

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

February 19, 2016

Council District: # 9

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

JOB ADDRESS: 2732 SOUTH CENTRAL AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5119-013-020

On October 15, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **2732 South Central Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

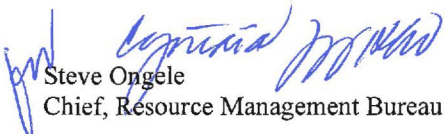
In addition, on July 18, 2014, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement Fee	550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	159.48
Title Report Fee	42.00
Grand Total	\$ 2,610.90

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,610.90** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,610.90** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T12788
Dated as of: 10/21/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5119-013-020

Property Address: 2732 S CENTRAL AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED TO A REVOCABLE TRUST

Grantee : EHSAN YAGHOUBI AND JILA YAGHOUBI AS CO TRUSTEES OF THE EHSAN AND JILA YAGHOUBI FAMILY TRUST

Grantor : EHSAN YAGHOUBI AND JILA YAGHOUBI

Deed Date : 01/11/2013

Recorded : 04/22/2013

Instr No. : 13-0598643

MAILING ADDRESS: EHSAN YAGHOUBI AND JILA YAGHOUBI AS CO TRUSTEES OF THE
EHSAN AND JILA YAGHOUBI FAMILY TRUST
454 S LA PEER DR BEVERLY HILLS CA 90211

SCHEDULE B

LEGAL DESCRIPTION

Lot: 229,230 Abbreviated Description: LOT:229,230 CITY:REGION/CLUSTER: 27/27874 GRIDER AND DOWS SUB OF THE
BRISWALTER TRLOTS 229 AND LOT 230 IMP1=1 UNIT,948SF,YB:1902,1STY,02BD/01BA;IMP2=COM,2
UNIT,1616SF,YB:1904,1STY,04BD/02BA.City/Muni/Twp: REGION/CLUSTER: 27/27874

MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF RENTS SECURITY AGREEMENT AND FIXTURE FILING

Recording Date: 06/02/2009

Document #: 09-0819615

Loan Amount: \$337,500

Lender Name: FRANK MCHUGH ETAL

Borrowers Name: FARHAD YAGHOUBI AND ELHAM YAGHOUBI,

MAILING ADDRESS: FRANK MCHUGH ETAL

3660 WILSHIRE BLVD. STE 323 LOS ANGELES, CA 90010

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. T12788

SCHEDULE B (Continued)

Type of Document: Notice Of Sale (Aka Notice Of Trustee's Sale)
Recording Date: 01/07/2015 **Document #:** 15-0016465

MAILING ADDRESS: CALIFORNIA TD SPECIALISTS
8190 E KAISER BLVD, ANAHEIM HILLS, CA 92808

Type of Document: Notice Of Default
Recording Date: 09/24/2014 **Document #:** 14-1007127

MAILING ADDRESS: CALIFORNIA TD SPECIALISTS
8190 E KAISER BLVD, ANAHEIM HILLS, CA 92808

RECORDING REQUESTED BY:

Ehsan Yaghoubi and Jila Yaghoubi
454 S. La Peer Dr.
Beverly Hills, CA 90211

**WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:**

Ehsan Yaghoubi and Jila Yaghoubi, as co-Trustees
454 S. La Peer Dr.
Beverly Hills, CA 90211

THIS SPACE FOR RECORDER'S USE ONLY

APN: 5119-013-020

GRANT DEED TO A REVOCABLE TRUST

The undersigned Grantors declare that this conveyance transfers
Grantors' interest to Grantors' Revocable Trust for ZERO consideration.
This transaction is exempt from the Documentary Transfer Tax pursuant to R & T Code §11930.

EHSAN YAGHOUBI and JILA YAGHOUBI, husband and wife as community property, the **GRANTORS**,

HEREBY GRANT TO

EHSAN YAGHOUBI and JILA YAGHOUBI, as co-Trustees of **THE EHSAN AND JILA YAGHOUBI FAMILY TRUST**, U/A dated January 11, 2013, the **GRANTEE**,

All of their undivided 1/3rd interest in and to **THAT PROPERTY** situated in the City of Los Angeles, the County of Los Angeles, State of California; which property is bounded and described as follows:

Lot 229 and 230 of Grider & Dow's of Tract No. Briswalter Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 91, Page 53 of Miscellaneous Records, in the Office of the County Recorder of said county.

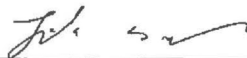
SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on January 11, 2013, in Los Angeles County, California.



EHSAN YAGHOUBI



JILA YAGHOUBI

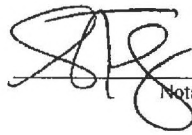
Please send tax statement to the address as directed above

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

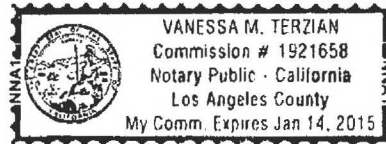
On January 11, 2013, before me, VANESSA M. TERZIAN, a Notary Public, personally appeared EHSAN YAGHOUBI and JILA YAGHOUBI, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.



Notary Public Signature



Notary Public Seal

304894-02



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RECORDING REQUESTED BY:

PROVIDENT TITLE COMPANY

WHEN RECORDED MAIL TO:

Frank McHugh
Trustee of the Christine O'Donovan Trust "A"
3660 Wilshire Blvd., Suite 323
Los Angeles, CA 90010

APN: 5119-013-020

**DEED OF TRUST, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT, AND FIXTURE FILING**

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ATTENTION COUNTY RECORDER: THIS INSTRUMENT IS INTENDED TO BE EFFECTIVE AS A FINANCING STATEMENT FILED AS A FIXTURE FILING PURSUANT TO SECTION 9502 OF THE CALIFORNIA COMMERCIAL CODE. PORTIONS OF THE GOODS COMPRISING A PART OF THE MORTGAGED PROPERTY ARE OR ARE TO BECOME FIXTURES RELATED TO THE LAND DESCRIBED IN EXHIBIT A HERETO. THIS INSTRUMENT IS TO BE FILED FOR RECORD IN THE RECORDS OF THE COUNTY WHERE DEEDS OF TRUST ON REAL PROPERTY ARE RECORDED AND SHOULD BE INDEXED AS BOTH A DEED OF TRUST AND AS A FINANCING STATEMENT COVERING FIXTURES. THE ADDRESSES OF BORROWER (DEBTOR) AND LENDER (SECURED PARTY) ARE SPECIFIED IN THE NEXT PARAGRAPH OF THIS INSTRUMENT.

THIS DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, AND FIXTURE FILING (this "Instrument"), is made this 27th day of April, 2009, by FARHAD YAGHOUBI and ELHAM YAGHOUBI, husband and wife, as community property, as to an undivided 1/3rd interest; EHSAN YAGHOUBI and JILA YAGHOUBI, husband and wife, as community property, as to an undivided 1/3rd interest; and FRED YAGHOUBI and HOMA SHABANI, husband and wife, as community property, as to an undivided 1/3rd interest, herein called "Trustor" or "Borrower", whose address is 765 South Los Angeles Street, Los Angeles, CA 90014, PROVIDENT TITLE COMPANY, a California corporation, herein called "Trustee", for the benefit of FRANK MCHUGH, TRUSTEE OF THE CHRISTINE O'DONOVAN TRUST "A", DATED AUGUST 19, 1986, herein called "Beneficiary" or "Lender", whose address is 3660 Wilshire Blvd., Suite 323, Los Angeles, CA 90010.

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with power of sale, the Mortgaged Property, including the Land located at 1109-1111 East 28th Street, and 2732 South Central Avenue, City of Los Angeles, County of Los Angeles, State of California, identified by Assessor's Parcel No. 5119-013-020, and legally described on **Exhibit A**, attached hereto and incorporated herein.

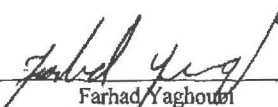
FOR THE PURPOSE OF SECURING:

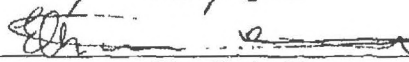
1. Payment of the indebtedness evidenced by, and performance of all obligations, covenants, and agreements required under, the Note, and any extension or renewal or modifications thereof, in the principal sum of \$337,500.00, executed by Trustor in favor of Beneficiary;
2. Payment of such further sums and interest thereon as the Trustor has borrowed, or may borrow, from Beneficiary, when evidenced by a promissory note or notes reciting it or they are so secured by this Instrument;


62

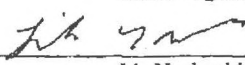
TRUSTOR / BORROWER:


20


Farhad Yaghoubi


Elham Yaghoubi


Ehsan Yaghoubi


Jila Yaghoubi


Fred Yaghoubtil


Homa Shabani

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this _____ day of March, in the year 2009, before me, _____, a Notary Public in and for said County and State, personally appeared Farhad Yaghoubi Fred Yaghoubtil and Homa Shabani 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 _____ (Seal)

STATE OF CALIFORNIA

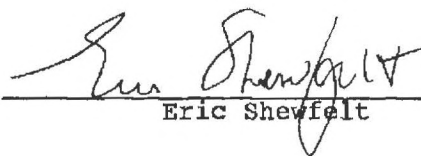
COUNTY OF LOS ANGELES

On this 19th day of May, in the year 2009, before me, Eric Shewfelt, a Notary Public in and for said County and State, personally appeared Farhad Yaghoubi, Fred Yaghoubtil and Homa Shabani, 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.

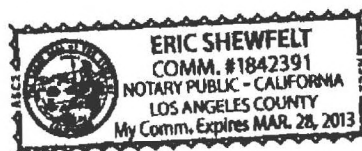
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Eric Shewfelt

(Seal)



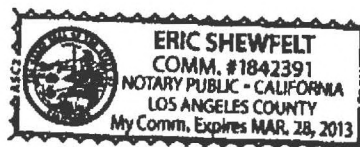
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 19th, day of May, in the year 2009, before me, Eric Shewfelt, a Notary Public in and for said County and State, personally appeared Elham Yaghoubi, Ehsan Yaghoubi, and Jila Yaghoubi, 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 Eric Shewfelt (Seal)
Eric Shewfelt



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
California TD Specialists
8190 East Kaiser Blvd.
Anaheim Hills, California 92808



TS No.: 80614

Loan No.: MO000018

SPACE ABOVE THIS LINE FOR RECORDER'S USE
A.P.N.: 5119-013-020

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION,

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **\$341,703.75** as of **9/17/2014**, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your



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creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**The Beneficiary
C/O California TD Specialists
8190 East Kaiser Blvd.
Anaheim Hills, California 92808
Phone: (714) 283-2180**

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That **CALIFORNIA TD SPECIALISTS**, is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 4/27/2009, executed by **FARHAD YAGHOUBI AND ELHAM YAGHOUBI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST; EHSAN YAGHOUBI AND JILA YAGHOUBI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST; AND FRED YAGHOUBI AND HOMA SHABANI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST**, as Trustor, to secure certain obligations in favor of **FRANK MCHUGH, TRUSTEE OF THE CHRISTINE O'DONOVAN TRUST "A", DATED AUGUST 19, 1986**, as beneficiary, recorded 6/2/2009, as Instrument No. **20090819615**, in Book N/A, Page N/A, of Official Records in the Office of the Recorder of **Los Angeles County, California** describing land therein as: As more fully described on said Deed of Trust.

Including one **NOTE(S) FOR THE ORIGINAL** sum of **\$337,500.00**, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

The balance of principal and interest of \$337,499.63, which became due on 7/1/2014, along with late charges, foreclosure fees and costs any legal fees or advances that have become due. ADVANCES TO SENIOR LIENS, INTEREST INSURANCE, TAXES AND DELINQUENT TAXES AND/OR INSURANCE PREMIUMS TO BE ADVANCED BY THE BENEFICIARY AFTER THE RECORDING OF THE NOTICE OF DEFAULT.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The mortgage servicer/lender has supplied reliable and competent evidence to substantiate the borrower's default and its right to foreclose.

Dated: 9/17/2014

CALIFORNIA TD SPECIALISTS, AS TRUSTEE

BY: 

PATRICIO S. INCE, VICE PRESIDENT

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Declaration of Mortgage Servicer Pursuant to Civil Code Section 2923.5(b) or 2923.55(c)

Borrower(s): Ehsan Yaghoubi

Loan Number: MO000018

Mortgage Servicer: Frank McHugh-O'Donovan Foundation, Inc.

Property Address: 1109-1111 E. 28th Street, Los Angeles, CA. 90011 + 2732 South Central Ave,
Los Angeles CA

Trustee Sale Number: 80614

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

- ☐ 1. The mortgage servicer has contacted the borrower pursuant to California Civil Code Section 2923.5(a)(2) or Section 2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
- ☐ 2. Despite the exercise of due diligence pursuant to California Civil Code Section 2923.5(e) or Section 2923.55(f), the mortgage servicer has been unable to contact the borrower to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
- ☐ 3. No contact was required by the mortgage servicer because the individual(s) did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code Section 2920.5.
- ☒ 4. The requirements of California Civil Code Section 2923.5 or Section 2923.55 do not apply because the loan is not secured by a first mortgage or first deed of trust that secures a loan, or that encumbers real property, described in California Civil Code Section 2924.15(a).

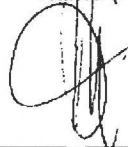
I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

FCI Lender Services, Inc.

Mortgage Servicer

Joe Sedeno

Name (Print)



Signature

9-4-14
Date:

Director Specialty Services

Title (Print)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

CALIFORNIA TD SPECIALISTS
8190 EAST KAISER BLVD.
ANAHEIM HILLS, CA 92808

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Title Order No.: 140196207-CA-MAI Trustee Sale No.: 80614
APN: 5119-013-020

Loan No.: MO000018

NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

[PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/27/2009. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 1/28/2015 at 1:00 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust recorded on 6/2/2009 as Instrument No. 20090819615 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by:

FARHAD YAGHOUBI AND ELHAM YAGHOUBI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST; EHSAN YAGHOUBI AND JILA YAGHOUBI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST; AND FRED YAGHOUBI AND HOMA SHABANI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST

, as Trustor

FRANK MCHUGH, TRUSTEE OF THE CHRISTINE O'DONOVAN TRUST "A", DATED AUGUST 19, 1986

, as Beneficiary

WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: In the main dining room of the Pomona Masonic Temple, located at 395 South Thomas Street, Pomona, CA.



Title Order No.: 140196207-CA-MAI
Trustee Sale No.: 80614
Loan No.: MO000018
APN: 5119-013-020

NOTICE OF TRUSTEE'S SALE - continued

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOTS 229 AND 230 OF GRIDER AND DOW'S SUBDIVISION OF THE BRISWALTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 91 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1109-1111 EAST 28TH STREET AND 2732 SOUTH CENTRAL AVENUE, CITY OF LOS ANGELES CA .

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit:

\$357,633.87 (Estimated)

Accrued interest and additional advances, if any, will increase this figure prior to sale.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

DATE: 1/2/2015

CALIFORNIA TD SPECIALISTS, AS TRUSTEE
8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808
PHONE: 714-283-2180

FOR TRUSTEE SALE INFORMATION LOG ON TO: www.usa-foreclosure.com
CALL: (714) 277-4845



PATRIO S. INCE', VICE PRESIDENT

CALIFORNIA TD SPECIALISTS IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT B

ASSIGNED INSPECTOR: ULRIC CARPENTER

Date: February 19, 2016

JOB ADDRESS: 2732 SOUTH CENTRAL AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5119-013-020

Last Full Title: 10/21/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|------------------------------|
| 1). | EHSAN AND JILA YAGHOUBI TRUSTEES
EHSAN AND JULA AGHOUBI FAMILY TRUST
454 SOUTH LA PEER DR
BEVERLY HILLS, CA 90211-3504 | CAPACITY: OWNERS |
| 2). | FRANK MCHUGH ETAL
3660 WILSHIRE BLVD SUITE 323
LOS ANGELES, CA 90010 | CAPACITY: INTERESTED PARTIES |
| 3). | CALIFORNIA TD SPECIALISTS
8190 EAST KAISER BLVD
ANAHEIM HILLS, CA 92808 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
2732 S CENTRAL AVE, LOS ANGELES, CA 90011-5528



Bldg Card: 000 of 002

Owner Information

Owner Name: **YAGHOUBI EHSAN (TE)/YAGHOUBI FARHAD & ELHAM**
 Mailing Address: **454 S LA PEER DR, BEVERLY HILLS CA 90211-3504 C046**
 Vesting Codes: **/ A / TR**

Location Information

Legal Description: **GRIDER AND DOWS SUB OF THE BRISWALTER TR LOTS 229 AND LOT 230**
 County: **LOS ANGELES, CA** APN: **5119-013-020**
 Census Tract / Block: **2270.20 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **GRIDER & DOWS SUB**
 Legal Book/Page: Map Reference: **52-C1 /**
 Legal Lot: **230** Tract #: **LOS ANGELES**
 Legal Block: School District:
 Market Area: **C42** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **04/22/2013 / 01/11/2013** Deed Type: **GRANT DEED**
 Sale Price:
 Document #: **598643** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **06/02/2009 / 04/27/2009** 1st Mtg Amount/Type: **\$337,500 / PRIVATE PARTY**
 Sale Price: **\$450,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **819615**
 Document #: **819614** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$175.51**
 New Construction: Multi/Split Sale:
 Title Company: **PROVIDENT TITLE**
 Lender: **PRIVATE INDIVIDUAL**
 Seller Name: **ODONOVAN C TRUST A**

Prior Sale Information

Prior Rec/Sale Date: **02/12/1987 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **212933** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff: 1902 /	Total Rooms/Offices	Garage Area:
Gross Area: 2,564	Total Restrooms: 3.00	Garage Capacity:
Building Area: 2,564	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type: HEATED
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAC2	Acres: 0.30	County Use: COMMERCIAL (1010)
Lot Area: 12,895	Lot Width/Depth: x	State Use:
Land Use: COMMERCIAL (NEC)	Commercial Units: 1	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$482,163	Assessed Year: 2015	Property Tax: \$6,296.17
Land Value: \$375,017	Improved %: 22%	Tax Area: 6658
Improvement Value: \$107,146	Tax Year: 2015	Tax Exemption:
Total Taxable Value: \$482,163		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

2732 S CENTRAL AVE, LOS ANGELES, CA 90011-5528**2 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: 2**

	Subject Property	Low	High	Average
Sale Price	\$450,000	\$680,000	\$1,000,000	\$840,000
Bldg/Living Area	2,564	2,470	2,920	2,695
Price/Sqft	\$175.51	\$232.88	\$404.86	\$318.87
Year Built	1902	1942	1958	1950
Lot Area	12,895	2,393	14,312	8,352
Bedrooms	6	4	4	4
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$482,163	\$420,129	\$647,204	\$533,666
Distance From Subject	0.00	11.27	11.41	11.34

* = 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									
	2732 S CENTRAL AVE	\$450,000	1902	6	3	06/02/2009	2,564	12,895	0.0
Comparables									
<input checked="" type="checkbox"/> 1	9336 MABEL AVE	\$680,000	1942	4	2	09/15/2015	2,920	14,312	11.27
<input checked="" type="checkbox"/> 2	801 S GLENOAKS BLVD	\$1,000,000	1958			06/12/2015	2,470	2,393	11.41

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2732 S CENTRAL AVE, LOS ANGELES, CA 90011-5528**2 Comparable(s) Selected.**

Report Date: 02/17/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$450,000	\$680,000	\$1,000,000	\$840,000
Bldg/Living Area	2,564	2,470	2,920	2,695
Price/Sqft	\$175.51	\$232.88	\$404.86	\$318.87
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Total Value	\$482,163	\$420,129	\$647,204	\$533,666
Distance From Subject	0.00	11.27	11.41	11.34

* = user supplied for search only

Comp #:	1		Distance From Subject:	11.27 (miles)	
Address:	9336 MABEL AVE, SOUTH EL MONTE, CA 91733-1426				
Owner Name:	CHAN DAVID K & KATHY K				
Seller Name:	THONG & VONG FAMILY TRUST				
APN:	5281-002-004	Map Reference:	47-B2 /	Building Area:	2,920
County:	LOS ANGELES, CA	Census Tract:	4335.01	Total Rooms/Offices:	
Subdivision:	830	Zoning:	SEM*	Total Restrooms:	2.00
Rec Date:	09/15/2015	Prior Rec Date:	10/26/2011	Yr Built/Eff:	1942 /
Sale Date:	08/11/2015	Prior Sale Date:	10/18/2011	Air Cond:	
Sale Price:	\$680,000	Prior Sale Price:	\$402,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1142093	Acres:	0.33		
1st Mtg Amt:	\$380,000	Lot Area:	14,312		
Total Value:	\$420,129	# of Stories:	1.00		
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	2		Distance From Subject:	11.41 (miles)	
Address:	801 S GLENOAKS BLVD, BURBANK, CA 91502-1523				
Owner Name:	AGHAVNI INVESTMENTS LLC				
Seller Name:	RUSYNIAK KATHRYN P TRUST				
APN:	2453-037-021	Map Reference:	17-E6 /	Building Area:	2,470
County:	LOS ANGELES, CA	Census Tract:	3107.03	Total Rooms/Offices:	
Subdivision:	9207	Zoning:	BUC3*	Total Restrooms:	
Rec Date:	06/12/2015	Prior Rec Date:	09/29/2006	Yr Built/Eff:	1958 / 1970
Sale Date:	06/11/2015	Prior Sale Date:	09/27/2006	Air Cond:	YES
Sale Price:	\$1,000,000	Prior Sale Price:	\$870,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	700191	Acres:	0.05		
1st Mtg Amt:	\$750,000	Lot Area:	2,393		
Total Value:	\$647,204	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **February 19, 2016**

JOB ADDRESS: **2732 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5119-013-020**

CASE#: **195741**

ORDER NO: **A-3624546**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 10, 2014**

COMPLIANCE EXPECTED DATE: **October 15, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3624546

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHA
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

ORDER TO COMPLY

ND, YAGHOUBI, EHSAN CO TR ET AL YAGHOUBI FAMILY TRUST
A
454 S LA PEER DR
BEVERLY HILLS, CA 90211

CASE #: 195741
ORDER #: A-3624546

EFFECTIVE DATE: October 10, 2014
COMPLIANCE DATE: October 15, 2014

PROPERTY OWNER OF
SITE ADDRESS: 2732 S CENTRAL AVE
ASSESSORS PARCEL NO.: 5119-013-020
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: MIKE AUTO

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 18, 2014 and billed on invoice # 620363.

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

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

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

NON-COMPLIANCE FEE WARNING:

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 98.041 L.A.M.C.

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

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

PENALTY WARNING:

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

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

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

APPEAL PROCEDURES:

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

and/or

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

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

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

REPEAT VIOLATIONS:

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

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

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

1-3
1-2 If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
1-1 Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday
1-0
0-9
0-8
0-7
0-6
0-5
0-4
0-3
0-2
0-1

Inspector: 

Date: October 06, 2014

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


REVIEWED BY

The undersigned hereby certifies that the information furnished by me is true and correct to the best of my knowledge and belief.

NOTED

To the City of Los Angeles
1234
