

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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VICE PRESIDENT

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GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

September 23, 2015

Council District: # 9

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

JOB ADDRESS: **7700 SOUTH BROADWAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6031-017-001**

On October 08, 2011, 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: **7700 South Broadway, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	820.18
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,787.18</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 **\$2,787.18** 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 **\$2,787.18** 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 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. T11984**  
 Dated as of: 08/06/2015

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

APN #: 6031-017-001

Property Address: 7700 S BROADWAY ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: GRANT DEED

Grantee : ALAN GHOULIANCE, LISA E GHOULIANCE,

Grantor : HURDLE TRUST, MAXCINE TR MAXCINE H HURDLE

Deed Date : 08/05/1997

Recorded : 08/13/1997

Instr No. : 97-1252721

MAILING ADDRESS: ALAN & LISA E GHOULIANCE  
 7700 S BROADWAY # E LOS ANGELES CA 90003

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 183 Abbreviated Description: LOT:183 CITY:REGION/CLUSTER: 26/26604 SUBD:PECKHAMS MONETA AVENUE SQUARE #1 PECKHAM'S MONETA AVE SQUARE # 1 EX OF STLOT 183 City/Muni/Twp: REGION/CLUSTER: 26/26604

**MORTGAGES/LIENS**

Type of Document: DEED OF TRUST WITH ASSIGNMENT

Recording Date: 08/13/1997

Document #: 97-1252722

Loan Amount: \$165,000

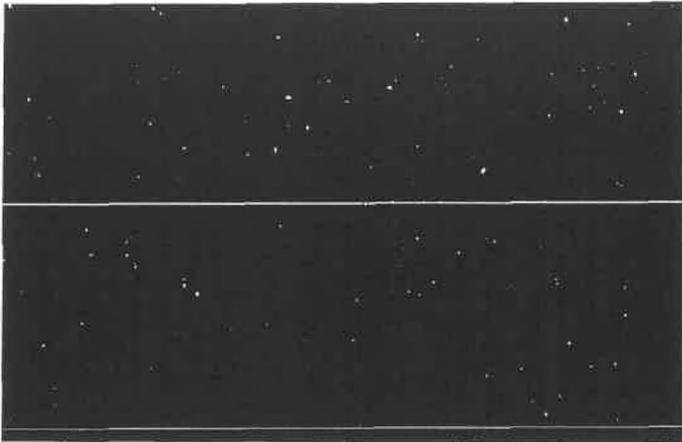
Lender Name: MAXCINE HURDLE

Borrowers Name: ALAN GHOULIANCE, LISA E GHOULIANCE,

MAILING ADDRESS: MAXCINE HURDLE  
 3764 OLYMPIAD DRIVE LOS ANGELES, CA 90043

Type of Document: DEED OF TRUST WITH ASSIGNMENT OF RENTS AS ADDITIONAL SECURITY





RECORDING REQUESTED BY:  
*Commonwealth*  
When Recorded Mail Document  
and Tax Statement To:  
Alan Ghouliance  
Lisa E. Ghouliance  
7700 S. Broadway, Suite E  
Los Angeles, Ca. 90003-2434

97 1252721

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
2:01 PM AUG 13 1997

Escrow No. 7903-2  
Title Order No. 1711388-5  
APN: 6031-017-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FEE \$10 D  
2

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ 236.50 City tax \$ 967.50  
[ ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
[ ] Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MAXCINE HURDLE TRUSTEE OF THE MAXCINE HOWARD HURDLE INTER VIVOS TRUST UAD 2-18-81

hereby GRANT(S) to  
ALAN GHOULIANCE AND LISA E. GHOULIANCE, HUSBAND AND WIFE AS JOINT TENANTS

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

SEE EXHIBIT "A"  
ATTACHED

DATED: 8-5-97

*Maxcine Howard Hurdle*  
MAXCINE HOWARD HURDLE, TRUSTEE

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON August 5, 1997 before me,  
a Notary, Alta J. Thompson personally appeared  
MAXCINE HOWARD HURDLE\*

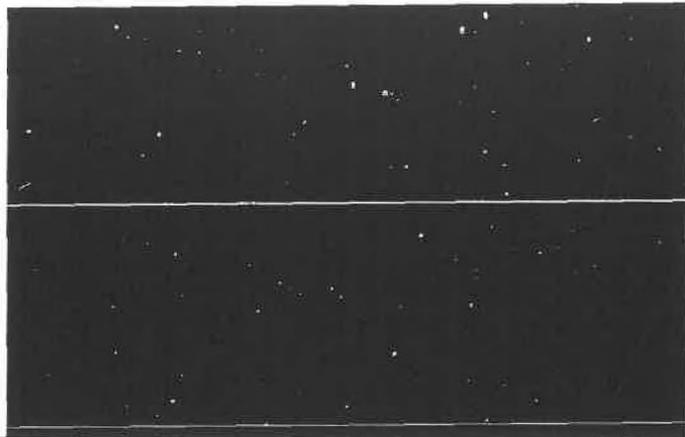
I personally know Maxcine Hurdle, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALTA J. THOMPSON  
COMM. # 104711  
Notary Public - California  
LOS ANGELES COUNTY  
My Comm. Expires Dec 11, 1998

Witness my hand and official seal.  
Signature: *Alta J. Thompson*  
ALTA J. THOMPSON

MAIL TAX STATEMENT AS DIRECTED ABOVE

APN - 6031-017-001



RECORDING REQUESTED BY

*Commonwealth*

97 1252722

AND WHEN RECORDED MAIL TO

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
2:01 PM AUG 13 1997

Name MAXCINE HOWARD HURDLE  
Street TRUSTEE  
Address 3764 OLYMPIAD DRIVE  
City & State LOS ANGELES, CALIFORNIA 90043  
1711388-5

FEE \$17 D  
DAF \$4  
C-20 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
A.P.N. 6031-017-001

DEED OF TRUST WITH ASSIGNMENT OF RENTS  
(SHORT FORM)

This Deed of Trust, made August 5th, 1997, between  
ALAN GHOLIANCE, and LISA E. GHOLIANCE, husband and wife as joint tenants, herein called TRUSTOR,  
whose address is 104 N. GLENDALE AVENUE, LOS ANGELES, CALIFORNIA 91206.

COMMONWEALTH LAND TITLE COMPANY, a California corporation, herein called TRUSTEE, and  
MAXCINE HURDLE TRUSTEE OF THE MAXCINE HOWARD HURDLE INTER VIVOS TRUST UAD 2-18-81, herein called BENEFICIARY,

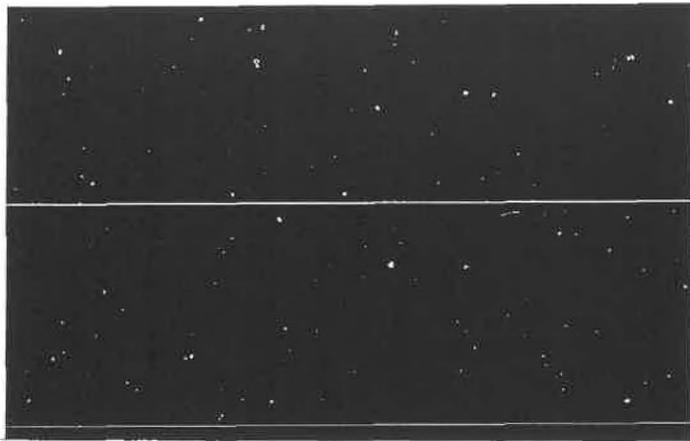
Witnesseth: That Trustor grants to Trustee in Trust with Power of Sale, that property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 183 of Peckham's Moneta Avenue Square No. 1, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 10 Page 187 of Maps, in the office of the County Recorder of said County.

(THIS IS A FIRST DEED OF TRUST)

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority 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 \$ 165,000.00 with interest thereon according to the terms of a promissory note of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performances of each agreement of Trustor incorporated by reference or contained herein (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.

6031-017-001



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

County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Madera	810	170	San Luis Obispo	1161	12
Alpine	1	250	Marin	1508	339	San Mateo	4078	420
Amador	104	348	Mariposa	77	292	Santa Barbara	1878	860
Butte	1145	1	Menocino	679	530	Santa Clara	5338	341
Calaveras	145	162	Merced	1547	538	Santa Cruz	1431	494
Colusa	296	617	Modoc	184	851	Shasta	684	528
Contra Costa	3878	47	Mono	52	429	San Diego Series 2 Book 1961	Page 183887	
Del Norte	78	414	Monterey	2194	538	Sierra	29	335
El Dorado	568	456	Napa	639	86	Siskiyou	468	181
Fresno	4626	572	Nevada	305	320	Solano	1105	182
Glenn	422	184	Orange	6889	611	Sonoma	1851	689
Humboldt	657	627	Placer	895	301	Stanislaus	1715	456
Imperial	1091	501	Plumas	151	5	Sutter	572	297
Inyo	147	598	Riverside	3005	623	Tehama	401	289
Kern	3427	60	Sacramento	4331	62	Trinity	93	366
Kings	792	833	San Benito	271	383	Tulare	2294	275
Lake	362	39	San Bernardino	5567	61	Tuolumne	135	47
Lassen	171	471	San Francisco	A332	805	Ventura	2082	386
Los Angeles	T2055	899	San Joaquin	2470	311	Yolo	653	245
						Yuba	334	486

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B. (identical in all counties, and printed on the reversed side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed the maximum allowed by law.  
 The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

State of California }  
 County of Los Angeles } SS  
 On August 5, 1997 before me,  
 personally appeared ALAN GHOU LIANCE and  
 LISA E. GHOU LIANCE

Signature of Trustor  
 ALAN GHOU LIANCE  
 LISA E. GHOU LIANCE

I personally know and know the person(s) named above (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal  
 Signature ALTA J. THOMPSON  
 Title Order No. 1711388-5  
 Escrow or Loan No. 7903-2



97 1252722

(This area for official notarial seal)

01 2377409

2

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

BANKERS INSURANCE COMPANY  
P.O. BOX 15707  
ST. PETERSBURG, FL 33733-5707

Escrow No.  
Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS AS ADDITIONAL SECURITY

This DEED OF TRUST, made this 07 day of December, 2001, between  
Alen Ghoulance and Lisa Ghoulance, a married couple.

herein called TRUSTOR, whose address is 905 Kill Mory, Los Angeles, CA  
Brian Kesneck, Vice President, Bankers Insurance Company  
herein called TRUSTEE, and  
Bankers Insurance Company, 360 Central Avenue, St. Petersburg, FL 33701

herein called BENEFICIARY, Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that  
property in the City of Los Angeles, County of Los Angeles California, described as:  
7700 S. Broadway, Los Angeles, CA 90003-2434  
APN: 6031-017-001

Together with the 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.

Escrow No:

For the Purpose of Securing (1) payment of the sum of \$50,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by 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 or reciting it is so secured; (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.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067
Calavares	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398
Inyo	165	672	Nevada	363	94	Shasta	800	633		
Kern	3756	690	Orange	7182	18	San Diego Series Book 1964, Page 149774				

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties) are printed on the following pages hereof, and are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Escrow No:

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On December 07 2001 before me,  
MANUSHAK AVETISYAN a Notary Public  
in and for said County and State, personally appeared

ALEN GHOLIANCE  
LISA GHOLIANCE

} ss

*Alen Ghoulance*  
TRUSTOR  
Alen Ghoulance  
*Lisa Ghoulance*  
TRUSTOR  
Lisa Ghoulance

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted,  
executed the instrument.

WITNESS my hand and official seal.

*Manushak Avetisyan*  
NOTARY'S SIGNATURE



(THIS AREA FOR OFFICIAL NOTARIAL SEAL OR STAMP)

AND WHEN RECORDED MAIL TO:  
Bankers Surety Services, Inc.  
PO Box 33015  
St. Petersburg, FL 33733-8015



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED OF TRUST AND ABSOLUTE ASSIGNMENT OF RENTS

This Deed of Trust with Assignment of Rents, is made this 8<sup>th</sup> day of April 20 09 by Alen Ghoulance & Lisa E. Ghoulance, Husband and Wife ("TRUSTOR") whose address is 7700 S Broadway #E Los Angeles CA 90003-2434 (number an street) (City) (State) (Zip) to Bankers Surety Services, Inc. ("TRUSTEE"), for the benefit of Bankers Insurance Company

("BENEFICIARY"), whose address is 11101 Roosevelt Blvd. North, St. Petersburg, FL 33716, Trustor irrevocably grants and conveys to Trustee, in Trust, with power of sale, all Trustor's right, title and interest now owned or later acquired in the following described property located in the County of Los Angeles, State of California:

APN 6031-017-001 LOT 183 OF PECKHAM'S MONETA AVENUE SQUARE NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 10 PAGE 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS 7700 South Broadway #E, Los Angeles CA 90003-2434

Together with all the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way appertaining, and the rents, issues and profits thereof are herein referred to as the PROPERTY.

This deed together in the amount of Two Hundred Thousand Dollars (\$200,000.00) hereby conveyed for the purpose of securing performance of each agreement of Trustor herein contained, and securing payment to the said Beneficiary of the monies due to it and of all losses, damages, attorney's fees, private investigation fees, court assessment, bail premiums, expenditures and liability suffered, sustained, made or incurred by it (and as more fully set forth in that certain Agency Agreement made by and between Bankers Insurance Company, a Florida Corporation as "Surety", and Alen Ghoulance d/b/a Los Angeles Bail Bonds, as "Producer" dated the 1<sup>st</sup> day of January, 2001, (which agreement(s) is made a part hereof by reference as though herein fully set forth), as well as any future Agreements that may exist at any point in time and any personal indemnification of Alen Ghoulance and/or Lisa E Ghoulance in favor of Bankers Insurance Company that may exist either past present or future.

AND FOR WHICH AMOUNTS and the matters set forth in the Agency Agreement and/or indemnity agreements, these presents are security.

To protect the security on this Deed of Trust, Trustor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Trustor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Trustor in insurance policies then in force shall pass to the purchaser at the foreclosure sale

4. To defend any action or proceeding purporting to affect the security hereof of the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Trustor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the legal rate, shall be added to and become a part of the debt secured by this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby, Beneficiary does not waive its right to require prompt payment when due of all other sums to secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, upon written request of the Trustor and the Beneficiary, or upon satisfaction of the obligation secured and with written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request by Beneficiary, Trustee shall sell the trust property at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Trustor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of a bona fide purchaser and encumbrances for value.

6. Absolute Assignment of Rents That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of this trust, to collect the rents, issues and profits of the property, reserving unto the Trustor the right, prior to any default by Trustor of any obligations secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the obligations hereby secured, enter upon and take possession of the Property or any part thereof, in his own name, sue for or otherwise collect rents, issues and profits including those past due and unpaid and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any obligations secured hereby, and in such order as the Beneficiary may determine. The entering upon and taking possession of this Property, the collection of such rents, issues and profits and the application thereof as previously stated, shall not cure or waive any default hereunder or invalidate any act done pursuant to such notice.

7. Beneficiary, or any successor in ownership of the obligations secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary alone and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated shall be conclusive proof of proper substitution of such successor trustee or trustees, who shall, without conveyance from the trustee predecessor, succeed to all its title, estate, rights, powers, and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

8 That this Deed applies to, insures to the benefit of and binds all parties, hereto, their heirs, legatees, devisee, administrators, executors, successors, and assigns.

Trustor Signature *Alen M. Ghoulance*  
Alen M. Ghoulance

Trustor Signature *Lisa E. Ghoulance*  
Lisa E. Ghoulance

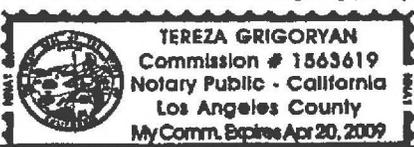
State of California  
County of Los Angeles

Tereza Grigoryan / Notary Public

On April 9<sup>th</sup>, 2009 before me, (here insert name and title of the officer), personally appeared Alen M. Ghoulance & Lisa E. Ghoulance 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 *Luis* (Seal)



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of CA

County of Los Angeles

On April 9<sup>th</sup>, 2009 before me, Tereza Grigoryan, Notary Public  
Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Alan H. Ghoulance & Lisa A. Ghoulance  
Name(s) of Signer(s)

personally known to me -OR-  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal

*Tereza Grigoryan*

Signature of Notary Public

### OPTIONAL

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

### Description of Attached Document

Title or Type of Document Deed of Trust and Absolute Assignment of Rents

Document Date: April 8, 2009 Number of Pages 2

Signer(s) Other Than Named Above \_\_\_\_\_

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

Signer's Name \_\_\_\_\_

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

Signer's Name \_\_\_\_\_

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

Signer Is Representing \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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. 5376490)

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:

PECKHAM'S MONETA AVENUE SQUARE NO. 1 183 M B 10-187

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 6031-017-001  
AKA 7700 S BROADWAY LOS ANGELES  
LOS ANGELES

Owner:

C/O GHOLIANCE ALAN AND LISA E LOS AN  
7700 S BROADWAY STE #E  
LOS ANGELES CA,90003

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **BRYAN EPSTEIN**

Date: **September 23, 2015**

JOB ADDRESS: **7700 SOUTH BROADWAY, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6031-017-001**

Last Full Title: **08/06/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALAN & LISA E. GHOULIANCE  
LOS ANGELES BAIL BONDS  
7700 S. BROADWAY #E  
LOS ANGELES, CA 90003  
CAPACITY: OWNERS
  
- 2). MAXCINE HURDLE  
3764 OLYMPIAD DRIVE  
LOS ANGELES, CA 90043  
CAPACITY: INTERESTED PARTIES
  
- 3). BANKERS INSURANCE COMPANY  
P.O. BOX 15707  
ST. PETERSBURG, FL 33733  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**7700 S BROADWAY E, LOS ANGELES, CA 90003-2434**



### Owner Information

Owner Name: **GHOULIANCE ALAN & LISA E**  
 Mailing Address: **7700 S BROADWAY #E, LOS ANGELES CA 90003-2434 C024**  
 Vesting Codes: **HW//**

### Location Information

Legal Description: **PECKHAM'S MONETA AVE SQUARE # 1 EX OF ST LOT 183**  
 County: **LOS ANGELES, CA** APN: **6031-017-001**  
 Census Tract / Block: **2396.02 / 2** Alternate APN:  
 Township-Range-Sect: **Subdivision: PECKHAMS MONETA AVE SQUARE**  
 Legal Book/Page: **Map Reference: 52-A6 /**  
 Legal Lot: **183** Tract #: **LOS ANGELES**  
 Legal Block: **School District: LOS ANGELES**  
 Market Area: **C37** 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: **08/13/1997 /** 1st Mtg Amount/Type: **\$165,000 / CONV**  
 Sale Price: **\$215,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1252721** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **Price Per SqFt: \$64.14**  
 New Construction: **Multi/Split Sale:**  
 Title Company:  
 Lender: **LENDER SELLER**  
 Seller Name: **HURDLE MAXCINE H TRUST**

### Prior Sale Information

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

### Property Characteristics

Year Built / Eff: <b>1942 / 1945</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>3,352</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>3,352</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

### Site Information

Zoning: <b>LAC2</b>	Acres: <b>0.15</b>	County Use: <b>OFFICE BLDG (1700)</b>
Lot Area: <b>6,514</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>OFFICE BUILDING</b>	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

### Tax Information

Total Value: <b>\$285,633</b>	Assessed Year: <b>2015</b>	Property Tax: <b>\$3,863.79</b>
Land Value: <b>\$152,780</b>	Improved %: <b>47%</b>	Tax Area: <b>6659</b>
Improvement Value: <b>\$132,853</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$285,633</b>		

## Comparable Sales Report

For Property Located At

**7700 S BROADWAY E, LOS ANGELES, CA 90003-2434**



20 Comparable(s) Selected.

Report Date: 09/23/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$215,000	\$94,000	\$4,695,000	\$1,520,850
Bldg/Living Area	3,352	2,874	3,762	3,252
Price/Sqft	\$64.14	\$28.30	\$1,435.78	\$477.66
Year Built	1942	1931	2008	1967
Lot Area	6,514	3,163	50,510	16,482
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	4	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$285,633	\$37,172	\$1,338,816	\$710,385
Distance From Subject	0.00	0.94	12.21	8.08

\*= user supplied for search only

Comp #:	1	Distance From Subject: 0.94 (miles)			
Address:	8407 S VERMONT AVE, LOS ANGELES, CA 90044-3423				
Owner Name:	ALTA LOMA GROUP LLC				
Seller Name:	ANUSIEM MOSES U & CHIBUZO B				
APN:	6033-024-028	Map Reference:	/	Building Area:	3,213
County:	LOS ANGELES, CA	Census Tract:	2382.00	Total Rooms/Offices:	
Subdivision:	4438	Zoning:	LAC2	Total Restrooms:	1.00
Rec Date:	05/21/2015	Prior Rec Date:	03/13/2006	Yr Built/Eff:	1931 / 1932
Sale Date:	05/13/2015	Prior Sale Date:	03/06/2006	Air Cond:	NONE
Sale Price:	\$425,000	Prior Sale Price:	\$535,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	594262	Acres:	0.11		
1st Mtg Amt:	\$365,000	Lot Area:	4,676		
Total Value:	\$608,324	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 5.75 (miles)			
Address:	2506 MARINE AVE, GARDENA, CA 90249-3729				
Owner Name:	TARTAGLIA LOUIS A				
Seller Name:	CONCILIO CRISTIANO DE IGLESIAS				
APN:	4069-002-010	Map Reference:	63-D3 /	Building Area:	3,073
County:	LOS ANGELES, CA	Census Tract:	6036.00	Total Rooms/Offices:	
Subdivision:	12341	Zoning:	GAC3	Total Restrooms:	
Rec Date:	07/01/2015	Prior Rec Date:	07/20/2000	Yr Built/Eff:	1940 /
Sale Date:	05/26/2015	Prior Sale Date:	06/16/2000	Air Cond:	
Sale Price:	\$345,000	Prior Sale Price:	\$100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	789639	Acres:	0.15		
1st Mtg Amt:	\$125,000	Lot Area:	6,679		
Total Value:	\$188,055	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 6.01 (miles)			
Address:	658 S BONNIE BRAE ST, LOS ANGELES, CA 90057-3710				
Owner Name:	WAA BONNIE BRAE LLC				
Seller Name:	FABER STUART J				
APN:	5142-007-013	Map Reference:	44-B2 /	Building Area:	3,276
County:	LOS ANGELES, CA	Census Tract:	2089.02	Total Rooms/Offices:	
Subdivision:	WESTLAKE PARK TR	Zoning:	LAC4	Total Restrooms:	
Rec Date:	03/26/2015	Prior Rec Date:	05/11/1977	Yr Built/Eff:	/ 1935
Sale Date:	03/09/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,400,000	Prior Sale Price:	\$60,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	327494	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,812		
Total Value:	\$115,298	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 6.77 (miles)			
Address:	860 N PARK VIEW DR 3, EL SEGUNDO, CA 90245-4914				
Owner Name:	HC-860 PARKVIEW DRIVE NORTH A				
Seller Name:	THERIAC ENTS OF EL SEGUNDO LLC				
APN:	4138-030-062	Map Reference:	/	Building Area:	3,270

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9800.13</b>	Total Rooms/Offices:	
Subdivision:	<b>68231</b>	Zoning:	<b>ESM2YY</b>	Total Restrooms:	
Rec Date:	<b>04/24/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>2008 / 2008</b>
Sale Date:	<b>03/31/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$4,695,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>461466</b>	Acres:	<b>1.12</b>		
1st Mtg Amt:		Lot Area:	<b>48,827</b>		
Total Value:	<b>\$923,664</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject:	<b>6.77 (miles)</b>
Address:	<b>860 N PARK VIEW DR 4, EL SEGUNDO, CA 90245-4914</b>		
Owner Name:	<b>HC-860 PARKVIEW DRIVE NORTH A</b>		
Seller Name:	<b>THERIAC ENTS OF EL SEGUNDO LLC</b>		
APN:	<b>4138-030-063</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9800.13</b>
Subdivision:	<b>68231</b>	Zoning:	<b>ESM2YY</b>
Rec Date:	<b>04/24/2015</b>	Prior Rec Date:	
Sale Date:	<b>03/31/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$4,695,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>461466</b>	Acres:	<b>1.12</b>
1st Mtg Amt:		Lot Area:	<b>48,827</b>
Total Value:	<b>\$923,664</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,270</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>2008 / 2008</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>6</b>	Distance From Subject:	<b>6.79 (miles)</b>
Address:	<b>800 N PARK VIEW DR 1, EL SEGUNDO, CA 90245-4914</b>		
Owner Name:	<b>EL SEGUNDO INVESTMENTS LLC</b>		
Seller Name:	<b>DCD MAR CAMPUS LLC</b>		
APN:	<b>4138-030-068</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9800.13</b>
Subdivision:	<b>68231</b>	Zoning:	<b>ESM2YY</b>
Rec Date:	<b>07/14/2015</b>	Prior Rec Date:	<b>05/08/2013</b>
Sale Date:	<b>07/10/2015</b>	Prior Sale Date:	<b>04/07/2013</b>
Sale Price:	<b>\$2,861,500</b>	Prior Sale Price:	<b>\$45,300,000</b>
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>847315</b>	Acres:	<b>1.16</b>
1st Mtg Amt:	<b>\$1,700,000</b>	Lot Area:	<b>50,510</b>
Total Value:	<b>\$1,116,824</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>2,890</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>2008 / 2008</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>7</b>	Distance From Subject:	<b>6.79 (miles)</b>
Address:	<b>800 N PARK VIEW DR 2, EL SEGUNDO, CA 90245-4914</b>		
Owner Name:	<b>EL SEGUNDO INVESTMENTS LLC</b>		
Seller Name:	<b>DCD MAR CAMPUS LLC</b>		
APN:	<b>4138-030-069</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>9800.13</b>
Subdivision:	<b>68231</b>	Zoning:	<b>ESM2YY</b>
Rec Date:	<b>07/14/2015</b>	Prior Rec Date:	<b>05/08/2013</b>
Sale Date:	<b>07/10/2015</b>	Prior Sale Date:	<b>04/07/2013</b>
Sale Price:	<b>\$2,861,500</b>	Prior Sale Price:	<b>\$45,300,000</b>
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>847315</b>	Acres:	<b>1.16</b>
1st Mtg Amt:	<b>\$1,700,000</b>	Lot Area:	<b>50,510</b>
Total Value:	<b>\$1,137,317</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>2,950</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>2008 / 2008</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>8</b>	Distance From Subject:	<b>7.06 (miles)</b>
Address:	<b>5747 VENICE BLVD, LOS ANGELES, CA 90019</b>		
Owner Name:	<b>5747 VENICE BLVD LLC</b>		
Seller Name:	<b>FEDIDA GABRIEL</b>		
APN:	<b>5069-015-019</b>	Map Reference:	<b>42-F4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2169.00</b>
Subdivision:	<b>3983</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>08/10/2015</b>	Prior Rec Date:	<b>06/12/1997</b>
Sale Date:	<b>07/22/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$766,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>972415</b>	Acres:	<b>0.07</b>
1st Mtg Amt:	<b>\$651,100</b>	Lot Area:	<b>3,163</b>
Total Value:	<b>\$468,231</b>	# of Stories:	<b>2.00</b>
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,240</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1962 / 1962</b>
		Air Cond:	<b>CENTRAL</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>7.13 (miles)</b>
Address:	<b>6122 WASHINGTON BLVD, CULVER CITY, CA 90232-7467</b>		
Owner Name:	<b>TEAM WASHINGTON INVESTMENTS LL</b>		

Seller Name:	<b>6122 WASHINGTON PROPERTIES LLC</b>		
APN:	<b>4205-010-029</b>	Map Reference:	<b>42-D5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7024.00</b>
Subdivision:	<b>5560</b>	Zoning:	<b>CCC3YY</b>
Rec Date:	<b>01/12/2015</b>	Prior Rec Date:	<b>08/19/2002</b>
Sale Date:	<b>12/11/2014</b>	Prior Sale Date:	<b>07/26/2002</b>
Sale Price:	<b>\$1,850,000</b>	Prior Sale Price:	<b>\$633,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>33482</b>	Acres:	<b>0.09</b>
1st Mtg Amt:		Lot Area:	<b>4,050</b>
Total Value:	<b>\$356,799</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>8.29 (miles)</b>
Address:	<b>477 S FAIRFAX AVE, LOS ANGELES, CA 90036-3122</b>		
Owner Name:	<b>DYY LLC/MMWR LLC</b>		
Seller Name:	<b>GRANDCHILDRENS TRUST</b>		
APN:	<b>5510-010-035</b>	Map Reference:	<b>42-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2147.00</b>
Subdivision:	<b>7555</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>09/11/2015</b>	Prior Rec Date:	<b>08/02/1985</b>
Sale Date:	<b>09/10/2015</b>	Prior Sale Date:	<b>07/1985</b>
Sale Price:	<b>\$1,235,000</b>	Prior Sale Price:	<b>\$350,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1125264</b>	Acres:	<b>0.10</b>
1st Mtg Amt:		Lot Area:	<b>4,401</b>
Total Value:	<b>\$852,801</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>8.47 (miles)</b>
Address:	<b>11101 VENICE BLVD, LOS ANGELES, CA 90034-6914</b>		
Owner Name:	<b>11103 VENICE BLVD LLC</b>		
Seller Name:	<b>ERHART TERESA</b>		
APN:	<b>4252-007-029</b>	Map Reference:	<b>50-A1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2718.01</b>
Subdivision:	<b>1858</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>08/04/2015</b>	Prior Rec Date:	
Sale Date:	<b>05/28/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$1,500,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>948478</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$1,275,000</b>	Lot Area:	<b>7,735</b>
Total Value:	<b>\$1,223,976</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>8.6 (miles)</b>
Address:	<b>6132 WHITTIER BLVD, LOS ANGELES, CA 90022</b>		
Owner Name:	<b>MNG PROPERTIES LLC</b>		
Seller Name:	<b>BANK OF AMERICA</b>		
APN:	<b>6339-018-026</b>	Map Reference:	<b>54-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5319.01</b>
Subdivision:	<b>9033</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>04/03/2015</b>	Prior Rec Date:	<b>05/26/1999</b>
Sale Date:	<b>03/26/2015</b>	Prior Sale Date:	<b>03/18/1999</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>365026</b>	Acres:	<b>0.11</b>
1st Mtg Amt:		Lot Area:	<b>4,914</b>
Total Value:	<b>\$693,585</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>13</b>	Distance From Subject:	<b>8.84 (miles)</b>
Address:	<b>20706 NORMANDIE AVE, TORRANCE, CA 90502-1460</b>		
Owner Name:	<b>SHIRAYURI LLC</b>		
Seller Name:	<b>TORRANCE FULL GOSPEL CHURCH</b>		
APN:	<b>7350-011-048</b>	Map Reference:	<b>68-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5435.02</b>
Subdivision:	<b>HAMMERTON</b>	Zoning:	<b>LCC3*</b>
Rec Date:	<b>07/24/2015</b>	Prior Rec Date:	<b>02/09/2006</b>
Sale Date:	<b>06/17/2015</b>	Prior Sale Date:	<b>01/23/2006</b>
Sale Price:	<b>\$855,000</b>	Prior Sale Price:	<b>\$1,000,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>905941</b>	Acres:	<b>0.41</b>
1st Mtg Amt:	<b>\$750,000</b>	Lot Area:	<b>18,009</b>
Total Value:	<b>\$1,137,060</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject:	<b>9.11 (miles)</b>
Address:	<b>8530 FLORENCE AVE, DOWNEY, CA 90240-4015</b>		

Owner Name:	<b>RODRIGUEZ MARTHA L</b>		
Seller Name:	<b>AYOUB ELIAS &amp; MIRELLE</b>		
APN:	<b>6252-012-024</b>	Map Reference:	<b>60-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5509.02</b>
Subdivision:	<b>9996</b>	Zoning:	<b>DOCP*</b>
Rec Date:	<b>08/12/2015</b>	Prior Rec Date:	<b>05/17/2010</b>
Sale Date:	<b>06/24/2015</b>	Prior Sale Date:	<b>12/29/2009</b>
Sale Price:	<b>\$1,725,000</b>	Prior Sale Price:	<b>\$1,170,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>988733</b>	Acres:	<b>0.52</b>
1st Mtg Amt:	<b>\$425,000</b>	Lot Area:	<b>22,667</b>
Total Value:	<b>\$1,256,613</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject:	<b>9.36 (miles)</b>
Address:	<b>838 N FAIRFAX AVE, LOS ANGELES, CA 90046-7208</b>		
Owner Name:	<b>CRUSH LA OFFICE LLC</b>		
Seller Name:	<b>FREGOLLE DOUGLAS L TRUST</b>		
APN:	<b>5527-002-006</b>	Map Reference:	<b>33-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1920.02</b>
Subdivision:	<b>4849</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>08/21/2015</b>	Prior Rec Date:	<b>03/13/2008</b>
Sale Date:	<b>06/10/2015</b>	Prior Sale Date:	<b>12/20/2007</b>
Sale Price:	<b>\$1,765,000</b>	Prior Sale Price:	<b>\$1,225,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1034195</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$1,500,300</b>	Lot Area:	<b>3,798</b>
Total Value:	<b>\$1,338,816</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>16</b>	Distance From Subject:	<b>9.94 (miles)</b>
Address:	<b>1907 BORDER AVE, TORRANCE, CA 90501-3606</b>		
Owner Name:	<b>CHECKERBOARD PROPERTIES LLC</b>		
Seller Name:	<b>QUINN FAMILY TRUST</b>		
APN:	<b>7357-023-007</b>	Map Reference:	<b>68-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6509.02</b>
Subdivision:	<b>TORRANCE TR</b>	Zoning:	<b>TOMR-OF</b>
Rec Date:	<b>05/26/2015</b>	Prior Rec Date:	<b>12/30/2003</b>
Sale Date:	<b>05/04/2015</b>	Prior Sale Date:	<b>12/10/2003</b>
Sale Price:	<b>\$919,000</b>	Prior Sale Price:	<b>\$775,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>607982</b>	Acres:	<b>0.32</b>
1st Mtg Amt:		Lot Area:	<b>13,961</b>
Total Value:	<b>\$916,820</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>17</b>	Distance From Subject:	<b>10.23 (miles)</b>
Address:	<b>16704 CLARK AVE, BELLFLOWER, CA 90706-5204</b>		
Owner Name:	<b>VIRGILIO C PANGANIBAN MD INC</b>		
Seller Name:	<b>ASPIRANET</b>		
APN:	<b>7106-001-002</b>	Map Reference:	<b>66-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5542.04</b>
Subdivision:	<b>CALIFORNIA CO OP COLONY TR</b>	Zoning:	<b>BFCG*</b>
Rec Date:	<b>03/25/2015</b>	Prior Rec Date:	<b>03/09/2010</b>
Sale Date:	<b>03/19/2015</b>	Prior Sale Date:	<b>01/14/2010</b>
Sale Price:	<b>\$505,000</b>	Prior Sale Price:	<b>\$175,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>324105</b>	Acres:	<b>0.22</b>
1st Mtg Amt:	<b>\$465,000</b>	Lot Area:	<b>9,522</b>
Total Value:	<b>\$483,309</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>10.36 (miles)</b>
Address:	<b>17024 CLARK AVE, BELLFLOWER, CA 90706-5700</b>		
Owner Name:	<b>AJ TRINH PROPERTIES LLC</b>		
Seller Name:	<b>SANDARG GERALD W TRUST</b>		
APN:	<b>7110-017-027</b>	Map Reference:	<b>66-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5542.03</b>
Subdivision:	<b>BELL FLOWER ACRES</b>	Zoning:	<b>BFCG*</b>
Rec Date:	<b>03/03/2015</b>	Prior Rec Date:	
Sale Date:	<b>02/25/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$620,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>227983</b>	Acres:	<b>0.25</b>
1st Mtg Amt:	<b>\$465,000</b>	Lot Area:	<b>10,871</b>
Total Value:	<b>\$233,328</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>19</b>	Distance From Subject:	<b>12.15 (miles)</b>
Address:	<b>14125 SAN ANTONIO DR, NORWALK, CA 90650-4042</b>		
Owner Name:	<b>OH JENNY</b>		
Seller Name:	<b>NORWALK REDEVELOPMENT AGENCY</b>		
APN:	<b>8054-021-010</b>	Map Reference:	<b>82-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5521.00</b>
Subdivision:	<b>6393</b>	Zoning:	<b>NOC3*</b>
Rec Date:	<b>01/07/2015</b>	Prior Rec Date:	<b>05/16/1991</b>
Sale Date:	<b>01/05/2015</b>	Prior Sale Date:	<b>03/1991</b>
Sale Price:	<b>\$94,000</b>	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	<b>15649</b>	Acres:	<b>0.10</b>
1st Mtg Amt:		Lot Area:	<b>4,384</b>
Total Value:	<b>\$37,172</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>20</b>	Distance From Subject:	<b>12.21 (miles)</b>
Address:	<b>24217 HAWTHORNE BLVD, TORRANCE, CA 90505-6520</b>		
Owner Name:	<b>NAKAMA KENNETH K &amp; SUMI TRUST</b>		
Seller Name:	<b>BRUNSKILL TRUST</b>		
APN:	<b>7534-012-033</b>	Map Reference:	<b>73-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6514.02</b>
Subdivision:	<b>7506</b>	Zoning:	<b>TOHC-GEN</b>
Rec Date:	<b>01/06/2015</b>	Prior Rec Date:	
Sale Date:	<b>12/06/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$900,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>11617</b>	Acres:	<b>0.15</b>
1st Mtg Amt:		Lot Area:	<b>6,326</b>
Total Value:	<b>\$196,042</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **BRYAN EPSTEIN**  
JOB ADDRESS: **7700 SOUTH BROADWAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6031-017-001**

Date: **September 23, 2015**

CASE#: **216755**  
ORDER NO: **A-2855899**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 28, 2011**  
COMPLIANCE EXPECTED DATE: **October 08, 2011**  
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2855899

1010228201245089

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

LOS ANGELES BAIL BONDS C/O GHOULIANCE,ALAN AND LISA E  
7700 S BROADWAY STE #E  
LOS ANGELES, CA 90003

CASE #: 216755  
ORDER #: A-2855899  
EFFECTIVE DATE: September 28, 2011  
COMPLIANCE DATE: October 08, 2011

OWNER OF  
SITE ADDRESS: 7700 S BROADWAY LOS ANGELES BAIL BONDS  
ASSESSORS PARCEL NO.: 6031-017-001  
ZONE: C2; Commercial 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:  
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

- 1. The pole sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove the pole sign or obtain all required permits and approvals.

Code Section(s) in Violation: 14.4.12, 91.6209, 12.21A.1(a) of the L.A.M.C.

Location: Northwest corner of the property.

- 2. The window signs exceed the maximum area allowed by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Reduce the total area of all window signs to not exceed ten percent of the area of the window.



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

Code Section(s) in Violation: 14.4.14.A, 12.21A.1(a) of the L.A.M.C.

Comments: Remove all window signs or obtain all required permits and approvals

**3. Electronic message display boards and pole sign installed without permit and approval.**

You are therefore ordered to: Remove the unapproved electronic message display boards and pole sign or obtain the required sign permit and approvals

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1.(a), 14.4.4.B.3, of the L.A.M.C.

Location: In the windows and on the northwest corner of the property.

Comments: All signs require a sign permit. Along with a sign permit, electronic message display board also required a covenant be filled with the property stating the following: 1) It shall be limited to on site advertising only. 2) The display will have no illumination which is in continuous motion or appears to be in continuous motion. 3) The display message will not change at a rate faster than one message every four seconds. 4) The interval between message will not be less than one second. 5) The intensity of illumination will not change.

**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.

**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)252-3089. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: September 21, 2011

ROBERT SUNSERI  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3089

  
REVIEWED BY

NP  
SEP 21 2011