

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

November 4, 2014

Council District: # 14

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

JOB ADDRESS: 1627 EAST CESAR E CHAVEZ AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5174-010-036

On August 31, 2006 and July 31, 2008, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: 1627 East Cesar E Chavez Avenue, Los Angeles, California (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	710.00
System Development Surcharge		21.30
Title Report fee		42.00
Grand Total	\$	<u>773.30</u>

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 \$773.30 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 \$773.30 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. T10829
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5174-010-036

Property Address: 1627 E CESAR E CHAVEZ AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ANGEL C. LOPEZ AND CATALINA G. LOPEZ, HUSBAND AND WIFE

Grantee: MANUEL C. HERNANDEZ AND TERESA G. HERNANDEZ, HUSBAND AND WIFE, AS JOINT TENANTS

Instrument: 83796084

Book/Page: N/A

Dated: 05/24/1983

Recorded: 07/14/1983

MAILING ADDRESS: MANUEL C. HERNANDEZ AND TERESA G. HERNANDEZ
1633 BROOKLYN AVE, LOS ANGELES, CALIFORNIA

MAILING ADDRESS: MANUEL C. HERNANDEZ AND TERESA G. HERNANDEZ
6719 LINDSEY AVE. PICO RIVERA CA 90660

SCHEDULE B

LEGAL DESCRIPTION

PARCEL 1:

LOT 6, BLOCK 8, BROOKLYN TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3 PAGE 316, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 7, IN BLOCK 8 OF THE BROOKLYN TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3 PAGES 316 AND 317 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 77 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 25 FEET; THENCE SOUTH-WESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 4 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 25 FEET TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 73 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 50 FEET TO THE POINT OF BEGINNING.

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. T10829

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument ALL INCLUSIVE DEED OF TRUST AND ASSSIGNMENT OF RENTS (LONG FORM)

Trustor/Mortgagor: MANUEL C. HERNANDEZ AND TERESA G. HERNANDEZ, HUSBAND AND WIFE

Lender/Beneficiary: ANGEL C. LOPEZ AND CATALINA G. LOPEZ, HUSBAND AND WIFE, AS JOINT TENANTS

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 83796085

Book/Page: N/A

Amount: \$115,000.00

Open Ended: NO

Dated: 06/28/1983

Recorded: 07/14/1983

Maturity Date: 06/28/2013

MAILING ADDRESS: ACTION ESCROW ATTN: GAIL

15002 PIONEER BLVD. NORWALK., CA

SAID DEED OF TRUST IS SUBJECT TO ASSIGNMENT OF DEED OF TRUST, FROM ANGEL C. LOPEZ AND CATALINA G. LOPEZ (ASSIGNOR) TO LOPEZ FAMILY TRUST NUMBER 456-52-7576 (ASSIGNEE), DATED 05/07/1997, RECORDED 06/21/1994 AS INSTRUMENT NO. 941182746

MAILING ADDRESS: ANGEL C. LOPEZ 1724 VIA PALERMO, MONTEBELLO, CA 90640

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM ANGEL C. LOPEZ, TRUSTEE OF THE LOPEZ FAMILY TRUST NUMBER 45527576 AND CATALINA G. LOPEZ, TRUSTEE OF THE LOPEZ FAMILY TRUST NUMBER 456527576 (ASSIGNOR) TO AVCORP FINANCIAL GROUP, INC. DATED 06/28/1983, RECORDED 08/06/1996, AS INSTRUMENT NO. 961262514

MAILING ADDRESS: AVCORP FINANCIAL GROUP, 2421 W BEVERLY BLVD, MONTEBELLO, CA 90640

Type of Instrument JUDGMENT

JUDGMENT BY COURT AFTER DEFAULT, DATED 11/20/2003, RECORDED 12/18/2003 AS INSTRUMENT NO. 033819909

MAILING ADDRESS: ANTHONY J. O'FARRILL, ESQ. 134 SO. MONTEBELLO BLVD. MONTEBELLO, CA 90640

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 01/25/2006, RECORDED 01/27/2006, AS INSTRUMENT NO. 060208259

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

ADDITIONAL MAILING ADDRESS: HERNANDEZ MANUEL JR AND LORETTA 6719 LINDSEY AVE PICO RIVERA CA, 90660

NOTICE OF PENDING LIEN, DATED 01/05/2007, RECORDED 01/12/2007 AS INSTRUMENT NO. 20070074262

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

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. T10829

SCHEDULE B (Continued)

ADDITIONAL MAILING ADDRESS: HERNANDEZ MANUEL JR AND LORETTA 6719
LINDSEY AVE PICO RIVERA CA, 90660

NOTICE OF PENDING LIEN, DATED 11/03/2008, RECORDED 11/07/2008 AS INSTRUMENT NO. 20081975230

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

ADDITIONAL MAILING ADDRESS: HERNANDEZ MANUEL JR AND LORETTA 6719
LINDSEY AVE PICO RIVERA CA, 90660

NOTICE OF PENDING LIEN, DATED 10/28/2011, RECORDED 11/18/2011 AS INSTRUMENT NO. 20111571190

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

ADDITIONAL MAILING ADDRESS: HERNANDEZ MANUEL JR AND LORETTA
HERNANDEZ 6719 LINDSEY AVE PICO RIVERA CA, 90660

MANUAL AT THE REQUEST OF ALIF. LAND TITLE CO.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME
Mr & Mrs Manuel Hernandez
STREET ADDRESS
1633 Brooklyn Ave.
Los Angeles, California
CITY, STATE ZIP

TITLE ORDER NO. _____ ESCROW NO. 661

83-796084

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
JUL 14 1983 AT 8 A.M.
Recorder's Office

FEE
\$5
2A

SURVEY MONUMENT FEE \$10. CODE 92

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 890.20 (44)
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

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

ANGEL C. LOPEZ AND CATALINA G. LOPEZ, HUSBAND AND WIFE

hereby GRANT(S) to

MANUEL C. HERNANDEZ AND TERESA G. HERNANDEZ, 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

5174-10-36

Dated May 24, 1983

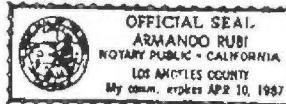
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On 5-31-83

before me, the undersigned, a Notary Public in and for said State, personally appeared Angel C. Lopez & Catalina G. Lopez

Angel Lopez
ANGEL C. LOPEZ
Catalina Lopez
CATALINA G. LOPEZ

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

Signature *[Signature]*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

3815014-4

83-796085

Order No.
Crow No.
Loan No.
RECORDED BY THE REGISTER OF CAMP. LAND TITLE CO.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
JUL 14 1983 AT 8 A.M.
Recorder's Office

WHEN RECORDED MAIL TO:

Action Escrow
15002 Pioneer Blvd.
Norwalk, Ca
Attn: Gail

FEE \$7 A
A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ALL-INCLUSIVE DEED OF TRUST AND ASSIGNMENT OF RENTS
(LONG FORM)

This ALL-INCLUSIVE DEED OF TRUST, made June 28, 1983, between

MANUEL C. HERNANDEZ AND TERESA G. HERNANDEZ, HUSBAND AND WIFE herein called TRUSTOR,
whose address is 1633 Brooklyn Ave. L.A. Calif.
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and
ANGEL C. LOPEZ AND CATALINA G. LOPEZ, HUSBAND AND WIFE, AS JOINT TENANTS

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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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.

For the Purpose of Securing (1) payment of the sum of \$ 115,000.00 with interest thereon according to the terms of an all-inclusive promissory note of even date herewith hereinafter "the Secured Note" made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein.

A. Senior Deed(s) of Trust:

This is an All-Inclusive Deed of Trust, securing the Secured Note and is subject and subordinate to the following instruments:

(1) A Deed of Trust recorded June 9, 1977 as Document No. 77-606942 in Book _____ Page _____ of Official Records of Los Angeles County, California, in the original principal sum of SEVENTY NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 Dollars (\$ 79,500.00) in favor of SAM KOFFMAN AND ELEANOR KOFFMAN, HUSBAND AND WIFE, AS JOINT TENANTS as Payee, securing a note in the original amount of \$ SEVENTY NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100

(2) A Deed of Trust recorded N/A as Document No. _____ in Book _____ Page _____ of Official Records of _____ County, California, in the original principal sum of _____ Dollars in favor of _____ as Payee, securing a note in the original amount of \$ _____

The Promissory Note(s) secured by said Deed(s) of Trust is (are) hereinafter referred to as the "Senior Note(s)."

B. To protect the Security of the All-Inclusive Deed of Trust, Trustor agrees:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to estimate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire, vandalism and malicious mischief insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or invalidate any act done pursuant to such notice. The provisions hereof are subject to the mutual agreements of the parties as below set forth.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this All-Inclusive Deed of Trust.
- (4) To pay: (a) at least ten days before delinquency all taxes and assessments affecting said property, including assessments on apportionment water stock; (b) when due, subject to the mutual agreements of the parties as below set forth, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; (c) all allowable expenses of this Trust.

94 1182746

AND WHEN RECORDED MAIL TO

NAME: ANGEL C. LOPEZ
 ADDRESS: 1724 VIA PALERMO
 HOMEBELL CA 90640
 CITY & STATE:

RECORDED/FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 4 MIN. 8 AM JUN 21 1994
 PAST

SPACE ABOVE THIS LINE FOR RECORDER USE

Assignment of Deed of Trust

FEE \$10 G
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Form 3128 (CA 12-82) THIS FORM FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY

For Value Received, the undersigned hereby grants, assigns and transfers to
 THE LOPEZ FAMILY TRUST NUMBER WK-53-276

all beneficial interest under that certain Deed of Trust dated JUNE 20, 1983
 executed by MANUEL C. HERNANDEZ & TERESA G. HERNANDEZ HUSBAND & WIFE
 to ANGEL C. LOPEZ AND CATALINA C. LOPEZ HUSBAND & WIFE AS JOINT TRUSTEES Trustee,
 and recorded as Instrument No. 83-776083 on 9/4/83 in book
 page _____ of Official Records in the County Recorder's office of LOS ANGELES County,
 California, describing land therein as:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
 HEREOF

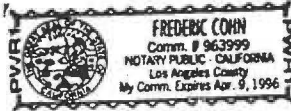
Together with the note or notes therein described or referred to, the money due and to become due thereon
 with interest, and all rights accrued or to accrue under said Deed of Trust.
 Dated MAY 7 1994

Angel C. Lopez - Angel C. Lopez
Catalina G. Lopez - Catalina G. Lopez

CERTIFICATE OF ACKNOWLEDGMENT

State of California }
 County of Los Angeles } ss.

On MAY 7 1994 before me, Frederic Coehn
 (date) (name and title of officer)
94 1182746 personally appeared



Angel C. Lopez & Catalina G. Lopez
 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 instru-
 ment the person(s), or the entity upon behalf of which the person(s) acted,
 executed the instrument.

WITNESS my hand and official seal.

Frederic Coehn
 Notary's Signature

AND WHEN RECORDED MAIL TO

NAME: AVCORP FINANCIAL GROUP
 ADDRESS: 2421 WEST BEVERLY BLV.
 CITY & STATE: MONTEBELLO, CA. 90640

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
 AVCORP FINANCIAL GROUP, INC.

all beneficial interest under that certain Deed of Trust dated June 28, 1983
 executed by Manuel C. Hernandez and Teresa G. Hernandez, Husband and Wife

to First American Title Insurance Company
 and recorded as Instrument No 83796085 on July 14, 1983 in book /// , page /// of
 Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as:

Trustor,
 Trustee,

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

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with
 interest, and all rights accrued or to accrue under said Deed of Trust.

Dated October 20, 1995

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } S.S.

On October 20, 1995 before me,

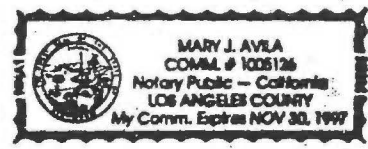
Mary J. Avila
 a Notary Public in and for said County and State, personally appeared
Angel C. Lopez and Catalina G. Lopez

Angel C. Lopez
 Angel C. Lopez, Trustee of the Lopez Family
 Trust Number 456-52-7576

Catalina G. Lopez
 Catalina G. Lopez, Trustee of the Lopez
 Family Trust Number 456-52-7576

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
 Signature Mary J. Avila



(This area for official notarial seal)

CTC 1-113 (9-91)

96-1262514

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03 3819909

FILED
LOS ANGELES SUPERIOR COURT

NOV 20 2003

JOHN A. CLARKE, CLERK
C. Mason
BY C. MASON, DEPUTY

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SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES
CENTRAL DISTRICT

MANUEL HERNANDEZ; LORETTA
HERNANDEZ

Plaintiffs

vs.

AVCORP FINANCIAL GROUP, INC.; and
DOES 1 through 50, inclusive
Defendants

Case No.: BC296149

(Assigned to Hon. Lawrence W. Crispo)

~~(PROPOSED)~~
**JUDGMENT BY COURT
AFTER DEFAULT**

Date: November 19, 2003
Time: 8:30 a.m.
Dept. 58

This cause came on to be heard before the Honorable Lawrence W. Crispo presiding in Department 58 of the Los Angeles Superior Court on November 19, 2003 for default judgment, and it appearing that Defendants AVCORP FINANCIAL GROUP, INC. having been served with process, having failed to appear and timely answer Plaintiffs' complaint filed on May 21, 2003, and default of said Defendant having been duly entered, and evidence introduced in open session of this Court or having been considered by the Court:

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IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that:

1. As of May 21, 2003 Plaintiffs MANUEL HERNANDEZ and LORETTA HERNANDEZ, husband and wife, as joint tenants are the sole owners of the title in fee simple in the following real property:

Common Description: 1627 and 1633 E. Cesar E. Chavez Ave., Los Angeles, CA 90033.

Legal Description: Real property in the County of Los Angeles, State of California,

PARCEL 1:

Lot 6, Block 8, Brooklyn Tract, in the City of Los Angeles, as per map recorded in Book 3 Page 316, Miscellaneous Records, in the office of the County Recorder of said County.

PARCEL 2:

That portion of Lot 7, in Block 8 of the Brooklyn Tract, in the City of Los Angeles, as per map recorded in Book 3 Pages 316 and 317 of Miscellaneous Records of said County, described as follows:

Beginning at the most Southerly corner of said lot; thence Northeasterly along the Southeasterly line of said lot, 77 feet; thence Northwesterly parallel with the Southeasterly line of said lot, 25 feet; thence Southwesterly parallel with the Southeasterly line of said lot, 4 feet, thence Northwesterly parallel with the Southwesterly line of said lot 25 feet to the Northwesterly line of said lot; thence Southwesterly along the Northwesterly line of said lot 73 feet to the most Westerly corner thereof; thence Southeasterly along the Southwesterly line of said lot, 50 feet to the point of beginning.

(jointly hereinafter referred to as the "the Property").

Assessors Parcel Nos.: 5174-010-036 and 5174-010-037 .

03 3819909

1 2. The \$115,000.00 all-inclusive promissory note dated June 28, 1983 secured
 2 by a deed of trust on the Property executed by the Plaintiffs MANUEL C. HERNANDEZ
 3 and TERESA G. HERNANDEZ and assigned to Defendant AVCORP FINANCIAL
 4 GROUP, INC. is declared satisfied in full.

5 3. The All Inclusive Deed of Trust identifying Plaintiffs MANUEL C.
 6 HERNANDEZ and TERESA G. HERNANDEZ, husband and wife, as the Trustors, and
 7 Angel C. Lopez and Catalina G. Lopez as the Beneficiaries, dated June 28, 1983 and
 8 recorded on July 14, 1983 in the Los Angeles County Recorder's Office as Instrument
 9 Number 83-796085 and all subsequent assignments of said deed of trust are declared
 10 reconveyed, cancelled and void.

11 4. Defendant AVCORP FINANCIAL GROUP, INC. and their assigns, own no
 12 right, title, estate, interest, or lien, whatsoever, in the Property.

15 NOV 20 2003
 16 Dated: _____

LW Crispo

 LAWRENCE W. CRISPO
 JUDGE OF THE SUPERIOR COURT

19 Submitted by:
 20 LAW OFFICES OF
 21 ANTHONY J. O'FARRILL
 22 *[Signature]*
 23 _____
 Anthony J. O'Farrill
 Attorney for Plaintiffs

000000 80

03 3819909

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THE DOCUMENT TO WHICH THIS CERTIFICATE IS
 ATTACHED IS A FULL, TRUE AND CORRECT COPY
 OF THE ORIGINAL ON FILE AND OF RECORD IN
 MY OFFICE.

DEC 09 2003

ATTEST _____
 JOHN A. CLARKE

Executive Officer/Clerk of the Superior
 Court of California, County of Los Angeles.

By _____, Deputy

D. KNOWLES

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 0208259 ✓

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5174-010-036
AKA 1627 E CESAR E CHAVEZ 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. 4144191)

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

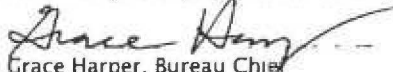
BROOKLYN TRACT 8 6 M R 3-316/317

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 25th Day of January, 2006

HERNANDEZ MANUEL JR AND LORETTA
6719 LINDSEY AVE
PICO RIVERA CA, 90660

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

By 
Grace Harper, Bureau Chief
Resource Management Bureau

2

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

01/12/07



20070074262

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 5174-010-036
AKA 1627 E CESAR E CHAVEZ 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. 4232719)

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:

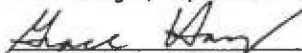
BROOKLYN TRACT 8 6 M R 3-316/317

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 05th Day of January, 2007

HERNANDEZ MANUEL JR AND LORETTA
6719 LINDSEY AVE
PICO RIVERA CA,90660

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

By 
Grace Harper, Bureau Chief
Resource Management Bureau

7

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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Telephone Number: (213) 482-6890

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BROOKLYN TRACT 8 6 M R 3-316/317

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 5174-010-036
AKA 1627 E CESAR E CHAVEZ AVE
LOS ANGELES

Owner:

MANUEL HERNANDEZ JR AND
LORETTA HERNANDEZ
6719 LINDSEY AV
PICO RIVERA, CA 90660

DATED: This 28th Day of October, 2011

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **November 4, 2014**

JOB ADDRESS: **1627 EAST CESAR E CHAVEZ AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5174-010-036**

Last Full Title: **09/24/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MANUEL C. AND TERESA G. HERNANDEZ
1633 BROOKLYN AVENUE
LOS ANGELES, CA. 90033-2411
CAPACITY: OWNERS

- 2). MANUEL C. AND TERESA G. HERNANDEZ
6719 LINDSEY AVENUE
PICO RIVERA, CA. 90660-3638
CAPACITY: OWNERS

- 3). MANUEL JR. AND LORETTA HERNANDEZ
6719 LINSEY AVENUE
PICO RIVERA, CA. 90660-3638
CAPACITY: OWNERS

- 4). ACTION ESCROW
ATTN: GAIL
15002 PIONEER BLVD.
NORWALK, CA. 90650
CAPACITY: INTERESTED PARTIES

- 5). ANGEL C. LOPEZ
1742 VIA PALERMO
MONTEBELLO, CA. 90640
CAPACITY: INTERESTED PARTIES

- 6). AVCORP FINANCIAL GROUP
2421 WEST BEVERLY BLVD.
MONTEBELLO, CA. 90640
CAPACITY: INTERESTED PARTIES

- 7). ANTHONY J. O'FARRILL, ESQ.
134 SOUTH MONTEBELLO BLVD.
MONTEBELLO, CA. 90640
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1627 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2411



Owner Information

Owner Name: **HERNANDEZ MANUEL JR & LORETTA**
 Mailing Address: **6719 LINDSEY AVE, PICO RIVERA CA 90660-3638 C024**
 Vesting Codes: **//**

Location Information

Legal Description:	BROOKLYN TRACT LOT 6	APN:	5174-010-036
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2035.00 / 1	Subdivision:	BROOKLYN TR
Township-Range-Sect:		Map Reference:	44-F3 / 634-J4
Legal Book/Page:		Tract #:	
Legal Lot:	6	School District:	LOS ANGELES
Legal Block:	8	School District Name:	
Market Area:	BOYH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	01/04/1985 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	7840	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			

Lender:
 Seller Name: **OWNER RECORD**

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:	1984 / 1986	Total Rooms/Offices:		Garage Area:	
Gross Area:	2,760	Total Restrooms:		Garage Capacity:	
Building Area:	2,760	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:	LAC2	Acres:	0.17	County Use:	AUTO SVC SHOP (2600)
Lot Area:	7,557	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$232,319	Assessed Year:	2014	Property Tax:	\$3,251.16
Land Value:	\$129,234	Improved %:	44%	Tax Area:	12703
Improvement Value:	\$103,085	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$232,319				

Comparable Summary

For Property Located At



CoreLogic®

RealQuest Professional

1627 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2411**20 Comparable(s) found.** (Click on the address to view more property information)[▶ View Report](#)[▶ Configure Display Fields](#)[▶ Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$0	\$250,000	\$3,880,000	\$1,100,219
Bldg/Living Area	2,760	2,376	3,113	2,700
Price/Sqft	\$0.00	\$80.31	\$1,261.38	\$391.87
Year Built	1984	1936	1992	1962
Lot Area	7,557	4,446	43,084	12,004
Bedrooms	0	3	3	3
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$232,319	\$47,413	\$2,400,000	\$544,733
Distance From Subject	0.00	4.62	30.46	12.59

* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			1627 E CESAR E CHAVEZ AVE		1984				01/04/1985	2,760	7,557	0.0
Comparables												
<input checked="" type="checkbox"/>	1		6078 E OLYMPIC BLVD		1947				10/09/2014	2,572	8,000	5.16
<input checked="" type="checkbox"/>	2		1523 S SAN GABRIEL BLVD		1937				10/17/2014	2,600	9,294	7.57
<input checked="" type="checkbox"/>	3		2120 TYLER AVE	\$1,600,000	1965				10/07/2014	3,100	43,084	10.46
<input checked="" type="checkbox"/>	4		3721 MONTEREY AVE		1959				10/06/2014	2,475	16,128	10.48
<input checked="" type="checkbox"/>	5		1136 S MYRTLE AVE	\$540,000	1954				02/12/2014	2,600	6,045	13.84
<input checked="" type="checkbox"/>	6		24421 MAIN ST 23	\$1,363,500	1976				04/21/2014	2,970	6,250	28.87
<input checked="" type="checkbox"/>	7		11485 VENTURA BLVD	\$1,750,000	1973				08/29/2014	2,904	14,858	11.16
<input checked="" type="checkbox"/>	8		4100 MELROSE AVE	\$1,110,000					04/07/2014	2,592	15,004	4.62
<input checked="" type="checkbox"/>	9		15245 BURBANK BLVD		1936	3	2		09/17/2014	2,819	8,999	16.41
<input checked="" type="checkbox"/>	10		4800 ARLINGTON AVE	\$870,000	1992				03/14/2014	2,760	6,094	6.73
<input checked="" type="checkbox"/>	11		5618 W ADAMS BLVD	\$300,000	1946				06/04/2014	2,400	5,940	8.53
<input checked="" type="checkbox"/>	12		689 E SAN BERNARDINO RD	\$525,000	1957				04/22/2014	2,400	9,537	19.73
<input checked="" type="checkbox"/>	13		117 W ORANGE ST	\$800,000	1964				03/14/2014	2,470	4,446	18.93
<input checked="" type="checkbox"/>	14		2201 E ROSECRANS AVE	\$250,000	1958				04/02/2014	3,113	14,945	10.27
<input checked="" type="checkbox"/>	15		4220 MONTCLAIR ST	\$650,000	1949				05/29/2014	2,376	13,499	6.66
<input checked="" type="checkbox"/>	16		441 W VALLEY BLVD	\$1,515,000	1978				08/01/2014	2,522	12,465	5.52
<input checked="" type="checkbox"/>	17		717 N LAKE AVE	\$1,050,000	1992		2		07/28/2014	2,740	8,253	8.85
<input checked="" type="checkbox"/>	18		1490 CHERRY AVE	\$250,000	1976				07/25/2014	2,400	10,248	18.58

<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>	19	5076 CHESEBRO RD	\$1,150,000	1968	05/13/2014	3,108	22,257	30.46
<input checked="" type="checkbox"/>	20	8280 MELROSE AVE	\$3,880,000	1953	05/14/2014	3,076	4,730	8.95

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

1627 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-2411**20 Comparable(s) Selected.**

Report Date: 10/30/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$250,000	\$3,880,000	\$1,100,219
Bldg/Living Area	2,760	2,376	3,113	2,700
Price/Sqft	\$0.00	\$80.31	\$1,261.38	\$391.87
Year Built	1984	1936	1992	1962
Lot Area	7,557	4,446	43,084	12,004
Bedrooms	0	3	3	3
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$232,319	\$47,413	\$2,400,000	\$544,733
Distance From Subject	0.00	4.62	30.46	12.59

* = user supplied for search only

Comp #:	1	Distance From Subject: 5.16 (miles)	
Address:	6078 E OLYMPIC BLVD, LOS ANGELES, CA 90022-5213		
Owner Name:	KAL-PRO INVESTMENTS LLC		
Seller Name:	50 & INC		
APN:	6338-013-001	Map Reference:	54-B1 / 675-J2
County:	LOS ANGELES, CA	Census Tract:	5319.01
Subdivision:	9033	Zoning:	LCC3*
Rec Date:	10/09/2014	Prior Rec Date:	04/26/2013
Sale Date:	09/29/2014	Prior Sale Date:	02/27/2013
Sale Price:		Prior Sale Price:	\$380,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1067626	Acres:	0.18
1st Mtg Amt:		Lot Area:	8,000
Total Value:	\$381,724	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 7.57 (miles)	
Address:	1523 S SAN GABRIEL BLVD, SAN GABRIEL, CA 91776-3639		
Owner Name:	LINGS VILLAGE INC		
Seller Name:	ENTERPRISE ONE INC		
APN:	5369-031-001	Map Reference:	37-F5 / 596-F6
County:	LOS ANGELES, CA	Census Tract:	4814.02
Subdivision:	10236	Zoning:	SLC1*
Rec Date:	10/17/2014	Prior Rec Date:	12/10/2007
Sale Date:	10/08/2014	Prior Sale Date:	10/22/2007
Sale Price:		Prior Sale Price:	\$800,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1098075	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,294
Total Value:	\$528,248	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 10.46 (miles)	
Address:	2120 TYLER AVE, SOUTH EL MONTE, CA 91733		
Owner Name:	SOUTHEAST CONSTRUCTION PRODUCT		
Seller Name:	MATTOX FAMILY TRUST		
APN:	8105-021-006	Map Reference:	47-D3 / 637-C3
County:	LOS ANGELES, CA	Census Tract:	4338.01
Subdivision:	565	Zoning:	SEM*
Rec Date:	10/07/2014	Prior Rec Date:	
Sale Date:	09/26/2014	Prior Sale Date:	
Sale Price:	\$1,600,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1057556	Acres:	0.99
1st Mtg Amt:	\$1,280,000	Lot Area:	43,084
Total Value:	\$247,447	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 10.48 (miles)	
Address:	3721 MONTEREY AVE, EL MONTE, CA 91731		
Owner Name:	SANTA FE TRAIL HOLDINGS LLC		
Seller Name:	CITY OF EL MONTE		
APN:	8575-021-904	Map Reference:	/ 597-C7
County:	LOS ANGELES, CA	Census Tract:	4327.00
Subdivision:	8756	Zoning:	EMR3*
Rec Date:	10/06/2014	Prior Rec Date:	
Sale Date:	09/05/2014	Prior Sale Date:	
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	1054500	Acres:	0.37
1st Mtg Amt:		Lot Area:	16,128
Total Value:	\$207,053	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject: 13.84 (miles)	
Address:	1136 S MYRTLE AVE, MONROVIA, CA 91016-4170		
Owner Name:	ASRA ENTS LLC		
Seller Name:	CORWIN WILLIAM E		
APN:	8508-012-023	Map Reference:	29-B5 / 567-G5
County:	LOS ANGELES, CA	Census Tract:	4311.00
Subdivision:	6697	Zoning:	MOM*
Rec Date:	02/12/2014	Prior Rec Date:	11/28/2007
Sale Date:	12/09/2013	Prior Sale Date:	10/19/2007
Sale Price:	\$540,000	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	150331	Acres:	0.14
1st Mtg Amt:	\$486,000	Lot Area:	6,045
Total Value:	\$753,405	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 28.87 (miles)	
Address:	24421 MAIN ST 23, SANTA CLARITA, CA 91321-2801		
Owner Name:	SCV PROPERTY HOLDINGS LLC/ONE JT5 LLC		
Seller Name:	RYAN DALE & TERESA		
APN:	2831-007-002	Map Reference:	127-C4 / 4640-J1
County:	LOS ANGELES, CA	Census Tract:	9203.36
Subdivision:	NEWHALL	Zoning:	SCSP(3)
Rec Date:	04/21/2014	Prior Rec Date:	10/22/2004
Sale Date:	12/17/2013	Prior Sale Date:	10/11/2004
Sale Price:	\$1,363,500	Prior Sale Price:	\$1,040,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	402924	Acres:	0.14
1st Mtg Amt:	\$930,150	Lot Area:	6,250
Total Value:	\$454,829	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 11.16 (miles)	
Address:	11485 VENTURA BLVD, STUDIO CITY, CA 91604-3143		
Owner Name:	BAHAMA PROPERTY INVESTMENTS LL		
Seller Name:	NEHORAYAN FAMILY LLC		
APN:	2368-023-033	Map Reference:	23-D4 / 562-H6
County:	LOS ANGELES, CA	Census Tract:	1436.02
Subdivision:	4852	Zoning:	LAC2
Rec Date:	08/29/2014	Prior Rec Date:	
Sale Date:	07/24/2014	Prior Sale Date:	
Sale Price:	\$1,750,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	913763	Acres:	0.34
1st Mtg Amt:	\$1,487,500	Lot Area:	14,858
Total Value:	\$471,149	# of Stories:	2.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 4.62 (miles)	
Address:	4100 MELROSE AVE, LOS ANGELES, CA 90029-3507		
Owner Name:	NHVA1-XXVII LLC		
Seller Name:	ENOMOTO TATSUKO TRUST		
APN:	5539-023-001	Map Reference:	34-F5 / 594-A6
County:	LOS ANGELES, CA	Census Tract:	1927.00
Subdivision:	DAYTON HEIGHTS TR	Zoning:	LAC2
Rec Date:	04/07/2014	Prior Rec Date:	05/05/1980
Sale Date:	03/28/2014	Prior Sale Date:	
Sale Price:	\$1,110,000	Prior Sale Price:	\$180,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	348024	Acres:	0.34
1st Mtg Amt:		Lot Area:	15,004
Total Value:	\$319,653	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 16.41 (miles)	
Address:	15245 BURBANK BLVD, VAN NUYS, CA 91411-3505		
Owner Name:	COAST UNITED ADVERTISING CO IN		
Seller Name:	VRDOLJAK NIKOLA & JACQUELINE		
APN:	2243-003-011	Map Reference:	22-C1 / 561-H2
County:	LOS ANGELES, CA	Census Tract:	1284.00
Subdivision:	1000	Zoning:	LAC2
Rec Date:	09/17/2014	Prior Rec Date:	02/09/2011
Sale Date:	08/28/2014	Prior Sale Date:	02/04/2011
Sale Price:		Prior Sale Price:	\$700,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	980057	Acres:	0.21
1st Mtg Amt:		Lot Area:	8,999
Total Value:	\$731,584	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 6.73 (miles)	
Address:	4800 ARLINGTON AVE, LOS ANGELES, CA 90043-1909		
Owner Name:	YOON MATTHEW K/YOON TEDDY T		
Seller Name:	JISUNG INVESTMENT LLC		
APN:	5015-028-001	Map Reference:	51-D3 / 673-G4
County:	LOS ANGELES, CA	Census Tract:	2345.01
Subdivision:	1798	Zoning:	LAC2
Rec Date:	03/14/2014	Prior Rec Date:	02/05/2010
Sale Date:	03/07/2014	Prior Sale Date:	12/09/2009
Sale Price:	\$870,000	Prior Sale Price:	\$620,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	261543	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,094
Total Value:	\$389,603	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 8.53 (miles)	
Address:	5618 W ADAMS BLVD, LOS ANGELES, CA 90016-2502		
Owner Name:	5618 ADAMS & ASSOCIATES LLC		
Seller Name:	DONATELLI ANA M		
APN:	5048-029-019	Map Reference:	42-F5 / 633-B7
County:	LOS ANGELES, CA	Census Tract:	2199.02
Subdivision:	4549	Zoning:	LAC2
Rec Date:	06/04/2014	Prior Rec Date:	
Sale Date:	05/30/2014	Prior Sale Date:	
Sale Price:	\$300,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	577217	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,940
Total Value:	\$47,413	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: 19.73 (miles)	
Address:	689 E SAN BERNARDINO RD, COVINA, CA 91723-1736		
Owner Name:	KEYLAND PROPERTIES LLC		
Seller Name:	LIMIT PROPERTIES LLC		
APN:	8429-021-013	Map Reference:	88-F4 / 599-C4
County:	LOS ANGELES, CA	Census Tract:	4037.22
Subdivision:	21787	Zoning:	CVM1VV
Rec Date:	04/22/2014	Prior Rec Date:	08/25/2006
Sale Date:	02/21/2014	Prior Sale Date:	08/17/2006
Sale Price:	\$525,000	Prior Sale Price:	\$735,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	411798	Acres:	0.22
1st Mtg Amt:	\$393,000	Lot Area:	9,537
Total Value:	\$817,233	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #: 13 Distance From Subject: 18.93 (miles)
 Address: 117 W ORANGE ST, COVINA, CA 91723
 Owner Name: CV COVINA 3 INV LLC
 Seller Name: DAVIS RUSSELL W
 APN: 8431-028-007 Map Reference: 88-E4 / 599-B5 Building Area: 2,470
 County: LOS ANGELES, CA Census Tract: 4061.01 Total Rooms/Offices:
 Subdivision: 1224 Zoning: CVTCC* Total Restrooms:
 Rec Date: 03/14/2014 Prior Rec Date: 03/14/2014 Yr Built/Eff: 1964 / 1964
 Sale Date: 03/07/2014 Prior Sale Date: 03/14/2014 Air Cond:
 Sale Price: \$800,000 Prior Sale Price: \$3,400,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 258604 Acres: 0.10
 1st Mtg Amt: Lot Area: 4,446
 Total Value: \$309,667 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 14 Distance From Subject: 10.27 (miles)
 Address: 2201 E ROSECRANS AVE, COMPTON, CA 90221
 Owner Name: MAGEN GROUP
 Seller Name: VOLK PROPERTIES LLC
 APN: 6184-001-061 Map Reference: 65-B2 / 735-C3 Building Area: 3,113
 County: LOS ANGELES, CA Census Tract: 5420.00 Total Rooms/Offices:
 Subdivision: 8174 Zoning: CORL* Total Restrooms:
 Rec Date: 04/02/2014 Prior Rec Date: 07/16/1981 Yr Built/Eff: 1958 /
 Sale Date: 03/17/2014 Prior Sale Date: Air Cond:
 Sale Price: \$250,000 Prior Sale Price: \$75,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 329063 Acres: 0.34
 1st Mtg Amt: Lot Area: 14,945
 Total Value: \$111,398 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 15 Distance From Subject: 6.66 (miles)
 Address: 4220 MONTCLAIR ST, LOS ANGELES, CA 90018-2255
 Owner Name: ATLANTIC LLC
 Seller Name: A1 & LLC
 APN: 5051-006-016 Map Reference: 43-C5 / 633-E7 Building Area: 2,376
 County: LOS ANGELES, CA Census Tract: 2193.00 Total Rooms/Offices:
 Subdivision: 4981 Zoning: LAC2 Total Restrooms:
 Rec Date: 05/29/2014 Prior Rec Date: 05/14/2012 Yr Built/Eff: 1949 / 1950
 Sale Date: 05/12/2014 Prior Sale Date: 04/24/2012 Air Cond:
 Sale Price: \$650,000 Prior Sale Price: \$400,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 554617 Acres: 0.31 COMPOSITION
 1st Mtg Amt: Lot Area: 13,499
 Total Value: \$409,852 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 16 Distance From Subject: 5.52 (miles)
 Address: 441 W VALLEY BLVD, ALHAMBRA, CA 91803-3341
 Owner Name: PIEKARSA HARIX P & PHUONG L
 Seller Name: VIOLA GAETANO LIVING TRUST
 APN: 5348-016-014 Map Reference: 37-C5 / 596-B7 Building Area: 2,522
 County: LOS ANGELES, CA Census Tract: 4816.04 Total Rooms/Offices:
 Subdivision: 10522 Zoning: ALCPD* Total Restrooms:
 Rec Date: 08/01/2014 Prior Rec Date: 09/26/1979 Yr Built/Eff: 1978 / 1978
 Sale Date: 07/28/2014 Prior Sale Date: Air Cond:
 Sale Price: \$1,515,000 Prior Sale Price: \$7,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 800109 Acres: 0.29
 1st Mtg Amt: Lot Area: 12,465
 Total Value: \$790,254 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 17 Distance From Subject: 8.85 (miles)
 Address: 717 N LAKE AVE, PASADENA, CA 91104-4558
 Owner Name: 717 N LAKE LLC
 Seller Name: JAFARI ALI F TRUST
 APN: 5731-012-034 Map Reference: 27-B2 / 566-A3 Building Area: 2,740
 County: LOS ANGELES, CA Census Tract: 4621.00 Total Rooms/Offices:
 Subdivision: GROGAN Zoning: PSC- Total Restrooms: 2.00
 Rec Date: 07/28/2014 Prior Rec Date: 06/03/1992 Yr Built/Eff: 1992 / 1992
 Sale Date: 04/30/2014 Prior Sale Date: 03/1992 Air Cond:
 Sale Price: \$1,050,000 Prior Sale Price: \$580,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 779478 Acres: 0.19
 1st Mtg Amt: \$971,000 Lot Area: 8,253
 Total Value: \$836,665 # of Stories: 2.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 18 Distance From Subject: 18.58 (miles)
 Address: 1490 CHERRY AVE, LONG BEACH, CA 90813-2514
 Owner Name: CHANTANI STEVEN S/CHANTANI EVELYN M
 Seller Name: TAP PHANA
 APN: 7261-018-011 Map Reference: 75-E3 / 795-G5 Building Area: 2,400
 County: LOS ANGELES, CA Census Tract: 5751.02 Total Rooms/Offices:
 Subdivision: ALAMITOS Zoning: LBCNR Total Restrooms:
 Rec Date: 07/25/2014 Prior Rec Date: 02/01/1993 Yr Built/Eff: 1976 / 1976
 Sale Date: 07/16/2014 Prior Sale Date: Air Cond:
 Sale Price: \$250,000 Prior Sale Price: \$235,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 770446 Acres: 0.24
 1st Mtg Amt: Lot Area: 10,248
 Total Value: \$332,329 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 19 Distance From Subject: 30.46 (miles)
 Address: 5076 CHESEBRO RD, AGOURA HILLS, CA 91301-2464
 Owner Name: 5076 CHESEBRO RD LLC
 Seller Name: COLEBANK FAMILY TRUST
 APN: 2061-013-032 Map Reference: 100A-C4 / 558-D6 Building Area: 3,108
 County: LOS ANGELES, CA Census Tract: 8003.29 Total Rooms/Offices:
 Subdivision: 8451 Zoning: AH CRS-FC-OA* Total Restrooms:
 Rec Date: 05/13/2014 Prior Rec Date: 01/05/1979 Yr Built/Eff: 1968 / 1980
 Sale Date: 11/15/2013 Prior Sale Date: Air Cond:
 Sale Price: \$1,150,000 Prior Sale Price: \$200,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 492984 Acres: 0.51
 1st Mtg Amt: \$1,930,000 Lot Area: 22,257
 Total Value: \$355,147 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 20 Distance From Subject: 8.95 (miles)
 Address: 8280 MELROSE AVE, LOS ANGELES, CA 90046-6821
 Owner Name: 8280 MELROSE AVENUE LLC
 Seller Name: MLCFC 2007-9 RETAIL 8280 LP
 APN: 5528-013-002 Map Reference: 33-E5 / 593-A6 Building Area: 3,076
 County: LOS ANGELES, CA Census Tract: 1944.02 Total Rooms/Offices:
 Subdivision: 5763 Zoning: LAC4 Total Restrooms:
 Rec Date: 05/14/2014 Prior Rec Date: 12/12/2006 Yr Built/Eff: 1953 / 1964
 Sale Date: 05/12/2014 Prior Sale Date: 11/07/2006 Air Cond:
 Sale Price: \$3,880,000 Prior Sale Price: \$3,535,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:
 Document #: 499027 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,730
 Total Value: \$2,400,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

1627 E. Cesar E Chavez Ave

FINANCIAL SERVICES SYSTEM



Thursday, October 30, 2014 11:20 AM

Invoice Status

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Invoice Number	Invoice Amount	Payments	Outstanding Balance	Status	Rebilled From:	Printed	Cases	Comments	Lien Assess (Y/N)	Lien Status
136225-9	\$300.00	\$300.00	\$0.00			02/19/2004	☺	☺	<input type="checkbox"/>	
405798-3	\$0.00	\$0.00	\$0.00			12/14/2004	☺	☺	<input type="checkbox"/>	
413846-6	\$300.00	\$300.00	\$0.00			08/31/2005	☺		<input type="checkbox"/>	
414419-1	\$300.00	\$0.00	\$300.00			09/12/2005	☺		<input type="checkbox"/>	
423271-9	\$514.50	\$0.00	\$514.50			09/28/2006	☺		<input type="checkbox"/>	☺
438127-7	\$376.30	\$376.30	\$0.00			09/26/2007	☺	☺	<input type="checkbox"/>	
449387-3	\$545.37	\$0.00	\$545.37			09/09/2008	☺		<input type="checkbox"/>	☺
467177-0	\$350.00	\$350.00	\$0.00			06/18/2009	☺		<input type="checkbox"/>	
472771-8	\$376.30	\$376.30	\$0.00			09/02/2009	☺		<input type="checkbox"/>	
477699-6	\$243.60	\$243.60	\$0.00			12/03/2009	☺	☺	<input type="checkbox"/>	
494709-3	\$484.42	\$484.42	\$0.00			09/16/2010	☺		<input type="checkbox"/>	
525845-9	\$590.02	\$484.42	\$105.60			08/17/2011	☺	☺	<input type="checkbox"/>	☺
563493-6	\$484.42	\$484.42	\$0.00			10/24/2012				
589443-3	\$484.42	\$484.42	\$0.00			08/28/2013				
631409-5	\$484.42	\$0.00	\$484.42			10/02/2014				

AIM

Surhg

Title

300.00+
 355.00+
 355.00+
 78.18+
 457.00+
 1,545.18*
 1,545.18+M
 21.30+
 27.42+
 27.42+
 76.14*
 76.14+M
 42.00+
 42.00*
 42.00+M
 1,663.32*M

FINANCIAL SERVICES SYSTEM



Thursday, October 30, 2014 11:21 AM

Invoiced to:
LA'S TIRE SHOP
MERCEDES
MORALES
1627 E CESAR E CHAVEZ AVE
LOS ANGELES, CA 90033

Invoice # : 414419-1
Invoice Print Date:
09/12/2005
Invoice Type: .
VEHICLE
REPAIR/INSTALLATION
FACILITIES
Invoice Status:

Customer Account # Authority
280003050-2 L.A.M.C. Section 98.0402.(e)

Department Control Number

ALL INVOICES ARE DUE UPON RECEIPT
ANNUAL INSPECTION AND MONITORING PROGRAM

Work Date: 08/31/05
Job Address: 1627 E CESAR E CHAVEZ AVE
Case No: 141698
Insp No: 217148

In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 invoice for
annual inspection of

AUTO REPAIR YARDS VEIP
100 - 08 - 3801 - 08 - 0000
09/08/2005
COLLECTION FEE
48R - 08 - 460A - 08 - 0000
04/06/2007
COLLECTION FEE
48R - 08 - 460A - 08 - 0000
04/18/2007

\$300.00

~~\$74.70~~

~~(\$74.70)~~

TOTAL DUE

\$300.00

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For further information, please call inspector at or

**FEE WILL BE DELINQUENT IF NOT PAID WITHIN 30 DAYS
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Thursday, October 30, 2014 11:22 AM

Invoiced to:
LA'S TIRE SHOP
MERCEDES
MORALES
1627 E CESAR E CHAVEZ AVE
LOS ANGELES, CA 90033

Invoice # : 423271-9
Invoice Print Date:
09/28/2006
Invoice Type:
VEHICLE
REPAIR/INSTALLATION
FACILITIES
Invoice Status:

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Customer Account # 280003050-2 Authority L.A.M.C. Section 98.0402.(e)

Department Control Number

.ALL INVOICES ARE DUE UPON RECEIPT
ANNUAL INSPECTION AND MONITORING PROGRAM

Work Date: 08/31/06
Job Address: 1627 E CESAR E CHAVEZ AVE
Case No: 141698
Insp No: 298964
Fiscal Year: 06-07

In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 invoice for annual inspection of

AUTO REPAIR GARAGE

ANNUAL INSPECTION FEE
100 - 08 - 3801 - 08 - 0000
09/12/2006

\$355.00

COLLECTION FEE
48R - 08 - 460A - 08 - 0000
04/06/2007

~~\$88/40~~

COLLECTION FEE
48R - 08 - 460A - 08 - 0000
05/06/2013

~~(\$88/40)~~

COLLECTION FEE
48R - 08 - 460A - 08 - 0000
05/06/2013

\$159.50

TOTAL DUE

\$514.50

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Thursday, October 30, 2014 11:22 AM

Invoiced to:
HERNANDEZ TIRES
MAGDALENA
HERNANDEZ
1627 E CESAR E CHAVEZ AV
LOS ANGELES, CA 90033

Invoice # : 449387-3
Invoice Print Date:
09/09/2008
Invoice Type:
VEHICLE
REPAIR/INSTALLATION
FACILITIES
Invoice Status:

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Customer Account # 280015396-8 Authority L.A.M.C. Section 98.0402.(e)

Department Control Number

ALL INVOICES ARE DUE UPON RECEIPT
ANNUAL INSPECTION AND MONITORING PROGRAM

Work Date: 07/31/08
Job Address: 1627 E CESAR E CHAVEZ AVE
Case No: 141698
Insp No: 478245
Fiscal Year: 08-09

In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 invoice for annual inspection of

AUTO REPAIR GARAGE

ANNUAL INSPECTION FEE
100 - 08 - 3801 - 08 - 0000
08/12/2008

\$355.00

SYS DEV SURHG
48R - 08 - 3800 - 08 - 0000
08/12/2008

\$21.30

COLLECTION FEE
48R - 08 - 460A - 08 - 0000
01/05/2009

~~\$82.03~~

COLLECTION FEE
48R - 08 - 460A - 08 - 0000
05/06/2013

~~(\$82.03)~~

COLLECTION FEE
48R - 08 - 460A - 08 - 0000
05/06/2013

\$169.07

TOTAL DUE

\$545.37

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Invoiced to:
HERNANDEZ TIRES
MAGDALENA
HERNANDEZ
1627 E CESAR E CHAVEZ AV
LOS ANGELES, CA 90033

Invoice # : 525845-9
Invoice Print Date:
08/17/2011
Invoice Type:
VEHICLE
REPAIR/INSTALLATION
FACILITIES
Invoice Status:

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Customer Account # Authority
280015396-8 L.A.M.C. Section 98.0402.(e)

Department Control Number

ALL INVOICES ARE DUE UPON RECEIPT
ANNUAL INSPECTION AND MONITORING PROGRAM

Work Date: 08/11/11
Job Address: 1627 E CESAR E CHAVEZ AVE
Case No: 141698
Insp No: 832698
Fiscal Year: 11-12

In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 invoice for
annual inspection of

AUTO REPAIR GARAGE
ANNUAL INSPECTION FEE
 100 - 08 - 3801 - 08 - 0000
 08/16/2011
SYS DEV SURHG
 48R - 08 - 3800 - 08 - 0000
 08/16/2011
COLLECTION FEE
 48R - 08 - 460A - 08 - 0000
 11/07/2011

\$457.00
~~378.82~~
 78.18
 \$27.42
 \$105.60 Paid

TOTAL DUE \$590.02

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or (213) 252-3041

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L.A.M.C.). If this invoice is NOT PAID within 30
DAYS, assignment to a collection agency may be made.**

FINANCIAL SERVICES SYSTEM



Thursday, October 30, 2014 11:22 AM

Payment Detail

[Back to Invoice List](#)
Invoice #: **525845-9**

System Date	Payment Description	Payment Date	Payment Method	Payment Amount
Receipt #: SL 15 153747				
11/29/2011 02:30:27P	COLLECTION FEE	11/18/2011	P	\$105.60
11/29/2011 02:30:27P	ANNUAL INSPECTION FEE	11/18/2011	P	\$378.82
Total Receipt Amount				\$484.42
Total Payment Amount				\$484.42

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Thursday, October 30, 2014 11:23 AM

Invoiced to:
LOS PINOS TIRES
FLOR
PARTIDA
1627 E CESAR E CHAVEZ AVE
LOS ANGELES, CA 90033

Invoice # : 631409-5
Invoice Print Date:
10/02/2014
Invoice Type:
VEHICLE
REPAIR/INSTALLATION
FACILITIES
Invoice Status:

Customer Account # 280070449-8 Authority L.A.M.C. Section 98.0402.(e)

Department Control Number

ALL INVOICES ARE DUE UPON RECEIPT
ANNUAL INSPECTION AND MONITORING PROGRAM

Work Date: 09/15/14
Job Address: 1627 E CESAR E CHAVEZ AVE
Case No: 141698
Insp No: 1173445
Fiscal Year: 14-15

In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 invoice for annual inspection of

AUTO REPAIR GARAGE
ANNUAL INSPECTION FEE
48R - 08 - 3801 - 08 - 0000
10/01/2014
SYS DEV SURHG
48R - 08 - 3800 - 08 - 0000
10/01/2014

\$457.00

\$27.42

TOTAL DUE

\$484.42

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