

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

October 28, 2015

Council District: # 9

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

JOB ADDRESS: **321 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6011-008-028**

On September 30, 2014, 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: **321 East Florence Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fees 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) | 154.42 |
| Title Report Fee | <u>42.00</u> |
| Grand Total | \$ <u>2,121.42</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 **\$2,121.42** 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 **\$2,121.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

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. T11851
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6011-008-028

Property Address: 321 E FLORENCE AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Evelyn Morfin, a single woman and Florentino A. Morfin, a single man as joint tenants

Grantor : Juan Morfin and Eva Rauda Morfin, husband and wife

Deed Date : 8/2/2012

Recorded : 8/14/2012

Instr No. : 20121205862

Mailing Address: Evelyn Morfin and Florentino A. Morfin,
11738 ADENMOOR AVE DOWNEY CA 90241

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lots 29 and 30 in Block 3 of Tract 2395, as per map recorded in Book 26, Page 60 of Maps, in the Office of the County Recorder of said County. Except the South 20 feet of said land, as condemned by the City of Los Angeles for widening Florence Avenue, Case No. B-92391, Superior Court, and Recorded in Book 4613, Page 129 of Official Records.

Assessor's Parcel No: 6011-008-028 & 6011-008-027

MORTGAGES/LIENS

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

Amount : \$105,000.00

Dated : 11/28/2012

Trustor : Evelyn Morfin and Florentino A. Morfin

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. T11851

SCHEDULE B (Continued)

Trustee : *El Monte Investments, LLC*

Beneficiary : *Danco, Inc., a California Corporation*

Recorded : *11/30/2012*

Instr No. : *20121826305*

Mailing Address: *Ei Monte Investments, LLC, None Shown.*

Mailing Address: *Danco, Inc., a California Corporation,
2476 Overland Avenue, Suite 203 Los Angeles, CA 90064*

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

Amount : *\$10,000.00*

Dated : *11/27/2012*

Trustor : *Evelyn Morfin and Florentino A. Morfin*

Trustee : *Frost Escrow Company, a California Corporation*

Beneficiary : *Marina Alatorre*

Recorded : *11/30/2012*

Instr No. : *20121826306*

Mailing Address: *Frost Escrow Company, a California Corporation, None Shown.*

Mailing Address: *Marina Alatorre, 3926 Olive Street Huntington Park, CA 90255.*

RECORDING REQUESTED BY:

WHEN RECORDED MAIL
DOCUMENT
AND TAX STATEMENT TO:
Evelyn Morfin & Florentino A. Morfin

A.P.N: 6011-008-027 &
6011-008-028

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

"This is a bonafide gift and the grantor received nothing in return R&T 11911"

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$0.00

- 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: Los Angeles

FOR A VALUABLE CONSIDERATION, Juan Morfin and Eva Rauda Morfin, Husband and Wife, hereby GRANT(S) to Evelyn Morfin, A Single Woman and Florentino A. Morfin, A Single Man as Joint Tenants

the following described property in the City of Los Angeles, County of Los Angeles, State of California described as: Lots 29 and 30 in Block 3 of Tract 2395, as per map recorded in Book 26, Page 60 of Maps, in the Office of the County Recorder of said County.

Except the South 20 feet of said land, as condemned by the City of Los Angeles for widening Florence Avenue, Case No. B-92391, Superior Court, and Recorded in Book 4613, Page 129 of Official Records.

Commonly Known As: 321 & 325 East Florence Avenue, Los Angeles, CA 90003
APN: 6011-008-027 & 6011-008-028

DATED: August 2, 2012

STATE OF CALIFORNIA
 COUNTY OF Los Angeles
 ON August 10, 2012 Before me,
JAMES I. UTOMAKILI Notary Public,
 Personally appeared
Juan Morfin & Eva Morfin
 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.

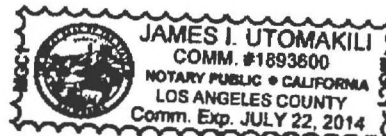
Juan Morfin
 Juan Morfin

EVA R. MORFIN
 Eva Rauda Morfin

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



MAIL TAX STATEMENTS AS DIRECTED ABOVE
GRANT DEED

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On August 10, 2012 before me, JAMES I. UTOMAKILI (NOTARY PUBLIC)
(Here insert name and title of the officer)

personally appeared Juan Morfin & Eva Morfin

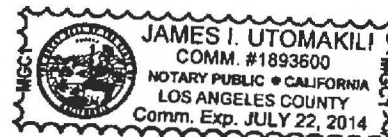
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

| |
|--|
| <p>DESCRIPTION OF THE ATTACHED DOCUMENT</p> <p style="text-align: center;"><u>GRANT DECID</u></p> <p style="text-align: center;"><small>(Title or description of attached document)</small></p> <p style="text-align: center;"><small>(Title or description of attached document continued)</small></p> <p>Number of Pages <u>1</u> Document Date <u>8/10/2012</u></p> <p style="text-align: center;"><small>(Additional information)</small></p> |
|--|

| |
|--|
| <p>CAPACITY CLAIMED BY THE SIGNER</p> <p><input type="checkbox"/> Individual (s)</p> <p><input type="checkbox"/> Corporate Officer</p> <p style="text-align: center;"><small>(Title)</small></p> <p><input type="checkbox"/> Partner(s)</p> <p><input type="checkbox"/> Attorney-in-Fact</p> <p><input type="checkbox"/> Trustee(s)</p> <p><input type="checkbox"/> Other _____</p> |
|--|

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is ~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

Danco, Inc.
2476 Overland Avenue, Suite 203
Los Angeles, CA 90064



4177271

THIS SPACE FOR RECORDER'S USE ONLY:

A.P. #8011-008-027 / 8011-008-028

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made November 28, 2012 between

Evelyn Morfin, a Single Woman and Florentino A. Morfin, a Single Man as Joint Tenants, herein called Trustor,
whose address is: 11738 Adenmoore Avenue, Downey CA 90241 and

El Monte Investments, LLC, a Limited Liability Company, herein called **Trustee**, and

Danco, Inc., a California Corporation, herein called BENEFICIARY,

WITNESSETH: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to TRUSTEE IN TRUST, WITH POWER OF SALE that property in Los Angeles County, California, described as:
Lot 29 & 30 of Block 3 of Tract No. 2395, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 26, Page 60 of Maps, in the Office of the County Recorder of said County.

Except therefrom the South 20 feet of said land as condemned by the City of Los Angeles for widening Florence Avenue, Case No. B-92391, Superior Court and Recorded in Book 4613, Page 129 of Official Records.

Except therefrom the minerals, oil, gas and other hydrocarbon substances lying below the surface of said land.

Also Known as: 321 & 325 East Florence Avenue, Los Angeles, CA 90003

"Should the trustor or his successors in interest, without the consent in writing of the beneficiary, sell, transfer or convey or permit to be sold, transferred or conveyed, his interest in the property, or any part thereof, then the beneficiary may, at his option, declare all sums secured hereby immediately due and payable."

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$105,000.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

INITIALS: EM EM

SB

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and material furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon 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 notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
4. To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purpose; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
5. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
6. That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such money(ies) received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
7. That by accepting payment of any sum secured hereby its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
8. That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
9. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).
10. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness 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 indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such 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 indebtedness

INITIALS: FM EM _____

4

secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of; all sums expended under the terms hereof not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

12. Beneficiary, or any successor in ownership of any indebtedness 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 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.

13. That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether, or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

14. That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

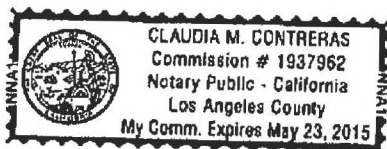
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On November 28, 2012
Before me, Claudia M. Contreras
A Notary Public in and for said State, personally appeared
Florentino A. Morlin and
Evelyn Morfin

Evelyn Morfin
Evelyn Morfin

Florentino A. Morlin
Florentino A. Morlin

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 Claudia M. Contreras

(This area for official notarial seal)

5

REQUEST FOR FULL RECONVEYANCE

TO: El Monte Investments, LLC, a Limited Liability Company, TRUSTEE

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated _____

By: _____

By: _____

Please mail Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE, which it secures.

Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.

INITIALS: EM EM _____

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

Marina Alatorre
3926 Olive Street
Huntington Park, CA 90255



4177271

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 200248-GB

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made November 27, 2012

A.P. #6011-008-027 / 6011-008-028

Evelyn Morfin, a Single Woman and Florentino A. Morfin, a Single Man as Joint Tenants, herein called Trustor,
whose address is _____ and _____

Frost Escrow Company, a California Corporation, herein called Trustee, and
Marina Alatorre, herein called **BENEFICIARY**,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE that Property in Los Angeles County, California, described as:
Lot 29 & 30 of Block 3 of Tract No. 2395, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 26, Page 60 of Maps, in the Office of the County Recorder of said County.

Except
the South 20 feet of said land as condemned by the City of Los Angeles for widening Florence Avenue, Case No. B-92391, Superior Court and Recorded in Book 4613, Page 129 of Official Records.

Also Known as: 321 & 325 East Florence Avenue, Los Angeles, CA 90003

This deed of trust is second and junior in lien to a deed of trust recording concurrently herewith.

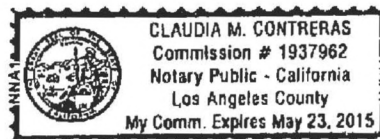
TOGETHER WITH the rents, issues and profits thereof, **SUBJECT, HOWEVER,** to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the **Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of **\$10,000.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

DATED November 27, 2012

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On November 28, 2012
before me, Claudia M. Contreras
A Notary Public in and for said State personally appeared
Evelyn Morfin and
Florentino A. Morfin

Evelyn Morfin
Evelyn Morfin
Florentino A. Morfin
Florentino A. Morfin

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 Claudia M. Contreras

(Seal)

6B

3

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 the 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 | County | Book | Page |
|--------------|------|------|----------------|-------|------|-----------------|-----------------------------------|------|------------|------|------|
| Alameda | 435 | 684 | Kings | 792 | 833 | Placer | 895 | 301 | Sierra | 29 | 335 |
| Alpine | 1 | 250 | Lake | 362 | 39 | Plumas | 151 | 5 | Siskiyou | 468 | 181 |
| Amador | 104 | 34 | Lassen | 171 | 471 | Riverside | 3005 | 523 | Solano | 1105 | 182 |
| Butte | 1145 | 1 | Los Angeles | T2055 | 899 | Sacramento | 4331 | 62 | Sonoma | 1851 | 389 |
| Calaveras | 145 | 152 | San Bernardino | 810 | 170 | San Benito | 271 | 383 | Stanislaus | 1715 | 456 |
| Colusa | 296 | 617 | Madera | 1508 | 339 | San Bernardino | 5567 | 61 | Sutter | 572 | 297 |
| Contra Costa | 3978 | 47 | Marin | 77 | 292 | San Francisco | A332 | 905 | Tehama | 401 | 289 |
| Del Norte | 78 | 414 | Mariposa | 579 | 530 | San Joaquin | 2470 | 311 | Trinity | 93 | 366 |
| Eldorado | 568 | 456 | Mendocino | 1547 | 538 | San Luis Obispo | 1151 | 12 | Tulare | 2294 | 275 |
| Fresno | 4626 | 572 | Merced | 181 | 851 | San Mateo | 4078 | 420 | Tuolumne | 135 | 47 |
| Glenn | 422 | 184 | Modoc | 52 | 429 | Santa Barbara | 1878 | 860 | Ventura | 2062 | 386 |
| Humboldt | 657 | 5327 | Mono | 2194 | 538 | Santa Clara | 5336 | 341 | Yolo | 653 | 245 |
| Imperial | 1091 | 501 | Monterey | 639 | 86 | Santa Cruz | 1431 | 494 | Yuba | 334 | 486 |
| Inyo | 147 | 598 | Napa | 305 | 320 | Shasta | 684 | 528 | | | |
| | | | Nevada | | | | | | | | |
| Kern | 3427 | 60 | Orange | 5889 | 611 | San Diego | Series 2 Book 1961 Page 183887 | | | | |

(which provisions, identical in all counties are printed on the reverse hereof) are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties set forth in this Deed of Trust.

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.

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To: Frost Escrow Company, Trustee:

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

| MAIL RECONVEYANCE TO | |
|----------------------|--|
| | |
| | |
| | |
| | |
| | |

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **October 28, 2015**

JOB ADDRESS: **321 EAST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6011-008-028**

Last Full Title: **07/20/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). EVELYN & FLORENTINO A. MORFIN
11738 ADENMOOR AVE.
DOWNEY, CA 90241
CAPACITY: OWNERS

- 2). DANCO, INC.
2476 OVERLAND AVE., STE 203
LOS ANGELES, CA 90064
CAPACITY: INTERESTED PARTIES

- 3). MARINA ALATORRE
3926 OLIVE ST.
HUNTINGTON PARK, CA 90255
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
 ,, CA



Owner Information

Owner Name: MORFIN EVELYN & FLORENTINO A
 Mailing Address: 11738 ADENMOOR AVE, DOWNEY CA 90241-5407 C008
 Vesting Codes: //

Location Information

| | | |
|-----------------------|-------------------------------|------------------------------|
| Legal Description: | TRACT NO 2395 EX OF ST LOT 30 | |
| County: | LOS ANGELES, CA | APN: 6011-008-028 |
| Census Tract / Block: | 2393.30 / 2 | Alternate APN: |
| Township-Range-Sect: | | Subdivision: 2395 |
| Legal Book/Page: | 26-60 | Map Reference: 52-B5 / |
| Legal Lot: | 30 | Tract #: 2395 |
| Legal Block: | 3 | School District: LOS ANGELES |
| Market Area: | C42 | School District Name: |
| Neighbor Code: | | Munic/Township: |

Owner Transfer Information

| | | | |
|----------------------|-------------------------|---------------------|------------|
| Recording/Sale Date: | 08/14/2012 / 08/02/2012 | Deed Type: | GRANT DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 1205862 | | |

Last Market Sale Information

| | | | |
|----------------------|----------------------|-------------------------|----------|
| Recording/Sale Date: | 01/22/1992 / 01/1985 | 1st Mtg Amount/Type: | / |
| Sale Price: | | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | | 1st Mtg Document #: | |
| Document #: | 113908 | 2nd Mtg Amount/Type: | / |
| Deed Type: | QUIT CLAIM DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | |
| New Construction: | | Multi/Split Sale: | MULTIPLE |
| Title Company: | | | |
| Lender: | | | |
| Seller Name: | ZAVALA RAFAEL MADRID | | |

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: | / | Total Rooms/Offices: | | Garage Area: | |
| Gross Area: | | Total Restrooms: | | Garage Capacity: | |
| Building Area: | | 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: | 0.08 | County Use: | VACANT RESIDENTIAL (010V) |
| Lot Area: | 3,473 | Lot Width/Depth: | x | State Use: | |
| Land Use: | RESIDENTIAL LOT | Commercial Units: | | Water Type: | |
| Site Influence: | | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|----------|----------------|------|----------------|----------|
| Total Value: | \$49,180 | Assessed Year: | 2015 | Property Tax: | \$704.56 |
| Land Value: | \$49,180 | Improved %: | | Tax Area: | 6659 |
| Improvement Value: | | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$49,180 | | | | |

Comparable Summary

For Property Located At



„ CA

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 | \$3,000 | \$1,625,000 | \$582,925 |
| Bldg/Living Area | 0 | 0 | 0 | 0 |
| Price/Sqft | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Year Built | 0 | 0 | 0 | 0 |
| Lot Area | 3,473 | 850 | 20,150 | 8,026 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Value | \$49,180 | \$5,482 | \$305,994 | \$94,025 |
| Distance From Subject | 0.00 | 0.00 | 0.00 | 0.00 |

*= user supplied for search only

| <input checked="" type="checkbox"/> | # | F | Address | Sale Price | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|-------------------------------------|----|---|-------------------------------|-------------|--------|-----|-----------------------|-------------------|--------------|------------|------|
| Subject Property | | | | | | | | 01/22/1992 | 3,473 | N/A | |
| Comparables | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | 1 | | 2226 GLENDALE BLVD | \$800,000 | | | | 03/13/2015 | | 3,963 | N/A |
| <input checked="" type="checkbox"/> | 2 | | | \$800,000 | | | | 03/13/2015 | | 3,713 | N/A |
| <input checked="" type="checkbox"/> | 3 | | | \$1,625,000 | | | | 03/13/2015 | | 17,708 | N/A |
| <input checked="" type="checkbox"/> | 4 | | | \$1,625,000 | | | | 03/13/2015 | | 12,840 | N/A |
| <input checked="" type="checkbox"/> | 5 | | | \$1,625,000 | | | | 03/13/2015 | | 17,699 | N/A |
| <input checked="" type="checkbox"/> | 6 | | | \$125,000 | | | | 10/15/2015 | | 6,642 | N/A |
| <input checked="" type="checkbox"/> | 7 | | | \$540,000 | | | | 09/30/2015 | | 1,262 | N/A |
| <input checked="" type="checkbox"/> | 8 | | | \$540,000 | | | | 09/30/2015 | | 2,337 | N/A |
| <input checked="" type="checkbox"/> | 9 | | | \$540,000 | | | | 09/30/2015 | | 850 | N/A |
| <input checked="" type="checkbox"/> | 10 | | | \$569,000 | | | | 10/14/2015 | | 2,491 | N/A |
| <input checked="" type="checkbox"/> | 11 | | 1739 S KINGSLEY DR | \$350,000 | | | | 10/13/2015 | | 5,843 | N/A |
| <input checked="" type="checkbox"/> | 12 | | 14260 KEESE DR | \$400,000 | | | | 10/14/2015 | | 20,150 | N/A |
| <input checked="" type="checkbox"/> | 13 | | 37108 SAVILLE PL | \$270,000 | | | | 10/16/2015 | | 7,122 | N/A |
| <input checked="" type="checkbox"/> | 14 | | | \$250,000 | | | | 10/16/2015 | | 7,006 | N/A |
| <input checked="" type="checkbox"/> | 15 | | 28603 IRON VILLAGE DR | \$690,500 | | | | 04/30/2015 | | 9,243 | N/A |
| <input checked="" type="checkbox"/> | 16 | | | \$540,000 | | | | 08/18/2015 | | 4,850 | N/A |
| <input checked="" type="checkbox"/> | 17 | | VAC/PAMPAS ST/VIC SHERATON ST | \$360,000 | | | | 09/25/2015 | | 19,968 | N/A |
| <input checked="" type="checkbox"/> | 18 | | | \$3,000 | | | | 10/06/2015 | | 5,381 | N/A |
| <input checked="" type="checkbox"/> | 19 | | | \$3,000 | | | | 10/06/2015 | | 5,432 | N/A |
| <input checked="" type="checkbox"/> | 20 | | | \$3,000 | | | | 10/06/2015 | | 6,028 | N/A |

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

,, CA

20 Comparable(s) Selected.

Report Date: 10/26/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$0 | \$3,000 | \$1,625,000 | \$582,925 |
| Bldg/Living Area | 0 | 0 | 0 | 0 |
| Price/Sqft | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Year Built | 0 | 0 | 0 | 0 |
| Lot Area | 3,473 | 850 | 20,150 | 8,026 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Value | \$49,180 | \$5,482 | \$305,994 | \$94,025 |
| Distance From Subject | 0.00 | 0.00 | 0.00 | 0.00 |

* = user supplied for search only

Comp #: **1** Distance From Subject: **N/A (miles)**
 Address: **2226 GLENDALE BLVD, LOS ANGELES, CA 90039**
 Owner Name: **BIGGLE PAWS LLC**
 Seller Name: **EXTRAORDINARY REAL ESTATE LLC**
 APN: **5422-011-003** Map Reference: **35-C4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **1873.00** Total Rooms/Offices:
 Subdivision: **EDENDALE TERRACE** Zoning: **LAR2** Total Restrooms:
 TR
 Rec Date: **03/13/2015** Prior Rec Date: **08/06/2013** Yr Built/Eff: **/**
 Sale Date: **03/03/2015** Prior Sale Date: **06/12/2013** Air Cond:
 Sale Price: **\$800,000** Prior Sale Price: **\$525,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **277245** Acres: **0.09**
 1st Mtg Amt: **\$400,000** Lot Area: **3,963**
 Total Value: **\$280,494** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **BIGGLE PAWS LLC**
 Seller Name: **EXTRAORDINARY REAL ESTATE LLC**
 APN: **5422-011-002** Map Reference: **35-C4 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **1873.00** Total Rooms/Offices:
 Subdivision: **EDENDALE TERRACE** Zoning: **LAR2** Total Restrooms:
 TR
 Rec Date: **03/13/2015** Prior Rec Date: **08/06/2013** Yr Built/Eff: **/**
 Sale Date: **03/03/2015** Prior Sale Date: **06/12/2013** Air Cond:
 Sale Price: **\$800,000** Prior Sale Price: **N** Pool:
 Sale Type: **FULL** Prior Sale Type: **N** Roof Mat:
 Document #: **277245** Acres: **0.09**
 1st Mtg Amt: **\$400,000** Lot Area: **3,713**
 Total Value: **\$254,995** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **HOLCOMB GREGORY/NICKEY JAMES T**
 Seller Name: **INGRAM MARYLOU TRUST**
 APN: **5708-015-009** Map Reference: **26-D3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **4608.00** Total Rooms/Offices:
 Subdivision: **8009** Zoning: **PSR2** Total Restrooms:
 Rec Date: **03/13/2015** Prior Rec Date: **02/23/2015** Yr Built/Eff: **/**
 Sale Date: **02/23/2015** Prior Sale Date: **02/23/2015** Air Cond:
 Sale Price: **\$1,625,000** Prior Sale Price: **Pool:**
 Sale Type: **FULL** Prior Sale Type: **Roof Mat:**
 Document #: **276887** Acres: **0.41**
 1st Mtg Amt: **\$1,300,000** Lot Area: **17,708**
 Total Value: **\$152,997** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **N/A (miles)**
 Address: **,, CA**
 Owner Name: **HOLCOMB GREGORY/NICKEY JAMES T**
 Seller Name: **INGRAM MARYLOU TRUST**
 APN: **5708-015-011** Map Reference: **26-D3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **4608.00** Total Rooms/Offices:
 Subdivision: **8009** Zoning: **PSR2** Total Restrooms:
 Rec Date: **03/13/2015** Prior Rec Date: **03/20/1973** Yr Built/Eff: **/**
 Sale Date: **02/23/2015** Prior Sale Date: **Air Cond:**
 Sale Price: **\$1,625,000** Prior Sale Price: **\$15,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **276887** Acres: **0.29**
 1st Mtg Amt: **\$1,300,000** Lot Area: **12,840**
 Total Value: **\$305,994** # of Stories:
 Land Use: **RESIDENTIAL LOT** Park Area/Cap#: **/**

| | | | |
|--------------|--------------------------------|------------------------------------|---------|
| Comp #: | 5 | Distance From Subject: N/A (miles) | |
| Address: | ,, CA | | |
| Owner Name: | HOLCOMB GREGORY/NICKEY JAMES T | | |
| Seller Name: | INGRAM MARYLOU TRUST | | |
| APN: | 5708-015-012 | Map Reference: | 26-D3 / |
| County: | LOS ANGELES, CA | Census Tract: | 4608.00 |
| Subdivision: | 8009 | Zoning: | PSR2 |
| Rec Date: | 03/13/2015 | Prior Rec Date: | |
| Sale Date: | 02/23/2015 | Prior Sale Date: | |
| Sale Price: | \$1,625,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 276887 | Acres: | 0.41 |
| 1st Mtg Amt: | \$1,300,000 | Lot Area: | 17,699 |
| Total Value: | \$152,997 | # of Stories: | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / |

| | | | |
|--------------|--------------------------------|------------------------------------|---------|
| Comp #: | 6 | Distance From Subject: N/A (miles) | |
| Address: | ,, CA | | |
| Owner Name: | POSNER DAVID M | | |
| Seller Name: | GREATER SAINT MISSIONARY BAPTI | | |
| APN: | 6067-017-022 | Map Reference: | 58-E4 / |
| County: | LOS ANGELES, CA | Census Tract: | 5404.00 |
| Subdivision: | 1 | Zoning: | LCR2* |
| Rec Date: | 10/15/2015 | Prior Rec Date: | |
| Sale Date: | 09/21/2015 | Prior Sale Date: | |
| Sale Price: | \$125,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1270368 | Acres: | 0.15 |
| 1st Mtg Amt: | | Lot Area: | 6,642 |
| Total Value: | \$6,298 | # of Stories: | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / |

| | | | |
|--------------|------------------------|------------------------------------|---------|
| Comp #: | 7 | Distance From Subject: N/A (miles) | |
| Address: | ,, CA | | |
| Owner Name: | GERSTNER FAMILY TRUST | | |
| Seller Name: | S & L ACQUISITIONS LLC | | |
| APN: | 5229-007-017 | Map Reference: | 45-C3 / |
| County: | LOS ANGELES, CA | Census Tract: | 5308.01 |
| Subdivision: | 8453 | Zoning: | LAR1 |
| Rec Date: | 09/30/2015 | Prior Rec Date: | |
| Sale Date: | 09/08/2015 | Prior Sale Date: | |
| Sale Price: | \$540,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1215928 | Acres: | 0.03 |
| 1st Mtg Amt: | | Lot Area: | 1,262 |
| Total Value: | \$8,268 | # of Stories: | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / |

| | | | |
|--------------|------------------------|------------------------------------|---------|
| Comp #: | 8 | Distance From Subject: N/A (miles) | |
| Address: | ,, CA | | |
| Owner Name: | GERSTNER FAMILY TRUST | | |
| Seller Name: | S & L ACQUISITIONS LLC | | |
| APN: | 5229-007-018 | Map Reference: | 45-C3 / |
| County: | LOS ANGELES, CA | Census Tract: | 5308.01 |
| Subdivision: | 8453 | Zoning: | LAR1 |
| Rec Date: | 09/30/2015 | Prior Rec Date: | |
| Sale Date: | 09/08/2015 | Prior Sale Date: | |
| Sale Price: | \$540,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1215928 | Acres: | 0.05 |
| 1st Mtg Amt: | | Lot Area: | 2,337 |
| Total Value: | \$16,556 | # of Stories: | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / |

| | | | | | |
|--------------|-----------------------------------|-------------------|----------------|------------------------|--------------------|
| Comp #: | 9 | | | Distance From Subject: | N/A (miles) |
| Address: | ,, CA | | | | |
| Owner Name: | GERSTNER FAMILY TRUST | | | | |
| Seller Name: | S & L ACQUISITIONS LLC | | | | |
| APN: | 5229-007-021 | Map Reference: | 45-C3 / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 2032.00 | Total Rooms/Offices: | |
| Subdivision: | 8453 | Zoning: | LAR1 | Total Restrooms: | |
| Rec Date: | 09/30/2015 | Prior Rec Date: | | Yr Built/Eff: | / |
| Sale Date: | 09/08/2015 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$540,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 1215928 | Acres: | 0.02 | | |
| 1st Mtg Amt: | | Lot Area: | 850 | | |
| Total Value: | \$8,268 | # of Stories: | | | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---------------------------------|-------------------|-------------------|------------------------|--------------------|
| Comp #: | 10 | | | Distance From Subject: | N/A (miles) |
| Address: | ,, CA | | | | |
| Owner Name: | HE JING | | | | |
| Seller Name: | YIP MARK | | | | |
| APN: | 5741-005-061 | Map Reference: | 27-C2 / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 4625.00 | Total Rooms/Offices: | |
| Subdivision: | NAZARENE UNIVERSITY PARK | Zoning: | PSR6 | Total Restrooms: | |
| Rec Date: | 10/14/2015 | Prior Rec Date: | 05/14/2010 | Yr Built/Eff: | / |
| Sale Date: | 09/02/2015 | Prior Sale Date: | 04/01/2010 | Air Cond: | |
| Sale Price: | \$569,000 | Prior Sale Price: | \$460,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 1262804 | Acres: | 0.06 | | |
| 1st Mtg Amt: | \$455,200 | Lot Area: | 2,491 | | |
| Total Value: | | # of Stories: | | | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------|--------------------|
| Comp #: | 11 | | | Distance From Subject: | N/A (miles) |
| Address: | 1739 S KINGSLEY DR, LOS ANGELES, CA 90006 | | | | |
| Owner Name: | OCEAN DEV INC | | | | |
| Seller Name: | BERNSTEIN JOREY | | | | |
| APN: | 5074-023-021 | Map Reference: | 43-E4 / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 2212.10 | Total Rooms/Offices: | |
| Subdivision: | MATTISONS HIGH LEVEL TABLELAND TR | Zoning: | LAR2 | Total Restrooms: | |
| Rec Date: | 10/13/2015 | Prior Rec Date: | 02/20/2015 | Yr Built/Eff: | / |
| Sale Date: | 10/01/2015 | Prior Sale Date: | 02/18/2015 | Air Cond: | |
| Sale Price: | \$350,000 | Prior Sale Price: | \$225,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 1256162 | Acres: | 0.13 | | |
| 1st Mtg Amt: | \$366,300 | Lot Area: | 5,843 | | |
| Total Value: | \$5,482 | # of Stories: | | | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------|-------------------|------------------------|--------------------|
| Comp #: | 12 | | | Distance From Subject: | N/A (miles) |
| Address: | 14260 KEESE DR, WHITTIER, CA 90604 | | | | |
| Owner Name: | PHM PROPERTY GROUP LLC | | | | |
| Seller Name: | CHIEN DEE & JING K | | | | |
| APN: | 8031-021-005 | Map Reference: | 61-F6 / | Building Area: | |
| County: | LOS ANGELES, CA | Census Tract: | 5031.06 | Total Rooms/Offices: | |
| Subdivision: | 10100 | Zoning: | LCA1* | Total Restrooms: | |
| Rec Date: | 10/14/2015 | Prior Rec Date: | 03/01/2004 | Yr Built/Eff: | / |
| Sale Date: | 10/10/2015 | Prior Sale Date: | 02/03/2004 | Air Cond: | |
| Sale Price: | \$400,000 | Prior Sale Price: | \$270,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 1264329 | Acres: | 0.46 | | |
| 1st Mtg Amt: | | Lot Area: | 20,150 | | |
| Total Value: | \$244,878 | # of Stories: | | | |
| Land Use: | RESIDENTIAL LOT | Park Area/Cap#: | / | | |

Comp #: 13 Distance From Subject: N/A (miles)
 Address: 37108 SAVILLE PL, PALMDALE, CA 93550-6870
 Owner Name: DALY HAROLD C
 Seller Name: HARRIS HOMES INC
 APN: 3053-068-061 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 9105.05 Total Rooms/Offices:
 Subdivision: 51224 Zoning: PDR17000* Total Restrooms:
 Rec Date: 10/16/2015 Prior Rec Date: 07/22/2009 Yr Built/Eff: /
 Sale Date: 09/15/2015 Prior Sale Date: 07/10/2009 Air Cond:
 Sale Price: \$270,000 Prior Sale Price: \$1,665,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1272894 Acres: 0.16
 1st Mtg Amt: \$265,109 Lot Area: 7,122
 Total Value: \$16,108 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 14 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: FLORES FREDY P
 Seller Name: HARRIS HOMES INC
 APN: 3053-068-057 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: Total Rooms/Offices:
 Subdivision: 51224 Zoning: PDR17000* Total Restrooms:
 Rec Date: 10/16/2015 Prior Rec Date: 07/22/2009 Yr Built/Eff: /
 Sale Date: 10/08/2015 Prior Sale Date: 07/10/2009 Air Cond:
 Sale Price: \$250,000 Prior Sale Price: \$1,665,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1272897 Acres: 0.16
 1st Mtg Amt: Total Value: \$16,108 Lot Area: 7,006 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 15 Distance From Subject: N/A (miles)
 Address: 28603 IRON VILLAGE DR, VALENCIA, CA 91354-1230
 Owner Name: WHITE STEPHANIE & MICHAEL
 Seller Name: DR HORTON LOS ANGELES HOLDINGS
 APN: 2810-129-021 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 9201.08 Total Rooms/Offices:
 Subdivision: Zoning: LCA25* Total Restrooms:
 Rec Date: 04/30/2015 Prior Rec Date: 04/24/2012 Yr Built/Eff: /
 Sale Date: 04/15/2015 Prior Sale Date: 04/19/2012 Air Cond:
 Sale Price: \$690,500 Prior Sale Price: \$19,500,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 494184 Acres: 0.21
 1st Mtg Amt: \$618,409 Lot Area: 9,243
 Total Value: \$72,007 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 16 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: BERUBE FRANCE M
 Seller Name: GILLILAND K & L TRUST
 APN: 5610-028-055 Map Reference: 18-E2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 3006.00 Total Rooms/Offices:
 Subdivision: 7786 Zoning: GLR2* Total Restrooms:
 Rec Date: 08/18/2015 Prior Rec Date: Yr Built/Eff: /
 Sale Date: 07/27/2015 Prior Sale Date: Air Cond:
 Sale Price: \$540,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1010376 Acres: 0.11
 1st Mtg Amt: \$525,000 Lot Area: 4,850
 Total Value: \$27,430 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 17 Distance From Subject: N/A (miles)
 Address: VAC/PAMPAS ST/VIC SHERATON ST, PALMDALE, CA 93551
 Owner Name: LAWRENCE STEVEN L
 Seller Name: DABLER KAY A
 APN: 3001-127-052 Map Reference: / Building Area:
 County: LOS ANGELES, CA Census Tract: 9102.07 Total Rooms/Offices:
 Subdivision: 47935 Zoning: PDSP Total Restrooms:
 Rec Date: 09/25/2015 Prior Rec Date: 02/25/2015 Yr Built/Eff: /
 Sale Date: 09/08/2015 Prior Sale Date: 02/17/2015 Air Cond:
 Sale Price: \$360,000 Prior Sale Price: \$349,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:
 Document #: 1190268 Acres: 0.46
 1st Mtg Amt: \$270,000 Lot Area: 19,968
 Total Value: \$22,734 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: EGGERS CAROL
 Seller Name: STADNICK STEVEN J
 APN: 5462-010-012 Map Reference: 35-F2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1863.02 Total Rooms/Offices:
 Subdivision: 8254 Zoning: LARE20 Total Restrooms:
 Rec Date: 10/06/2015 Prior Rec Date: 07/20/2006 Yr Built/Eff: /
 Sale Date: 08/25/2015 Prior Sale Date: 07/11/2006 Air Cond:
 Sale Price: \$3,000 Prior Sale Price: \$660,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1235861 Acres: 0.12
 1st Mtg Amt: Lot Area: 5,381
 Total Value: \$61,338 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: EGGERS CAROL
 Seller Name: STADNICK STEVEN J
 APN: 5462-011-001 Map Reference: 35-F2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1863.02 Total Rooms/Offices:
 Subdivision: 8254 Zoning: LARE20 Total Restrooms:
 Rec Date: 10/06/2015 Prior Rec Date: 07/20/2006 Yr Built/Eff: /
 Sale Date: 08/25/2015 Prior Sale Date: 07/11/2006 Air Cond:
 Sale Price: \$3,000 Prior Sale Price: \$660,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1235861 Acres: 0.12
 1st Mtg Amt: Lot Area: 5,432
 Total Value: \$63,633 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: N/A (miles)
 Address: ,, CA
 Owner Name: EGGERS CAROL
 Seller Name: STADNICK STEVEN J
 APN: 5462-011-002 Map Reference: 35-F2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 1863.02 Total Rooms/Offices:
 Subdivision: 8254 Zoning: LARE20 Total Restrooms:
 Rec Date: 10/06/2015 Prior Rec Date: 07/20/2006 Yr Built/Eff: /
 Sale Date: 08/25/2015 Prior Sale Date: 07/11/2006 Air Cond:
 Sale Price: \$3,000 Prior Sale Price: \$660,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1235861 Acres: 0.14
 1st Mtg Amt: Lot Area: 6,028
 Total Value: \$69,894 # of Stories:
 Land Use: RESIDENTIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **321 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6011-008-028**

Date: **October 28, 2015**

CASE#: **186121**
ORDER NO: **A-3603794**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 15, 2014**
COMPLIANCE EXPECTED DATE: **September 30, 2014**
DATE COMPLIANCE OBTAINED: **April 15, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3603794

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIABRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHA
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

ORDER TO COMPLY

EVELYN & FLORENTINO A MORFIN
321 E FLORENCE AVE
LOS ANGELES, CA 90003

CASE #: 186121
ORDER #: A-3603794
EFFECTIVE DATE: September 15, 2014
COMPLIANCE DATE: September 30, 2014

PROPERTY OWNER OF
SITE ADDRESS: 321 E FLORENCE AVE
ASSESSORS PARCEL NO.: 6011-008-028
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: FREEWAY AUTO SALES

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

Section 12.21 A.6 of the Los Angeles Municipal Code, Used Car Sales.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

- I. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Fixtures attached to fence post and power cords.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS:

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

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

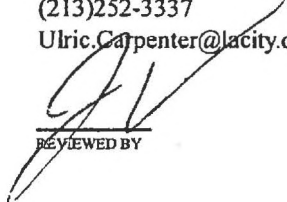
Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3337. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: 

Date: September 04, 2014

ULRIC CARPENTER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3337
Ulric.Carpenter@lacity.org


REVIEWED BY

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

SEP 04 2014

To the address shown as shown on the last equalized assessment roll. Initialed by 