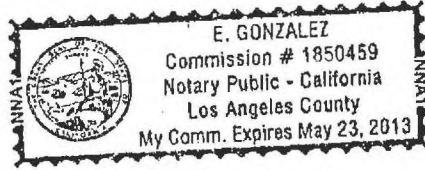
STATE OF CALIFORNIA  
COUNTY OF *Los Angeles*

On 11/8/12, before me *E. GONZALEZ*, Notary Public, personally appeared \_\_\_\_\_, 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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature (Notary Seal)



ACKNOWLEDGMENT

State of California

County of Los Angeles

On 11-1-12 before me, E. GONZALEZ

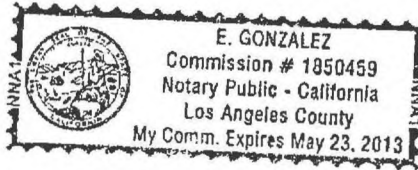
A Notary Public in and for said State personally appeared SIMPLICIO T. SORIANO JR + NIDIA R. SORIANO

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 [Handwritten Signature]



(Seal)

Recording Requested By  
Marquee Funding Group, Inc- DRE # 01870113  
& NMLS # 267442  
Max Stone- DRE # 01869628 & NMLS # 965559

When Recorded Mail To  
Marquee Funding Group, Inc  
24025 Park Sorrento Suite #150  
Calabasas CA 91302

Title Order No. 12361038-SK  
**5469-022-027**



2

Space above this line for recorder's use

7/2

**DEED OF TRUST**

RECORDER: INDEX FOR SPECIAL NOTICE

Loan No. 8454

This Deed of Trust, made this 4th day of February 2014, among the Trustor, **Simplicio T. Soriao, Jr. and Nilda R. Soriao**, Husband and Wife as Joint Tenants (herein "Borrower"), **Platinum Loan Servicing, Inc.** (herein "Trustee"), and the Beneficiary, **Benning Management Group 401(K) Profit Sharing Plan** as to an undivided 100.000% interest (herein "Lender").

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

**GRANT IN TRUST**

**BORROWER**, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of **Los Angeles**, State of California: **SEE EXHIBIT "ONE" ATTACHED HERE TO AND MADE A PART HEREOF.**

**APN: 5469-022-027**, which has the address of **506 North Avenue 54 Los Angeles CA 90042** (herein "Property Address");

**TOGETHER** with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

**THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:**

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated 02/04/2014, in the principal sum of U.S. \$300,000.00, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; the performance of the covenants and agreements of Borrower herein contained; and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**UNIFORM COVENANTS, BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS:**

**1. Payments of Principal and/or Interest.** Borrower shall promptly pay, when due, the principal of and/or interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and/or interest on any Future Advances secured by the Deed of Trust.

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this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

**REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE  
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

In accordance with Section 2924b of the Civil Code, Request is hereby made by the undersigned Trustor that a copy of any default and a copy of any notice of sale under deed of trust recorded in Book \_\_\_\_\_, Page(s) \_\_\_\_\_, Instrument No. \_\_\_\_\_, Official Records of County Recorder of \_\_\_\_\_ County, California. The original Trustor \_\_\_\_\_ and the original Trustee \_\_\_\_\_ and the original \_\_\_\_\_

Beneficiary \_\_\_\_\_  
Mail to \_\_\_\_\_

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

[Signature] 2/4/2014 Nilda Sorlao 2-4-2014  
Borrower Simplicio T. Sorlao, Jr. Date Borrower Nilda R. Sorlao Date

State of California  
County of Los Angeles

On 2/4/2014 before me, Ryan Joe Solovy, A Notary Public  
personally appeared Simplicio T. Sorlao, Jr. and Nilda R. Sorlao

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)

**REQUEST FOR FULL RECONVEYANCE**

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") \_\_\_\_\_ Date \_\_\_\_\_ Signature of Beneficiary (the "LENDER") \_\_\_\_\_ Date \_\_\_\_\_

# EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS  
JOB ADDRESS: 508 NORTH AVENUE 54, LOS ANGELES, CA  
(AKA: 506 NORTH AVENUE 54, LOS ANGELES, CA)  
ASSESSORS PARCEL NO. (APN): 5469-022-027

Date: April 21, 2015

Last Full Title: 03/08/2015

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SIMPLICIO T. SORIAO, JR & NIDLA R. SORIAO  
506 N. AVENUE 54  
LOS ANGELES, CA. 90042  
CAPACITY: OWNERS
  
- 2). INVESTCO LV, LLC  
15260 VENTURA BLVD  
SHERMAN OAKS. CA 91403  
CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
**506 N AVENUE 54, LOS ANGELES, CA 90042-3331**



### Owner Information

Owner Name: **SORIAO SIMPLICIO T JR & NILDA R**  
 Mailing Address: **506 N AVENUE 54, LOS ANGELES CA 90042-3331 C049**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>HAMPTON TERRACE LOT 8</b>	APN:	<b>5469-022-027</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1835.20 / 1</b>	Subdivision:	<b>HAMPTON TERRACE</b>
Township-Range-Sect:		Map Reference:	<b>36-B2 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>8</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>632</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	<b>02/28/1978 /</b>	1st Mtg Amount/Type:	<b>\$47,500 / CONV</b>
Sale Price:	<b>\$56,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>215122</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$23.81</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name:

### Prior Sale Information

Prior Rec/Sale Date:	<b>07/23/1974 /</b>	Prior Lender:	<b>/</b>
Prior Sale Price:	<b>\$7,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>2,352</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>9</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1940 / 1950</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>2.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
			<b>SHINGLE</b>		

Other Improvements:

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,500</b>	Lot Width/Depth:	<b>50 x 150</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$111,272</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$1,561.37</b>
Land Value:	<b>\$37,482</b>	Improved %:	<b>66%</b>	Tax Area:	<b>4</b>
Improvement Value:	<b>\$73,790</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$111,272</b>				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**506 N AVENUE 54, LOS ANGELES, CA 90042-3331**

**4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$56,000	\$416,000	\$855,000	\$698,875
Bldg/Living Area	2,352	2,083	2,322	2,215
Price/Sqft	\$23.81	\$183.75	\$393.66	\$317.80
Year Built	1940	1909	1923	1916
Lot Area	7,500	5,024	8,792	6,422
Bedrooms	4	3	6	4
Bathrooms/Restrooms	2	2	4	3
Stories	2.00	1.00	2.00	1.50
Total Value	\$111,272	\$50,227	\$625,000	\$313,865
Distance From Subject	0.00	0.24	0.48	0.38

\*= 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>										
		506 N AVENUE 54	\$56,000	1940	4	2	02/28/1978	2,352	7,500	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	5608 MONTE VISTA ST	\$704,500	1909	4	2	08/15/2014	2,322	8,792	0.24
<input checked="" type="checkbox"/>	2	5210 IRVINGTON PL	\$820,000		4	3	01/29/2015	2,083	6,106	0.34
<input checked="" type="checkbox"/>	3	1028 N AVENUE 51	\$855,000		3	3	12/03/2014	2,190	5,024	0.46
<input checked="" type="checkbox"/>	4	4923 ELDRED ST	\$416,000	1923	6	4	09/24/2014	2,264	5,766	0.48

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**506 N AVENUE 54, LOS ANGELES, CA 90042-3331****4 Comparable(s) Selected.**

Report Date: 04/20/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$56,000	\$416,000	\$855,000	\$698,875
Bldg/Living Area	2,352	2,083	2,322	2,215
Price/Sqft	\$23.81	\$183.75	\$393.66	\$317.80
Year Built	1940	1909	1923	1916
Lot Area	7,500	5,024	8,792	6,422
Bedrooms	4	3	6	4
Bathrooms/Restrooms	2	2	4	3
Stories	2.00	1.00	2.00	1.50
Total Value	\$111,272	\$50,227	\$625,000	\$313,865
Distance From Subject	0.00	0.24	0.48	0.38

\* = user supplied for search only

Comp #:1		Distance From Subject:0.24 (miles)	
Address:	5608 MONTE VISTA ST, LOS ANGELES, CA 90042-3426		
Owner Name:	CHAPMAN JEFFREY B/NICOLA LISA S		
Seller Name:	BRUNO FAMILY TRUST		
APN:	5468-033-026	Map Reference:	36-C2 /
County:	LOS ANGELES, CA	Census Tract:	1836.10
Subdivision:	HIGHLAND PARK	Zoning:	LARD2
Rec Date:	08/15/2014	Prior Rec Date:	07/22/2005
Sale Date:	07/31/2014	Prior Sale Date:	07/02/2005
Sale Price:	\$704,500	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	860143	Acres:	0.20
1st Mtg Amt:	\$418,000	Lot Area:	8,792
Total Value:	\$625,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,322
		Total Rooms:	9
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1909 / 1909
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.34 (miles)	
Address:	5210 IRVINGTON PL, LOS ANGELES, CA 90042-2356		
Owner Name:	DELIA PAUL V & ANNA M		
Seller Name:	SUAREZ FAMILY TRUST		
APN:	5469-002-004	Map Reference:	36-B1 /
County:	LOS ANGELES, CA	Census Tract:	1835.10
Subdivision:	HIGHLAND	Zoning:	LAR1
Rec Date:	01/29/2015	Prior Rec Date:	07/06/2012
Sale Date:	01/28/2015	Prior Sale Date:	06/22/2012
Sale Price:	\$820,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	107434	Acres:	0.14
1st Mtg Amt:	\$625,500	Lot Area:	6,106
Total Value:	\$275,908	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,083
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	/
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3		Distance From Subject:0.46 (miles)	
Address:	1028 N AVENUE 51, LOS ANGELES, CA 90042		
Owner Name:	PACIFICA FIRST NATIONAL		
Seller Name:	1028 N AVE 51 LLC		
APN:	5478-014-013	Map Reference:	36-B1 /
County:	LOS ANGELES, CA	Census Tract:	1835.10
Subdivision:	4057	Zoning:	LAR1
Rec Date:	12/03/2014	Prior Rec Date:	05/02/2013
Sale Date:	10/06/2014	Prior Sale Date:	04/19/2013
Sale Price:	\$855,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1301704	Acres:	0.12
1st Mtg Amt:	\$598,500	Lot Area:	5,024
Total Value:	\$50,227	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,190
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	/
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:4		Distance From Subject:0.48 (miles)	
Address:	4923 ELDRED ST, LOS ANGELES, CA 90042-3208		
Owner Name:	MITELMAN ILIA		
Seller Name:	JOVEL MARTHA L & ROBERTO A		
APN:	5471-018-009	Map Reference:	36-B2 /
County:	LOS ANGELES, CA	Census Tract:	1851.00
Subdivision:	D W ELDREDS SUB/HIGHLAND PARK	Zoning:	LAR1
Rec Date:	09/24/2014	Prior Rec Date:	07/10/1992
Sale Date:	09/18/2014	Prior Sale Date:	05/1992
Sale Price:	\$416,000	Prior Sale Price:	\$140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1008188	Acres:	0.13
1st Mtg Amt:	\$312,000	Lot Area:	5,766
Total Value:	\$304,326	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,264
		Total Rooms:	5
		Bedrooms:	6
		Bath(F/H):	4 /
		Yr Built/Eff:	1923 / 1965
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: JAVIER RAMOS

Date: April 21, 2015

JOB ADDRESS: 508 NORTH AVENUE 54, LOS ANGELES, CA

(AKA: 506 NORTH AVENUE 54, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 5469-022-027

CASE#: 438152

ORDER NO: A-3109780

EFFECTIVE DATE OF ORDER TO COMPLY: September 22, 2012

COMPLIANCE EXPECTED DATE: October 07, 2012

DATE COMPLIANCE OBTAINED: August 17, 2013

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3109780

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS  
HELENA JUBANY  
PRESIDENT  
MARSHA L. BROWN  
VICE-PRESIDENT  
VAN AMBATELOS  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SORIANO, SIMPLICIO T, JR AND NILDA R  
506 N AVENUE 54  
LOS ANGELES, CA 90042

CASE #: 438152  
ORDER #: A-3109780  
EFFECTIVE DATE: September 22, 2012  
COMPLIANCE DATE: October 07, 2012

OWNER OF  
SITE ADDRESS: 508 N AVENUE 54  
ASSESSORS PARCEL NO.: 5469-022-027  
ZONE: R1; One-Family Zone

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

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

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

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

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

VIOLATION(S):

1. Unapproved use land

You are therefore ordered to: 1) Discontinue immediately the unapproved use of the garage, driveway and yards as retail sales of general merchandise.

Code Section(s) in Violation: 12.26E and 12.21A.1(a) of the L.A.M.C.

Comments: Retail sales in a residential zone is prohibited by the code.

NON-COMPLIANCE FEE WARNING:

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

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



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

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

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3054. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Oscar Salgado*

Date: September 18, 2012

OSCAR SALGADO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3054

*AS*  
REVIEWED BY

RGZ  
SEP 18 2012

