

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

June 08, 2015

Council District: # 8

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

JOB ADDRESS: **7020 SOUTH VERMONT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6013-003-001**

On October 09, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **7020 South Vermont Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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


In addition, on July 23, 2012 and November 12, 2014, pursuant to Section 98.0402(c) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 914.00
System Development Surcharge	54.84
Late Charge/Collection fee (250%)	756.98
Accumulated Interest (1%/month)	362.00
Title Report fee	42.00
Grand Total	\$ 2,129.82

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,129.82** 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 **\$2,129.82** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10942
Dated as of: 1/8/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6013-003-001

Property Address: 7020 S VERMONT AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Individual Grant Deed

Grantee : Venancio De Artola, a Single Man

Grantor : Martin De Artola, a Single Man

Deed Date : 3/17/1982

Recorded : 5/28/1982

Instr No. : 82-547107

owner MAILING ADDRESS: Venancio De Artola,
1025 West 68th Street Los Angeles, CA 90044

owner MAILING ADDRESS: Venancio De Artola,
7020 S VERMONT AVE LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

In the City and County of Los Angeles, State of California:

Lots 68-69 and 70, Tract 8210, as per Map recorded in Book 91, Page 56 of Maps, in the Office of the County Recorder of said County. Except the North Five feet of Lot 70.

Assessor's Parcel No: 6013-003-001

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 : \$51,400.00

Dated : 4/18/1978

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

Work Order No. T10942

SCHEDULE B (Continued)

Trustor : Martin De Artola

Trustee : Bank of America National Trust and Savings Association, a National Banking Association

Beneficiary : Svetislav Virljeovich

Recorded : 5/12/1978

Instr No. : 78-505206

MAILING ADDRESS: Svetislav Virljeovich, 3137 1/2 Olive Street Huntington Park, CA 90255

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Marina Escrow, Inc.

Recorded : 10/19/1981

Instr No. : 81-1030338

MAILING ADDRESS: Marina Escrow, Inc., P.O. Box 1026 Bell, California 90201.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Marina Escrow, Inc

Recorded : 12/22/1981

Instr No. : 81-1255228

MAILING ADDRESS: Marina Escrow, Inc., - Not shown

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Title Insurance and Trust Company, a California Corporation

Recorded : 6/1/1982

Instr No. : 82-553467

int. party **MAILING ADDRESS:** Title Insurance and Trust, 3540 Wilshire Blvd. Los Angeles, CA 90010

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 2/10/2006

Instr No. : 06 0320248

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 4/6/2007

Instr No. : 20070832396

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 4/25/2008

Instr No. : 20080731857

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

Work Order No. T10942

SCHEDULE B (Continued)

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 11/7/2008

Instr No. : 20081975295

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 3/19/2010

Instr No. : 20100381594

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 6/18/2010

Instr No. : 20100838598

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/14/2011

Instr No. : 20110086997

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 5/20/2011

Instr No. : 20110713451

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

Work Order No. T10942

SCHEDULE B (Continued)

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 12/16/2011

Instr No. : 20111710410

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/11/2013

Instr No. : 20130057143

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 S Vermont Ave Los Angeles CA, 90044

A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 5/3/2013

Instr No. : 20130673818

MAILING ADDRESS: Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

MAILING ADDRESS: Venancio De Artola, 7020 South Vermont Avenue Los Angeles CA, 90044.

MAILING ADDRESS: Venancio De Artola, 1025 West 68th Street Los Angeles CA, 90044

RECORDING REQUESTED BY
TICOR TITLE INSURANCE CO.
11001 La Reina Ave.
DOWNEY, CA 90241
200 WHEN RECORDED MAIL TO

78- 505205

Name Martin De Artola
Street Address 1025 W. 68th Street
City & State Los Angeles, Ca. 90044

City & State 70412 Anaheim
MAIL TAX STATEMENTS TO

Name addressee above
Street Address
City & State

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.
MAY 12 1978 AT 8 A.M.
Recorder's Office

FEB
\$3
N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

TO 1975 CA 112 761

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 59.95
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, u4

SVETISLAV VIRIJEVICH, an unmarried man

hereby GRANT(S) to

MARTIN DE ARTOLA, a single man

the following described real property in the city of Los Angeles
County of Los Angeles, State of California:
Lots 68, 69 and 70 of Tract No. 8210, as per map recorded in Book 91 Page 56 of Maps,
in the office of the County Recorder of said County,
EXCEPT the North 5 feet of said Lot 70.

SUBJECT TO: 1. All General and Special taxes for the fiscal year 1978-79, a lien
not yet due and payable.
2. Any covenants, conditions, restrictions, rights, rights of way
and easements of record.

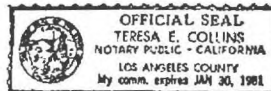
Dated April 18, 1978

Svetislav D. Virijevich
Svetislav Virijevich

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

On April 20, 1978 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Svetislav Virijevich - - - - -

known to me
to be the person whose name is subscribed in the within
instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.



Signature *Teresa E. Collins*

Title Order No. Escrow or Loan No. 222-15785

MAIL TAX STATEMENTS AS DIRECTED ABOVE

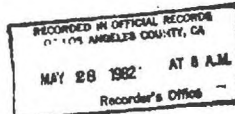
RECORDING REQUESTED BY TICOR TITLE INSURANCE CO.

RECORDING REQUESTED BY

82- 547107

ADD WHEN RECORDER MAIL TO

Name Venancio De Artola
 Street Address 1025 West 68th Street
 City & State Los Angeles, CA 90044



MAIL TAX STATEMENTS TO

Name same as above
 Street Address
 City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE



Individual Grant Deed

TO 1973 CA (12-74)

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s): 16.50
 Documentary transfer tax is \$ 16.50
☐ computed on full value of property conveyed, or
☒ computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 MARTIN DE ARTOLA, a single man

hereby GRANT(S) to
 VENANCIO DE ARTOLA, a single man

the following described real property in the city and
 County of Los Angeles, State of California:

Lots 68-69 and 70, Tract 8210, as per map recorded in Book 91, Page 56 of Maps, in
 the office of the County Recorder of said county. EXCEPT THE NORTH FIVE FEET OF
 LOT 70.

Dated March 17, 1982

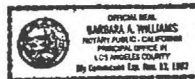
Martin De Artola
 Martin De Artola

STATE OF CALIFORNIA
 COUNTY OF Los Angeles } ss.

On March 17, 1982 before me, the under-
 signed a Notary Public in, and for said State, personally appeared
Martin De Artola

known to me
 to be the person whose name is subscribed to the within
 instrument and acknowledged that he executed the same.
 WITNESS my hand and official seal.

Signature Barbara A. Williams



(This area for official internal use)

Title Order No.

Encrow or Loan No.

19988

8001061

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
BANK OF AMERICA
NATIONAL TRUST AND SAVINGS ASSOCIATION

Downey Main Office #222

AND WHEN RECORDED MAIL TO

Name Svetislav Virijevich
Street Address 3137 1/2 Olive Street
City State Zip Huntington Park, Ca. 90255

78- 505206

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.

MAY 12 1978 AT 8 A.M.

Recorder's Office

FEE
\$3
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SHORT FORM DEED OF TRUST AND ASSIGNMENT OF BENEFITS

adopting and including by reference certain provisions of a deed of trust recorded in the counties named herein
A copy of said provisions is set forth on the reverse hereof.

This Deed of Trust, made this 18th day of April, 1978

Between MARTIN DE ARTOLA, a single man

1025 W. 68th Street Los Angeles

County of Los Angeles State of California

herein called TRUSTOR, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association, herein called TRUSTEE, and SVETISLAV VIRIJEVICH, an unmarried man

Witnesseth: That Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS to Trustee in TRUST, WITH POWER OF SALE, that property in Los Angeles County, California,

described as:
Lots 68, 69 and 70 of Tract No. 8210, as per map recorded in Book 91 Page 56 of Maps,
in the office of the County Recorder of said County.
EXCEPT the North 5 feet of said Lot 70.

TOGETHER with the rents, mores and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Section B, Paragraph 5, of the provisions adopted and included herein by reference to collect and apply such rents, mores and profits.

For the purpose of Securing the payment of the indebtedness evidenced by one promissory note of even date herewith in the principal sum of \$51,400.00 payable to Beneficiary, of order, and (2) the performance of each agreement of Trustor adopted and included by reference or contained herein.

By the execution and delivery of this Deed of Trust and the note secured hereby the parties herein agree that there are adopted and included herein for any and all purposes by reference as though the same were written in full herein the provisions of Section A, including Paragraphs 1 through 5 thereof, and of Section B, including Paragraphs 1 through 5 thereof, of that certain Deed of Trust recorded in the official records in the office of the County Recorder of Sacramento County on April 18, 1950, in book 1814 at page 556 and in the official records in the office of the County Recorder of Shasta County on April 18, 1950, in book 327 at page 1, and in the official records in the offices of the County Recorders of the following counties on April 17, 1950, in the books and at the pages designated after the name of each county:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	1050	519	Ken	1634	347	Nevada	149	199	Santa Cruz	767	498
Alpine	1	71	Kern	154	110	Nevada	1999	242	Santa Cruz	1	202
Ariz.	42	76	Lake	206	449	Orange	966	147	Siskiyou	287	334
Butte	444	145	Lassen	10	146	Plumas	31	94	Solano	529	21
Calaveras	60	309	Los Angeles	32874	331	Riverside	1164	136	Sonoma	953	386
Colusa	166	2	Madera	491	62	San Benito	169	106	Stanislaus	1000	1
Contra Costa	1519	12	Marietta	647	154	San Bernardino	2562	141	Sutter	321	30
Del Norte	34	375	Mariposa	31	396	San Diego	1584	100	Tehama	210	308
El Dorado	275	485	Mendocino	267	53	San Francisco	4273	495	Tulare	40	420
Fresno	2835	75	Merced	987	44	San Joaquin	1240	432	Yuba	1437	313
Glen	214	415	Modoc	82	111	San Luis Obispo	560	594	Yuba	47	119
Humboldt	127	442	Monterey	27	83	San Mateo	1818	131	Yuba	976	397
Imperial	277	126	Napa	1209	132	Santa Barbara	911	491	Yuba	121	95
Inyo	83	1	Napa	331	100	Santa Clara	1962	33	Yuba	140	214

A copy of said provisions so adopted and included herein by reference is set forth on the reverse hereof.

For any statement regarding the obligation secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request therefor. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his address given above. Five years after issuance of a Full Reconveyance Trustor may destroy said Note and Deed of Trust.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 20th day of April, 1978

before me, the undersigned, a Notary Public

in and for said County, personally appeared

Martin De Artola

known to me to be the person(s) whose name(s) is/are

subscribed to the within instrument, and acknowledged that he

executed the same.

WITNESS my hand and official seal

Notary Public in and for said County and State.

My Commission Expires 10

If executed by a corporation the preparation form of acknowledgment must be used.

Signature of Trustor

Martin De Artola



(This area for official notarial seal)

RECORDING REQUESTED BY

81- 1030338

AND WHEN RECORDED MAIL TO

T. D. SERVICE COMPANY
P.O. BOX 6313
BANK OF AMERICA TOWER
ONE CITY BLVD. WEST
ORANGE, CALIF. 92668

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 3 P.M. OCT 19 1981

FEE
\$4
0

Substitution of Trustee

Loan No.

T.S. No. 69116-2

NOTICE IS HEREBY GIVEN: That the undersigned desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner in said Deed of Trust provided, and does hereby substitute

MARINA ESCROW, Inc.

P.O. Box 1026 Bell, California 90201

was the original Trustee in the Deed of Trust hereinafter described:

TRUSTOR:

MARTIN DE ARTOLA, a single man

BENEFICIARY:

SVETISLAV VIRIJEVICH, an unmarried man

Recorded May 12, 1981

as instr. No. 78-505206 in book
of Official Records in the office of the Recorder of Los Angeles

County.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated August 21

19 81

BENEFICIARY

Dated date of Deed of Trust
April 18, 1978

SVETISLAV VIRIJEVICH

FOR CORPORATE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF

SS.

On _____ before me, the undersigned, a Notary Public in and for said State personally appeared _____ known to me to be the _____ President, and _____ known to me to be _____

Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature _____

Name (Typed or Printed)

FOR INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

SS.

On August 21, 1981

before me, the undersigned, a Notary Public in and for said State personally appeared SVETISLAV VIRIJEVICH

known to me to be the person whose name is _____ subscribed to the within instrument and acknowledged that he _____ executed the same.

WITNESS my hand and official seal.

Signature _____

Ila M. Rice

Name (Typed or Printed)



TS 100 REV. 11-77

[This area for official notarial seal]

RECORDED DOCUMENT

RECORDING REQUESTED BY
T. D. Service Co.

AND WHEN RECORDED MAIL TO

T. D. SERVICE COMPANY
P.O. BOX 6343
BANK OF AMERICA TOWER
ONE CITY BLVD. WEST
ORANGE, CALIF. 92668

81-1255228

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 3 P.M. DEC 22 1981

FEE
\$5
27

Substitution of Trustee

Loan No. 69116-2
T.S. No. NOTICE IS HEREBY GIVEN: That the undersigned desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner in said Deed of Trust provided, and does hereby substitute MARINA ESCROW, INC.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

was the original Trustee in the Deed of Trust hereinafter described:
TRUSTOR: MARTIN DE ARTOLA, a single man

BENEFICIARY: SVETISLAV VIRIJEVICH, an unmarried man

Recorded May 12, 1978 as instr. No. 78-505206 in book
page of Official Records in the office of the Recorder of Los Angeles County.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

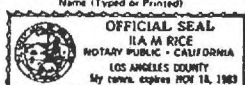
Dated 12-7-81, 19.

BENEFICIARY

Svetislav Virijevich
SVETISLAV VIRIJEVICH

FOR CORPORATE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SS
On _____ before me, the
undersigned, a Notary Public in and for said State personally appeared _____ known
to me to be the _____ President, and
known to me to be
Secretary of the Corporation that executed the
within instrument, known to me to be the persons who executed the
within instrument on behalf of the Corporation therein named, and
acknowledged to me that such Corporation executed the within instru-
ment pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.
Signature _____
Name (Typed or Printed) _____



VS 128 REV. (1-79)

(This area for official notarial seal)

FOR INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles SS
On DEC. 7, 1981 before me, the
undersigned, a Notary Public in and for said State personally appeared
SVETISLAV VIRIJEVICH
known to me
to be the person—whose name IS subscribed to the within
instrument and acknowledged that HE executed the same.
WITNESS my hand and official seal.
Signature *Svetislav Virijevich*
Name (Typed or Printed) SVETISLAV VIRIJEVICH

Ila M. Rice
Ila M. Rice

RECORDING REQUESTED BY
125.
Don Bradford / 8021096
AND WHEN RECORDED MAIL TO

Home
Street Address
City & State
TITLE INSURANCE AND TRUST
3540 Wilshire Blvd.
Los Angeles, CA 90010
Attn: Hilda Wilkin

82- 553467

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

JUN 1 1982 AT 8 A.M.

Recorder's Office

FEE
\$5
2 N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TO 1982 CA (11-77)
CAT NO 1000000

Substitution of Trustee

TS 1-68412-C-

APN

WHEREAS, MARTIN DE ARTOLA, A SINGLE MAN

was the original Trustor,

~~BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION~~ a national banking association
was the original Trustee, and

~~SVETISLAV VIRIJEVICH, AN UNMARRIED MAN,~~
was the original Beneficiary under that certain Deed of Trust dated APRIL 18TH, 1978
and recorded on MAY 12, 1978, as number 78-505206, in ~~County of~~
~~Los Angeles~~ of Official Records of LOS ANGELES County,
California, and

~~WHEREAS, THE UNDERSIGNED IS THE PRESENT BENEFICIARY UNDER SAID DEED OF TRUST, AND~~

WHEREAS, the undersigned Beneficiary is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and
stead of said original Trustee thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes Title Insurance and Trust Company, a California
corporation, whose home office address is 6300 Wilshire Boulevard, Los Angeles, California 90048, as Trustee under
said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the
singular number includes the plural.

Dated MAY 25, 19 82.

X ~~NOTARY PUBLIC - CALIFORNIA~~ X

BENEFICIARY

X *Svetislav Virijevich*
SVETISLAV VIRIJEVICH

FOR CORPORATE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF

SS.

On before me, the undersigned, a Notary Public in and for said State, personally appeared
known to me to be the President, and
known to me to be Secretary of the Corporation that
executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation
therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution
of its board of directors.

WITNESS my hand and official seal. Signature

FOR INDIVIDUAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS.

On May 25, 1982, before me, the undersigned, a Notary Public in and for said State,
personally appeared SVETISLAV VIRIJEVICH

known to me to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.

WITNESS my hand and official seal. Signature *Hilda Wilkin*

FOR PARTNERSHIP ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF

SS.

On before me, the under-
signed, a Notary Public in and for said State, personally appeared

known to me
to be of the partners of the partnership that
executed the within instrument, and acknowledged to me that such
partnership executed the same.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

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

06 0320248

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6013-003-001

AKA 7020 S VERMONT AVE
LOS ANGELES

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. 4151382)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

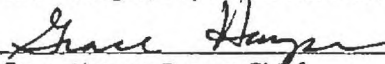
TR 8210 70 2 M B 91-56

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.

DATED: This 07th Day of February, 2006

DE ARTOLA VENANCIO
7020 S VERMONT AVE
LOS ANGELES CA,90044

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By 
Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO
Department of Building and Safety
Financial Services Division
201 N Figueroa St , 9th Floor
Los Angeles, CA 90012

04/06/07



20070832396

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 4255097)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001
AKA 7020 S VERMONT AVE
LOS ANGELES

Owner
DE ARTOLA VENANCIO
7020 S VERMONT AVE
LOS ANGELES CA,90044

DATED This 30th Day of March, 2007

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

04/25/08



20080731857

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 1 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. 4420936)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001

AKA 7020 S VERMONT AVE
LOS ANGELES

Owner
DE ARTOLA VENANCIO
7020 S VERMONT AVE
LOS ANGELES CA, 90044

DATED This 18th Day of April, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Karen Penner, Acting Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

11/07/08



20081975295

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. 4492098)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001
AKA 7020 S VERMONT AVE
LOS ANGELES

3

Owner
DE ARTOLA VENANCIO
7020 S VERMONT AVE
LOS ANGELES CA, 90044

DATED: This 03rd Day of November, 2008

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By *etabuada*
fu Karen Penera, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO.

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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. 4782315)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001

AKA 7020 S VERMONT AVE
LOS ANGELES

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. 4851400)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001

AKA 7020 S VERMONT AVE
LOS ANGELES

RECORDING REQUESTED BY.
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

4 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. 4946797)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001

AKA 7020 S VERMONT AVE
LOS ANGELES

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

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11.00 a m., Monday through Friday. (Invoice No. 5024403)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001
AKA 7020 S VERMONT AVE
LOS ANGELES

Owner

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

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5300189)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001
AKA 7020 S VERMONT AVE
LOS ANGELES

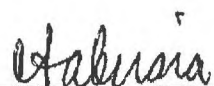
Owner:

DE ARTOLA VENANCIO
7020 S VERMONT AVE
LOS ANGELES CA, 90044

DATED: This 09th Day of December, 2011

CITY OF LOS ANGELES

By


Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

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 1 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. 5542879)

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 8210 68 M B 91-56

TR 8210 69 M B 91-56

TR 8210 70 2 M B 91-56

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 6013-003-001
AKA 7020 S VERMONT AVE
LOS ANGELES

Owner:

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 LIEN

APN # 6013-003-001

AKA: 7020 SOUTH VERMONT AVENUE, LOS ANGELES, CA

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on January 29, 2013, the City of Los Angeles hereby claims a lien in the sum \$ 7,372.13 against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property, located at:

AKA: 7020 SOUTH VERMONT AVENUE, LOS ANGELES, CA

The property subject to this Notice of Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Lots 68, 69 and 70 of Tract No. 8210, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 91, Page(s) 56 of Maps, in the office of the County Recorder of said County. (Full legal description on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012).

**THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE
CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.**

OWNER(S):

VENANCIO DE ARTOLA
1025 WEST 68TH STREET
LOS ANGELES, CA 90044

VENANCIO DE ARTOLA
7020 SOUTH VERMONT AVENUE
LOS ANGELES, CA 90044-5247

CITY OF LOS ANGELES
Department of Building and Safety

By Steve Ongele
Steve Ongele, Chief
Resource Management Bureau

DATED: This 13th Day of March, 2013

EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: June 08, 2015

JOB ADDRESS: 7020 SOUTH VERMONT AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6013-003-001

Last Full Title: 01/08/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|----------------------------|
| 1). | VENACIO DE ARTOLA
1025 W 68 TH ST
LOS ANGELES, CA 90044 | CAPACITY: OWNER |
| 2). | VENACIO DE ARTOLA
7020 S VERMONT AVE
LOS ANGELES, CA 90044 | CAPACITY: OWNER |
| 3). | TITLE INSURANCE & TRUST
3540 WILSHIR BLVD
LOS ANGELES, CA 90010 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :
7020 S VERMONT AVE, LOS ANGELES, CA 90044-5247



CoreLogic

RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name: DE ARTOLA VENANCIO
 Mailing Address: 7020 S VERMONT AVE, LOS ANGELES CA 90044-5247 C053
 Vesting Codes: //

Location Information

Legal Description:	TRACT NO 8210 LOTS 68,69 AND S 20 FT OF LOT 70		
County:	LOS ANGELES, CA	APN:	6013-003-001
Census Tract / Block:	2375.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	8210
Legal Book/Page:	91-56	Map Reference:	51-F5 /
Legal Lot:	70	Tract #:	8210
Legal Block:		School District:	LOS ANGELES
Market Area:	C34	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	06/16/1987 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	954935	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

ELAM CHARLE

Prior Sale Information

Prior Rec/Sale Date:	05/12/1978 /	Prior Lender:	
Prior Sale Price:	\$54,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1939 / 1940	Total Rooms/Offices		Garage Area:	
Gross Area:	4,940	Total Restrooms:		Garage Capacity:	
Building Area:	4,940	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	1.00	Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	AVERAGE
		Basement Area:		Condition:	

ROLL COMPOSITION

CONCRETE
BLOCK/STUCCO

Site Information

Zoning:	LAC2	Acres:	0.17	County Use:	AUTO SVC SHOP (2600)
Lot Area:	7,212	Lot Width/Depth:	72 x 100	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$122,365	Assessed Year:	2014	Property Tax:	\$2,087.08
Land Value:	\$94,801	Improved %:	23%	Tax Area:	6660
Improvement Value:	\$27,564	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$122,365				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

7020 S VERMONT AVE, LOS ANGELES, CA 90044-5247**15 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: 15**

	Subject Property	Low	High	Average
Sale Price	\$0	\$31,000	\$8,635,000	\$1,566,400
Bldg/Living Area	4,940	4,252	5,556	4,831
Price/Sqft	\$0.00	\$5.63	\$1,677.35	\$318.31
Year Built	1939	1926	1975	1951
Lot Area	7,212	4,705	63,965	18,625
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$122,365	\$79,159	\$1,226,269	\$653,217
Distance From Subject	0.00	2.15	24.08	10.20

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			7020 S VERMONT AVE		1939			06/16/1987	4,940	7,212	0.0
Comparables											
<input checked="" type="checkbox"/>	1		2745 W MANCHESTER BLVD	\$1,175,000	1946			09/24/2014	4,352	17,461	2.15
<input checked="" type="checkbox"/>	2		1484 W MARTIN LUTHER KING JR BLVD B	\$600,000	1951			09/29/2014	4,747	7,758	2.49
<input checked="" type="checkbox"/>	3		8928 STATE ST	\$500,000	1945			09/11/2014	4,628	11,199	4.79
<input checked="" type="checkbox"/>	4		4918 SAN VICENTE BLVD	\$8,635,000	1951			04/27/2015	5,148	12,206	5.89
<input checked="" type="checkbox"/>	5		1169 S ROBERTSON BLVD	\$1,850,000	1926			02/20/2015	4,700	4,705	7.67
<input checked="" type="checkbox"/>	6		8041 FIRESTONE BLVD	\$1,700,000	1975			02/03/2015	4,576	18,935	9.12
<input checked="" type="checkbox"/>	7		11210 MYRTLE ST	\$1,600,000	1950			03/18/2015	4,694	31,753	9.17
<input checked="" type="checkbox"/>	8		4514 N FIGUEROA ST	\$1,250,000	1932			05/01/2015	4,860	8,304	9.63
<input checked="" type="checkbox"/>	9		8410 SOMERSET BLVD	\$555,000	1966			09/12/2014	5,027	17,028	9.65
<input checked="" type="checkbox"/>	10		2428 W BEVERLY BLVD	\$850,000	1971			04/07/2015	4,667	15,727	9.94
<input checked="" type="checkbox"/>	11		888 N GARFIELD AVE	\$1,250,000	1953			05/15/2015	4,964	5,238	10.04
<input checked="" type="checkbox"/>	12		3077 CAHUENGA BLVD W	\$2,550,000	1932			03/31/2015	5,556	63,965	10.84
<input checked="" type="checkbox"/>	13		12154 VALLEY BLVD	\$850,000	1964			04/14/2015	4,252	20,469	16.85
<input checked="" type="checkbox"/>	14		14540 VAN NUYS BLVD	\$100,000	1960			01/14/2015	4,797	11,943	20.75
<input checked="" type="checkbox"/>	15		531 E ARROW HWY	\$31,000	1950			04/10/2015	5,502	32,684	24.08

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7020 S VERMONT AVE, LOS ANGELES, CA 90044-5247**15 Comparable(s) Selected.**

Report Date: 06/06/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$31,000	\$8,635,000	\$1,566,400
Bldg/Living Area	4,940	4,252	5,556	4,831
Price/Sqft	\$0.00	\$5.63	\$1,677.35	\$318.31
Year Built	1939	1926	1975	1951
Lot Area	7,212	4,705	63,965	18,625
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$122,365	\$79,159	\$1,226,269	\$653,217
Distance From Subject	0.00	2.15	24.08	10.20

*= user supplied for search only

Comp #: 1 Distance From Subject: 2.15 (miles)
 Address: 2745 W MANCHESTER BLVD, INGLEWOOD, CA 90305-2435
 Owner Name: THREE KIDS LAUNDRY LLC
 Seller Name: DONEL INVESTMENTS LLC
 APN: 4010-010-028 Map Reference: 57-C2 / Building Area: 4,352
 County: LOS ANGELES, CA Census Tract: 6008.01 Total Rooms/Offices:
 Subdivision: 11156 Zoning: INC2* Total Restrooms:
 Rec Date: 09/24/2014 Prior Rec Date: Yr Built/Eff: 1946 / 1975
 Sale Date: 08/25/2014 Prior Sale Date: Air Cond: NONE
 Sale Price: \$1,175,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1010397 Acres: 0.40
 1st Mtg Amt: \$587,500 Lot Area: 17,461
 Total Value: \$780,000 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 2.49 (miles)
 Address: 1484 W MARTIN LUTHER KING JR BLVD B, LOS ANGELES, CA 90062
 Owner Name: SHIN YONG J/HWANG KOOK R
 Seller Name: KIM JIN S TRUST
 APN: 5021-003-032 Map Reference: 51-E2 / Building Area: 4,747
 County: LOS ANGELES, CA Census Tract: 2316.00 Total Rooms/Offices:
 Subdivision: PIONEER INVESTMENT & TRUST COS Zoning: LAC2 Total Restrooms:
 Rec Date: 09/29/2014 Prior Rec Date: 07/31/1987 Yr Built/Eff: 1951 /
 Sale Date: 09/04/2014 Prior Sale Date: 07/1987 Air Cond:
 Sale Price: \$600,000 Prior Sale Price: \$150,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1026591 Acres: 0.18
 1st Mtg Amt: \$553,000 Lot Area: 7,758
 Total Value: \$291,826 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 4.79 (miles)
 Address: 8928 STATE ST, SOUTH GATE, CA 90280-2926
 Owner Name: JEONG NORAN/JEONG JUDY
 Seller Name: LAWRENCE FAMILY TRUST
 APN: 6210-026-024 Map Reference: 59-A2 / Building Area: 4,628
 County: LOS ANGELES, CA Census Tract: 5357.02 Total Rooms/Offices:
 Subdivision: 3477 Zoning: SGCR* Total Restrooms:
 Rec Date: 09/11/2014 Prior Rec Date: Yr Built/Eff: 1945 / 1945
 Sale Date: 06/12/2014 Prior Sale Date: Air Cond:
 Sale Price: \$500,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 961214 Acres: 0.26
 1st Mtg Amt: \$540,000 Lot Area: 11,199
 Total Value: \$79,159 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 5.89 (miles)
 Address: 4918 SAN VICENTE BLVD, LOS ANGELES, CA 90019-2950
 Owner Name: 4918 SAN VICENTE BOULEVARD LA
 Seller Name: HOFFMAN JACK & S TRUST
 APN: 5070-001-013 Map Reference: 43-B3 / Building Area: 5,148
 County: LOS ANGELES, CA Census Tract: 2172.00 Total Rooms/Offices:
 Subdivision: 5069 Zoning: LAC2 Total Restrooms:
 Rec Date: 04/27/2015 Prior Rec Date: 04/20/2015 Yr Built/Eff: 1951 /
 Sale Date: 04/24/2015 Prior Sale Date: 04/17/2015 Air Cond:
 Sale Price: \$8,635,000 Prior Sale Price: \$3,000 Pool:
 Sale Type: UNKNOWN Prior Sale Type: FULL Roof Mat:
 Document #: 469766 Acres: 0.28
 1st Mtg Amt: Lot Area: 12,206
 Total Value: \$147,752 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: **5** Distance From Subject: **7.67 (miles)**
 Address: **1169 S ROBERTSON BLVD, LOS ANGELES, CA 90035**
 Owner Name: **ROBERTSON-PICO LLC**
 Seller Name: **1169 S ROBERTSON BLVD LLC**
 APN: **4332-014-019** Map Reference: **42-D2 /** Building Area: **4,700**
 County: **LOS ANGELES, CA** Census Tract: **2170.01** Total Rooms/Offices:
 Subdivision: **8440** Zoning: **LAC2** Total Restrooms:
 Rec Date: **02/20/2015** Prior Rec Date: **03/23/1992** Yr Built/Eff: **1926 / 1926**
 Sale Date: **02/03/2015** Prior Sale Date:
 Sale Price: **\$1,850,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **188133** Acres: **0.11**
 1st Mtg Amt: **\$1,050,000** Lot Area: **4,705**
 Total Value: **\$1,050,000** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **9.12 (miles)**
 Address: **8041 FIRESTONE BLVD, DOWNEY, CA 90241-4228**
 Owner Name: **HYE LLC**
 Seller Name: **CHO CHI Y**
 APN: **6251-040-003** Map Reference: **60-B3 /** Building Area: **4,576**
 County: **LOS ANGELES, CA** Census Tract: **5513.00** Total Rooms/Offices:
 Subdivision: **DOWNEY LAND ASSOCIATION** Zoning: **DOC3*** Total Restrooms:
 Rec Date: **02/03/2015** Prior Rec Date: **05/26/2010** Yr Built/Eff: **1975 / 1975**
 Sale Date: **01/29/2015** Prior Sale Date: **05/20/2010** Air Cond:
 Sale Price: **\$1,700,000** Prior Sale Price: **\$1,137,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **118771** Acres: **0.43**
 1st Mtg Amt: **\$1,360,000** Lot Area: **18,935**
 Total Value: **\$1,197,776** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **9.17 (miles)**
 Address: **11210 MYRTLE ST, DOWNEY, CA 90241-4233**
 Owner Name: **APB PROPERTIES LLC**
 Seller Name: **REY HUGO N LIVING TRUST**
 APN: **6255-001-009** Map Reference: **60-B3 /** Building Area: **4,694**
 County: **LOS ANGELES, CA** Census Tract: **5513.00** Total Rooms/Offices:
 Subdivision: **DOWNEY LAND ASSOC** Zoning: **DOM2-C3*** Total Restrooms:
 Rec Date: **03/18/2015** Prior Rec Date: **08/04/1999** Yr Built/Eff: **1950 / 1950**
 Sale Date: **01/26/2015** Prior Sale Date: **06/30/1999** Air Cond:
 Sale Price: **\$1,600,000** Prior Sale Price: **\$575,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **289211** Acres: **0.73**
 1st Mtg Amt: **\$1,390,000** Lot Area: **31,753**
 Total Value: **\$720,926** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **9.63 (miles)**
 Address: **4514 N FIGUEROA ST, LOS ANGELES, CA 90065-3040**
 Owner Name: **4514 N FIGUEROA LLC**
 Seller Name: **KUSATSU KEVIN**
 APN: **5467-007-001** Map Reference: **36-B3 /** Building Area: **4,860**
 County: **LOS ANGELES, CA** Census Tract: **1851.00** Total Rooms/Offices:
 Subdivision: **LUEKENS SUB** Zoning: **LAC2** Total Restrooms:
 Rec Date: **05/01/2015** Prior Rec Date: **04/02/2013** Yr Built/Eff: **1932 / 1949**
 Sale Date: **04/28/2015** Prior Sale Date: **03/22/2013** Air Cond:
 Sale Price: **\$1,250,000** Prior Sale Price: **\$600,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **502233** Acres: **0.19**
 1st Mtg Amt: **\$1,368,000** Lot Area: **8,304**
 Total Value: **\$989,471** # of Stories:
 Land Use: **AUTO REPAIR** Park Area/Cap#: **/**

Comp #:	9		Distance From Subject:	9.65 (miles)	
Address:	8410 SOMERSET BLVD, PARAMOUNT, CA 90723-3551				
Owner Name:	PARTIN JIMMY D				
Seller Name:	MONJARAZ SANDRA N				
APN:	6270-007-035	Map Reference:	65-F3 /	Building Area:	5,027
County:	LOS ANGELES, CA	Census Tract:	5539.01	Total Rooms/Offices:	
Subdivision:	CLEARWATER	Zoning:	PACM-RM*	Total Restrooms:	
Rec Date:	09/12/2014	Prior Rec Date:	10/06/2008	Yr Built/Eff:	1966 /
Sale Date:	09/10/2014	Prior Sale Date:	09/17/2008	Air Cond:	
Sale Price:	\$555,000	Prior Sale Price:	\$750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	964828	Acres:	0.39		
1st Mtg Amt:	\$416,000	Lot Area:	17,028		
Total Value:	\$787,868	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10		Distance From Subject:	9.94 (miles)	
Address:	2428 W BEVERLY BLVD, MONTEBELLO, CA 90640-2306				
Owner Name:	VELASCO MIGUEL & MARGARITA				
Seller Name:	NAKANO K B & J K TRUST				
APN:	5268-022-002	Map Reference:	46-C6 /	Building Area:	4,667
County:	LOS ANGELES, CA	Census Tract:	5302.04	Total Rooms/Offices:	
Subdivision:	8502	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	04/07/2015	Prior Rec Date:		Yr Built/Eff:	1971 /
Sale Date:	01/22/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$850,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	379844	Acres:	0.36		
1st Mtg Amt:	\$450,000	Lot Area:	15,727		
Total Value:	\$248,874	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	11		Distance From Subject:	10.04 (miles)	
Address:	888 N GARFIELD AVE, MONTEBELLO, CA 90640-1607				
Owner Name:	AMIRIAN-STEPHANIAN TRUST				
Seller Name:	J MISY CORP				
APN:	5268-001-012	Map Reference:	46-B5 /	Building Area:	4,964
County:	LOS ANGELES, CA	Census Tract:	5302.03	Total Rooms/Offices:	
Subdivision:	15884	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	05/15/2015	Prior Rec Date:	03/09/2007	Yr Built/Eff:	1953 / 1959
Sale Date:	05/08/2015	Prior Sale Date:	03/02/2007	Air Cond:	YES
Sale Price:	\$1,250,000	Prior Sale Price:	\$800,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	568236	Acres:	0.12		
1st Mtg Amt:	\$1,535,000	Lot Area:	5,238		
Total Value:	\$982,415	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	12		Distance From Subject:	10.84 (miles)	
Address:	3077 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1866				
Owner Name:	3077 CAHUENGA BOULEVARD LLC				
Seller Name:	JEFFRIES 101 RENTALS LLC				
APN:	2429-019-009	Map Reference:	24-B6 /	Building Area:	5,556
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms/Offices:	
Subdivision:	2705	Zoning:	LAPF	Total Restrooms:	
Rec Date:	03/31/2015	Prior Rec Date:		Yr Built/Eff:	1932 /
Sale Date:	05/29/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,550,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	344509	Acres:	1.47		
1st Mtg Amt:	\$1,275,000	Lot Area:	63,965		
Total Value:	\$251,566	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	13		Distance From Subject:	16.85 (miles)	
Address:	12154 VALLEY BLVD, EL MONTE, CA 91732-3106				
Owner Name:	KKW COIN LAUNDRY LLC				
Seller Name:	MA YUNG C & HSIU L				
APN:	8106-008-001	Map Reference:	47-F2 /	Building Area:	4,252
County:	LOS ANGELES, CA	Census Tract:	4339.01	Total Rooms/Offices:	
Subdivision:	10848	Zoning:	EMC4*	Total Restrooms:	
Rec Date:	04/14/2015	Prior Rec Date:	01/25/2002	Yr Built/Eff:	1964 / 1970
Sale Date:	04/08/2015	Prior Sale Date:	01/23/2002	Air Cond:	YES
Sale Price:	\$850,000	Prior Sale Price:	\$340,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	408842	Acres:	0.47		
1st Mtg Amt:	\$637,000	Lot Area:	20,469		
Total Value:	\$409,727	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14		Distance From Subject:	20.75 (miles)	
Address:	14540 VAN NUYS BLVD, PANORAMA CITY, CA 91402-1129				
Owner Name:	FOX ALAN/FOX CARY & LINDA				
Seller Name:	FOX JENNY				
APN:	2644-025-022	Map Reference:	8-D4 /	Building Area:	4,797
County:	LOS ANGELES, CA	Census Tract:	1193.10	Total Rooms/Offices:	
Subdivision:	20368	Zoning:	LAC2	Total Restrooms:	
Rec Date:	01/14/2015	Prior Rec Date:	06/10/1992	Yr Built/Eff:	1960 / 1960
Sale Date:	08/04/2005	Prior Sale Date:	04/1992	Air Cond:	
Sale Price:	\$100,000	Prior Sale Price:	\$80,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	46489	Acres:	0.27		
1st Mtg Amt:		Lot Area:	11,943		
Total Value:	\$634,621	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	15		Distance From Subject:	24.08 (miles)	
Address:	531 E ARROW HWY, AZUSA, CA 91702-5706				
Owner Name:	WH AZUSA 70 GP				
Seller Name:	HAERING L J & K A TRUST				
APN:	8621-008-041	Map Reference:	90-A3 /	Building Area:	5,502
County:	LOS ANGELES, CA	Census Tract:	4045.04	Total Rooms/Offices:	
Subdivision:		Zoning:	AZC3*	Total Restrooms:	
Rec Date:	04/10/2015	Prior Rec Date:	07/07/2005	Yr Built/Eff:	1950 /
Sale Date:	04/03/2015	Prior Sale Date:	06/29/2005	Air Cond:	
Sale Price:	\$31,000	Prior Sale Price:	\$950,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	396837	Acres:	0.75		
1st Mtg Amt:		Lot Area:	32,684		
Total Value:	\$1,226,269	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: June 08, 2015

JOB ADDRESS: 7020 SOUTH VERMONT AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6013-003-001

CASE#: 78665

ORDER NO: A-3116578

EFFECTIVE DATE OF ORDER TO COMPLY: October 04, 2012

COMPLIANCE EXPECTED DATE: October 09, 2012

DATE COMPLIANCE OBTAINED: No Compliance to Date.

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3116578

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
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

VENANCIO DE ARTOLA
7020 S VERMONT AVE
LOS ANGELES, CA 90044

CASE #: 78665
ORDER #: A-3116578
EFFECTIVE DATE: October 04, 2012
COMPLIANCE DATE: October 09, 2012

PROPERTY OWNER OF
SITE ADDRESS: 7020 S VERMONT AVE
ASSESSORS PARCEL NO.: 6013-003-001
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: FLORES AUTO ELECTRIC

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 23, 2012 and billed on invoice # 554287.

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

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

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS:

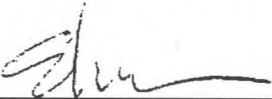
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation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

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

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3044.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



CLAUDE NUCKOLS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044

Date: September 26, 2012

NP

SEP 28 2012

REVIEWED BY