BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

July 16, 2013

Council District: # 14

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

JOB ADDRESS: **1480 SOUTH LORENA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5190-031-025**

On January 3, 2011, 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: **1502 South Robertson Blvd., 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 November 20, 2012, 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:

Description		Amount
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)		626.19
Title Report fee		48.00
Grand Total	$	**3,083.61**

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 **$3,083.61** 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 **$3,083.61**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

for Steve Ongele
Chief, Resource Management Bureau

ATTEST: JUNE LAGMAY, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

Westcoast Title

& Abstract Company, Inc.
400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. *T9547* ***Prepared for:*** *City of Los Angeles*
Type of Report:GAP Report
Order Date: 07-03-2013 *Dated as of: 06-25-2013* *Fee: $48.00*

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5190-031-025

Situs Address: 1480 S Lorena St. ***City: Los Angeles*** ***County: Los Angeles***

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11-23-1998
As Document Number: 98-2141305
Documentary Transfer Tax: $765.00
In Favor of: Rodolfo Barajas, a Married Man as his Sole and Separate Property

Mailing Address: Rodolfo Barajas
2834 Tolsom St.
Los Angeles, CA 90033

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lots 64 and 65 of Tract No. 5478 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 58, Page(s) 48 of Maps, in the office of the County Recorder of said County.

Westcoast Title & *Abstract Company, Inc.*
400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

-Schedule B Continued-

1. A Deed of Trust Recorded on 11-23-1998
as Document Number 98-2141306
Amount: $110,000.00
Trustor: Rodolfo Barajas, a Married Man as his Sole and Separate Property
Trustee: Bank of Yorba Linda, a Division of BYL Bank Group
Beneficiary: Bank Yorba Linda, a Division of BYL Bank Group

Mailing Address: Bank Yorba Linda, a Division of BYL Bank Group
28137 La Paz Road, Suite 102
Mission Viejo, CA 92601

An Assignment of Beneficial interest Recorded on 04-02-2013
as Document Number 13-0488096
Interest assigned to: First Bank, a Missouri State Chartered Bank ("Assignee") whose address is 600 James S. McDonnell Blvd., Hazelwood, MO 63042

Mailing Address: First Bank
Attn: Lois Smith, MI-199-060
600 James S. McDonnell Blvd.
Hazelwood, MO 63042

2. A Declaration of Covenant Recorded: 05-31-2000
Document Number: 00-0837144
By and Between: Rodolfo Barajas as declarant, and The City of Los Angeles
See attached document for complete details

3. A Notice of Pending Action Recorded 05-29-2001
as Document Number 01-0920946
Case Number: No. 01K09484
Defendants Name: Rodolfo Barajas, Individually and doing Business as Rudy's Tire Service; and John Does 1 to 100, Inclusive
Plantiff: Weyerhaeuser Company, a Corporation, dba Trus Joist and fdba Trus Joist MacMillan

Mailing Address of Plaintiff: Moss, Levitt & Mandell, LLP
Ronald J. Mandell
Attorneys at Law
1901 Avenue of Stars, 16th Floor
Los Angeles, CA 90067-6080

4. An Irrevocable Offer to Dedicate Recorded on 10-25-2001
as Document Number 01-2039495
Filed by: Development Services Division, Real Estate Section Bureau of Engineering
(see attached document for details)

 Continued....

Westcoast Title & *Abstract Company, Inc.*
400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

-Schedule B Continued-

5. A Notice of Pending Lien Recorded 07-01-2011
as Document Number 11-0899248
Filed by the City of Los Angeles Dept. of Building and Safety

6. A Notice of Tax Default and Power to Sell Recorded: 07-28-2011
Document No.: 11-1012259
Filed by: County of Los Angeles Tax Collector

7. A Notice of Pending Lien Recorded 03-08-2013
as Document Number 13-0356011
Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

APN:	5190-031-025
Described As:	LOT 65 TRACT NO 5478 LOTS 64 AND
Address:	1480 S LORENA ST LOS ANGELES CA 90023
City:	LOS ANGELES CITY-44
Billing Address:	6503 RIVERGROVE DR DOWNEY CA 90240
Assessed Owner(s):	BARAJAS,RODOLFO

Tax Rate Area:	0012704	**Value**		Conveyance Date:	11/23/1998
		Land:	187,215.00	Conveying Instrument:	2141305
Use Code:	2600	Improvements:	138,383.00	Date Transfer Acquired:	
Auto service (body and fender)		Personal Property:		Vesting:	
Region Code:	27	Fixtures:		Year Built:	
Flood Zone:		Inventory:		Year Last Modified:	
Zoning Code:	LAM2				
Taxability Code:		**Exemptions**			
		Homeowner:		**Square Footage**	
Tax Rate:		Inventory:		Land:	
		Personal Property:		Improvements:	
		Religious:			
Bill #:		All Other:		Tax Defaulted:	
Issue Date:	10/15/2012	Net Taxable Value:	325,598.00	Total Tax:	4,903.19

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,451.60	245.16	12/10/2012	PAID	11/01/2012	0.00
2nd	2,451.59	255.16	04/10/2013	NOT PAID-DELINQUENT		2,706.74
					Total Balance:	2,706.74

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	116.55
36.92	LA CO PARK DISTRICTS	35.43
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	212.97
61.81	SOUTHEAST MOSQ ABATE	8.04
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	33.05
188.51	LOS ANGELES LIGHT MAINT	277.74
188.71	L.A. POLICE/911 BOND TAX	5.89
188.69	L.A. STORMWATER POLL ABATE	92.92

**** DELINQUENT CURRENT TAXES ARE INCLUDED *****
$ 975.00 DEEDED-TO-STATE FEE IS INCLUDED IN THE REDEMPTION AMOUNTS
*** ADDITIONAL DEEDED-TO-STATE/AUCTION FEES MAY APPLY, PLEASE CONTACT TITLE-TAX**
OPEN TAX ORDER NUMBER REQUIRED FOR ADDITIONAL INFORMATION
INTERIM PROCESSING ON

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

***** END OF REPORT *****

98 2141305

RECORDING REQUESTED BY
LAWYERS TITLE COMPANY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME RODOLFO BARAJAS
ADDRESS 2834 TOLSOM ST
CITY LA
STATE & ZIP CA 90033

B

TITLE ORDER NO. 4286784-69 ESCROW NO. 98-2800-AP APN 5190-031-028
5190-31-25

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $187.00 and $765.00 City Tax
computed on full value of property conveyed or conveyed on full value of property conveyed less encumbrances of record
Unincorporated area of City of LOS ANGELES and

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

JOHN T. PROVINES, LTD., A CALIFORNIA CORPORATION

hereby GRANT(s) to

RODOLFO BARAJAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the following described real property in the County of LOS ANGELES State of California:

LOTS 64 AND 65 OF TRACT NO. 5478, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE(S) 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated OCTOBER 29, 1998

John T. Provines Ltd.
JOHN T. PROVINES, LTD.,
A CALIFORNIA CORPORATION

STATE OF CALIFORNIA,
COUNTY OF Los Angeles) S.S.

On November 13, 1998 before me ANGIE PUGLIESE, NOTARY PUBLIC (here insert name and title of the officer), personally appeared JOHN T. PROVINES, LTD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

ANGIE PUGLIESE
Commission # 1161449
Notary Public - California
Los Angeles County
My Comm. Expires Nov 10, 2001

CONTINENTAL

NOV 23 1998

RECORDATION REQUESTED BY:

LAWYERS TITLE COMPANY

WHEN RECORDED MAIL TO:

Bank of Yorba Linda, a division of BYL Bank Group
26137 La Paz Road
Suite 102
Mission Viejo, CA 92691

4286754-69
5190-31-25

98 2141306

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

B

DEED OF TRUST

THIS DEED OF TRUST IS DATED NOVEMBER 12, 1998, among Rodolfo Barajas, a married man as his sole and separate property, whose address is 2834 Folsom Street, Los Angeles, CA 90033 (referred to below as "Trustor"); Bank of Yorba Linda, a division of BYL Bank Group, whose address is 26137 La Paz Road, Suite 102, Mission Viejo, CA 92691 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Bank of Yorba Linda, a division of BYL Bank Group, whose address is 26137 La Paz Road, Suite 102, Mission Viejo, CA 92691 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, **located in Los Angeles County, State of California (the "Real Property"):**

> **Lots 64 and 65 of Tract No. 5478, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 58, page(s) 48 of maps, in the office of the County Recorder of said County.**

The Real Property or its address is commonly known as 1480-1486 South Lorena Street, Los Angeles, CA 90023. The Assessor's Parcel Number for the Real Property is 5190-031-025.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants Lender a Uniform Commercial Code security interest in the Rents and the Personal Property defined below.

DEFINITIONS. The following words shall have the following meanings when used in this Deed of Trust. Terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Beneficiary. The word "Beneficiary" means Bank of Yorba Linda, a division of BYL Bank Group, its successors and assigns. Bank of Yorba Linda, a division of BYL Bank Group also is referred to as "Lender" in this Deed of Trust.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Guarantor. The word "Guarantor" means and includes without limitation any and all guarantors, sureties, and accommodation parties in connection with the Indebtedness.

Improvements. The word "Improvements" means and includes without limitation all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Trustor or expenses incurred by Trustee or Lender to enforce obligations of Trustor under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means Bank of Yorba Linda, a division of BYL Bank Group, its successors and assigns.

Note. The word "Note" means the Note dated November 12, 1998, **in the principal amount of $110,000.00** from Trustor to Lender, together with all renewals, extensions, modifications, refinancings, and substitutions for the Note. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance

ORIGINAL

CONTINENTAL

NOV 23 1998

B

EXHIBIT "A"

The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

X: _____
Rodolfo Barajas

Date: November 12, 1998

98' 2141306

CONTINENTAL

NOV 23 1998

2

04/02/2013

20130488096

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

First Bank
Attn: Lois Smith, MI-199-060
600 James S. McDonnell Blvd.
Hazelwood, MO 63042

4660460005080

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, **HSBC Bank USA, National Association**, as successor in interest to Marine Midland Bank ("**Assignor**"), as Trustee under the Pooling and Servicing Agreement, BYL Bank Group SBA Loan-Backed Adjustable Rate Certificates, Series 1998-1, Class A, Class M and Class B, dated as of October 31, 1998, as amended by the Amendment to Pooling and Servicing Agreement, BYL Bank Group SBA Loan-Backed Adjustable Rate Certificates, Series 1998-1, dated as of January 18, 2013 (jointly, the "Pooling Agreement"), does hereby grant, sell, assign, transfer and convey **First Bank**, a Missouri state chartered bank ("**Assignee**") whose address is 600 James S. McDonnell Blvd., Hazelwood, MO 63042, all of Assignor's right, title and interest in, to and under that certain Deed of Trust dated November 12, 1998, executed by Roldolfo Barajas, a married man as his sole and separate property, as Trustor, and recorded as Instrument No. 98-2141306, on November 23, 1998, in Book N/A, Page N/A of Official Records in the Office of the County Recorder of Los Angeles County, State of California, as assigned to Assignor by Assignment of Deed of Trust dated September 29, 1999, and recorded as Instrument No. 99-1948477, on October 14, 1999, in Book N/A, Page N/A of Official Records in the Office of the County Recorder of Los Angeles County, State of California, in describing certain land therein as:

See Exhibit A attached hereto and by this referenced incorporated herein (the "Property").

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

Dated: March 1, 2013

HSBC Bank USA, National Association,
successor to Marine Midland Bank

By: Susie Moy
Printed Name:
Title: SUSIE MOY
VICE PRESIDENT

LEAD SHEET

00-0837144

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12:41 PM MAY 31 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE $19	0
DAF $2	
C-20	5

D.T.T.

CODE 20

CODE 19

CODE 9___

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

NAME RODOLFO BARAJAS

MAILING ADDRESS 1480 S LORENA ST

CITY, STATE ZIP CODE LA CA 90023

2

00-0837144

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

COVERNANT AND AGREEMENT
TO HOLD PROPERTY AS ONE PARCEL

R428 8/94

00 0837144

3

AMI Appraisals

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

LOTS 64 AND 65 OF TRACT NO. 5478, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE(S) 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCOAL DESCRIPTION

THE LAND REFERRID TO IN THIS REPORT IS SITUATED IN CALIFORNIA COUNTY OF LOS ANGELES AND THE STATE OF IS DISCRIVED AS FOLOWS
LOT 64 AND 65 OF TRACT NO. 5478 IN THE CITY OF L.A IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA AS PER MAP RECORDER IN BOX 58
PAGE (S) 48 OF MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

00 0837144

4

Recorded at the request of and mail to:
RODOLFO BARAJAS
(Name)
1480 S. LORENA ST
(Address)
LA, CA 90023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT
TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described (as follows) (on the attached exhibit(s) "A"):
See attached

as recorded in Book 58, Page 48 OF MAPS, Records of Los Angeles County.
This property is located at and is known by the following **ADDRESS:**
1486 S. LORENA ST. LA, CA 90023

We hereby agree and covenant with the City of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of creating a single building site (and) N/A as regulated by Section 12.03 (and) _____ of the Los Angeles Municipal Code.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

FOR CARTOGRAPHER'S USE ONLY

Owner's Name RODOLFO BARAJAS
(Please type or print)

Signature of owner _____ (Sign)

Two Officers' Signatures
Required for Corporations _____ (Sign)

Name of Corporation _____

Dated this _____ day of _____ 19 _____

SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF LOS ANGELES)

On MAY 25, 2000 before me, PATRICIA CASILLAS personally appeared RODOLFO BARAJAS, personally known to me (or proved to me 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.

PATRICIA CASILLAS
COMM. #1244576
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Dec. 4, 2003

WITNESS my hand and official seal.

Signature _____

FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY Dept. of Building & Safety prior to recording

APPROVED BY _____ 5/31/00

District Map _____ Branch Ofc _____

AFFIDAVIT NUMBER _____

Entered on Map by _____ DATE _____

(B & S B-31 Rev 7/06/06)

LEAD SHEET

01-0920946

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:21 AM MAY 29 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE $16	FF
DAF $2	
C-20	4

D.T.T.

CODE 20

CODE 19

CODE 9___

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

01 0920916

3

MOSS, LEVITT & MANDELL, LLP
Ronald J. Mandell [Bar No. 41468]
Attorneys at Law
1901 Avenue of the Stars
16th Floor
Los Angeles, California 90067-6080
(310) 284-8900 Fax (310) 284-6660

Attorneys for Plaintiff

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

CENTRAL DISTRICT - LIMITED CIVIL

WEYERHAEUSER COMPANY, a corporation, dba TRUS JOIST and fdba TRUS JOIST MacMILLAN, Plaintiff, vs. RODOLFO BARAJAS, individually and doing business as RUDY'S TIRE SERVICE; and JOHN DOES 1 to 100, Inclusive, Defendants.	NO. 01K09484 NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that an action to foreclose Mechanic's Lien has been commenced in the above-entitled Court on a complaint of plaintiff, WEYERHAEUSER COMPANY, a corporation, dba TRUS JOIST and fdba TRUS JOIST MacMILLAN, against the above-named defendants.

Said action affects title to the following real property owned by defendant RODOLFO BARAJAS, individually and doing

MOSS, LEVITT & MANDELL, LLP
1901 AVENUE OF THE STARS, 16th Floor
LOS ANGELES, CALIFORNIA 90067-6080
TELEPHONE (310) 284-8900
FACSIMILE (310) 284-6660

Printed on Recycled Paper.

business as RUDY'S TIRE SERVICE and situated in Los Angeles County, State of California: 1400 South Lorena Street, Los Angeles, California 90023-3705.

DATED: May 25, 2001

MOSS, MANDELL & LEVITT, LLP

By _____
RONALD J. MANDELL
Attorneys for Plaintiff

MOSS, LEVITT & MANDELL, LLP
1901 AVENUE OF THE STARS, 16th Floor
LOS ANGELES, CALIFORNIA 90067-6080
TELEPHONE (310) 284-6900
FACSIMILE (310) 284-6660

Printed on Recycled Paper.

LEAD SHEET

01 2039495

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
9:21 AM OCT 25 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FREE VV 5

D.T.T.

CODE
20

CODE
19

CODE
9___

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

01 2039495

2

Recording Requested by
CITY OF LOS ANGELES

When Recorded Mail To
CITY CLERK'S MAIL BOX

R/W No. 53000 - 11927R C.D. No. 14 D.M. No. 118.5A223 P.C. No./ CC-11363 Application No. 1480 S. Lorena Street	Documentary Transfer Tax Not Required: Sec. 11922 Revenue and Taxation Code Date offer filed with the DEVELOPMENT SERVICES DIVISION, REAL ESTATE SECTION BUREAU OF ENGINEERING OCT 11 2001

IRREVOCABLE OFFER TO DEDICATE

The undersigned hereby certifies that I/we am/are the legal owner___ of or are parties having an interest in the hereinafter described real property, and the undersigned, for themselves, their heirs, successors and assigns, do hereby designate and set aside for future street, and irrevocably offer to dedicate to The City of Los Angeles, an easement for public street purposes, in, over, along, upon and across the hereinafter described real property located in The City of Los Angeles, County of Los Angeles, State of California, described as follows, to wit:

Those portions of Lots 64 and 65 of Tract No. 5478 as per map recorded in Book 58 Page 48 of Maps, in the office of the County Recorder of Los Angeles County, bounded and described as follows:

Beginning at the intersection of the northwesterly curved line of said Lots concave to the east having a radius of 695.66 feet with the southerly line of said Lot 65; thence easterly along said southerly line of said Lot 65 to a non-tangent curve concentric with and distant 10.75 feet radially measured from said first- mentioned described curved line; thence northeasterly along said last-mentioned non-tangent curve having a radius of 684.91 feet to a tangent curve concave to the south having a radius of 20 feet and being tangent at its point of ending to the southerly line of the northerly 2 feet of said Lot 64; thence northeasterly and easterly along said curve to its point of ending; thence easterly along said last-mentioned southerly line to the easterly line of said Lots; thence northerly along said easterly line to the northerly line of said Lot 64; thence westerly along said northerly line to the northwesterly corner of said Lot 64; thence southwesterly along said first-mentioned northwesterly curved line to the POINT OF BEGINNING.

Description Approved
Bureau of Engineering
by Vitaly B. Troyan
by Daniel E. Lane

Approved for Recordation

Eng.7.167(Rev. 12/85)

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

07/01/2011
20110899248

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5058378)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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

TR 5478 64 M B 58-48

TR 5478 65 M B 58-48

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5190-031-025
AKA 1480 S LORENA ST
LOS ANGELES

Owner:

BARAJAS RODOLFO
2834 FOLSOM ST
LOS ANGELES CA,90033

DATED: This 17th Day of June, 2011

CITY OF LOS ANGELES

By _____

Karen Penera, Acting Bureau Chief
Resource Management Bureau

Recording Requested By

TREASURER AND TAX COLLECTOR
SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NO. HILL STREET, RM 130
LOS ANGELES, CA 90012

And When Recorded Mail to

BARAJAS,RODOLFO
6503 RIVERGROVE DR
DOWNEY CA 90240-2026

2

07/28/2011
20111012259

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008

for the nonpayment of delinquent taxes in the amount of $ 4,302.32

for the fiscal year 2007-2008. Default Number 5190 031 025

Pursuant to Revenue & Taxation Code 3691, the Tax Collector has the power to sell non-residential commercial property that is defaulted three or more years.

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that three or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to BARAJAS,RODOLFO

and is situated in said county, State of California, described as follows: 5190 031 025
(Assessor's Parcel Number)

TRACT NO 5478 LOTS 64 AND LOT 65

MARK J. SALADINO,
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

By Kathleen Gloster
Deputy Tax Collector

STATE OF CALIFORNIA
County of Los Angeles } ss.

On JULY 28,2011, before me personally appeared KATHLEEN GLOSTER 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 on 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 statement is true and correct. WITNESS my hand and official seal.

Sale No. 2012A

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California

By Cynthia Hogan
Deputy County Clerk

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

03/08/2013
20130356011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5671335)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

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

TR 5478 64 M B 58-48

TR 5478 65 M B 58-48

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5190-031-025
AKA 1480 S LORENA ST
LOS ANGELES

Owner:

BARAJAS RODOLFO
6503 RIVERGROVE DR
DOWNEY CA,90240

DATED: This 21st Day of February, 2013

CITY OF LOS ANGELES

for Haberaia

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER** **Date: July 16, 2013**
JOB ADDRESS: **1480 SOUTH LORENA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5190-031-025**

Last Full Title: **06/25/2013** Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). RODOLFO BARAJAS
2834 TOLSOM ST
LOS ANGELES, CA. 90033 CAPACITY: OWNER

2). RODOLFO BARAJAS
6503 RIVERGROVE DR
DOWNEY, CA. 90240-2026 CAPACITY: OWNER

3). BANK YORBA LINDA, A DIVISION OF BYL BANK GROUP
28137 LA PAZ ROAD, SUITE 102
MISSION VIEJO, CA. 92601 CAPACITY: INTERESTED PARTIES

4). FIRST BANK
ATTN: LOIS SMITH, MI-199-060
600 JAMES S. MCDONNELL BLVD.
HAZELWOOD, MO. 63042 CAPACITY: INTERESTED PARTIES

5). MOSS, LEVITT & MANDELL, LLP
RONALD J. MANDELL
ATTORNEYS AT LAW
1901 AVENUE OF STARS, 16TH FLOOR
LOS ANGELES, CA. 90067-6080 CAPACITY: INTERESTED PARTIES

EXHIBIT C

Property Detail Report

For Property Located At :
1480 S LORENA ST, LOS ANGELES, CA 90023-3720

CoreLogic RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name:	BARAJAS RODOLFO
Mailing Address:	6503 RIVERGROVE DR, DOWNEY CA 90240-2026 C001
Vesting Codes:	MM / /

Location Information

Legal Description:	TRACT NO 5478 LOTS 64 AND LOT 65		
County:	LOS ANGELES, CA	APN:	5190-031-025
Census Tract / Block:	2051.20 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	5478
Legal Book/Page:	58-48	Map Reference:	53-B1 / 675-B1
Legal Lot:	65	Tract #:	5478
Legal Block:		School District:	LOS ANGELES
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	11/23/1998 / 10/29/1998	1st Mtg Amount/Type:	$110,000 / CONV
Sale Price:	$170,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	2141306
Document #:	2141305	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$33.84
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	BANK OF YORBA LINDA		
Seller Name:	JOHN T PROVINES LTD		

Prior Sale Information

Prior Rec/Sale Date:	05/28/1981 /	Prior Lender:	
Prior Sale Price:	$55,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	527437	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1936 / 1945	Total Rooms/Offices		Garage Area:	
Gross Area:	5,023	Total Restrooms:		Garage Capacity:	
Building Area:	5,023	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	WALL FURNACE
Above Grade:		Construction:		Air Cond:	YES
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM2	Acres:	0.28	County Use:	AUTO SVC SHOP (2600)
Lot Area:	12,066	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	$325,598	Assessed Year:	2012	Property Tax:	$4,903.19
Land Value:	$187,215	Improved %:	43%	Tax Area:	12704
Improvement Value:	$138,383	Tax Year:	2012	Tax Exemption:	
Total Taxable Value:	$325,598				

Comparable Summary

For Property Located At

CoreLogic RealQuest Professional

1480 S LORENA ST, LOS ANGELES, CA 90023-3720

16 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: 16

	Subject Property	Low	High	Average
Sale Price	$170,000	$120,500	$4,000,000	$1,120,656
Bldg/Living Area	5,023	4,428	5,524	4,997
Price/Sqft	$33.84	$23.18	$844.24	$230.42
Year Built	1936	1905	1970	1950
Lot Area	12,066	4,501	49,343	16,062
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	5	4
Stories	1.00	1.00	1.00	1.00
Total Value	$325,598	$54,219	$1,849,593	$706,541
Distance From Subject	0.00	2.71	20.12	10.83

*= user supplied for search only

✓	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			1480 S LORENA ST	**$170,000**	**1936**			**11/23/1998**	**5,023**	**12,066**	**0.0**
Comparables											
✓	1		719 E 9TH ST	$2,260,000	1905			02/04/2013	4,428	4,873	2.71
✓	2		7768 S CENTRAL AVE	$525,000	1935		2	12/21/2012	4,940	8,426	4.32
✓	3		3047 W VALLEY BLVD	$640,000	1959			06/28/2013	5,100	4,501	4.98
✓	4		4514 N FIGUEROA ST	$600,000	1932			04/02/2013	4,860	8,285	5.49
✓	5		3081 W 12TH PL	$1,900,000	1946			06/28/2013	4,540	10,595	6.11
✓	6		12301 WARDMAN ST	$850,000	1944			03/13/2013	5,000	45,003	9.75
✓	7		4761 W CENTURY BLVD	$575,000	1956			12/31/2012	5,010	10,032	10
✓	8		9559 VALLEY BLVD	$760,000	1959			01/29/2013	5,240	49,343	10.52
✓	9		4438 MANHATTAN BEACH BLVD	$775,000	1965			06/18/2013	4,935	14,575	12.24
✓	10		1603 BORDER AVE	$765,000	1970			11/08/2012	5,362	9,191	14.06
✓	11		1912 LINCOLN BLVD	$1,500,000	1939			04/04/2013	5,216	11,727	14.26
✓	12		2946 FOOTHILL BLVD	$820,000	1948			12/28/2012	4,640	7,502	14.6
✓	13		2411 PICO BLVD	$4,000,000	1966			01/31/2013	4,738	17,664	14.66
✓	14		11747 CARSON ST	$1,050,000	1956		5	04/19/2013	5,524	31,323	14.7
✓	15		16002 ABBEY ST	$120,500	1964			06/05/2013	5,198	15,274	14.76
✓	16		8737 VAN NUYS BLVD	$790,000	1966			05/09/2013	5,220	8,677	20.12

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

1480 S LORENA ST, LOS ANGELES, CA 90023-3720

16 Comparable(s) Selected. Report Date: 07/16/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$170,000	$120,500	$4,000,000	$1,120,656
Bldg/Living Area	5,023	4,428	5,524	4,997
Price/Sqft	$33.84	$23.18	$844.24	$230.42
Year Built	1936	1905	1970	1950
Lot Area	12,066	4,501	49,343	16,062
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	5	4
Stories	1.00	1.00	1.00	1.00
Total Value	$325,598	$54,219	$1,849,593	$706,541
Distance From Subject	0.00	2.71	20.12	10.83

*= user supplied for search only

Comp #:	1			Distance From Subject:	2.71 (miles)
Address:	719 E 9TH ST, LOS ANGELES, CA 90021-1816				
Owner Name:	ESSY INVESTMENT GROUP LLC				
Seller Name:	WONG WILLIAM & C Y TRUST				
APN:	5146-025-035	Map Reference:	44-D4 / 634-F6	Building Area:	4,428
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	CLARK & BRYAN	Zoning:	LAM2	Total Restrooms:	
Rec Date:	02/04/2013	Prior Rec Date:		Yr Built/Eff:	1905 / 1929
Sale Date:	01/23/2013	Prior Sale Date:		Air Cond:	NONE
Sale Price:	$2,260,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	179552	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,873		
Total Value:	$65,935	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	4.32 (miles)
Address:	7768 S CENTRAL AVE, LOS ANGELES, CA 90001-2942				
Owner Name:	LAWSON WILMA M				
Seller Name:	QUARY JESSE				
APN:	6024-015-002	Map Reference:	58-C1 / 704-E1	Building Area:	4,940
County:	LOS ANGELES, CA	Census Tract:	5350.01	Total Rooms/Offices:	
Subdivision:	5450	Zoning:	LCC3*	Total Restrooms:	2.00
Rec Date:	12/21/2012	Prior Rec Date:	11/14/1996	Yr Built/Eff:	1935 /
Sale Date:	08/15/2012	Prior Sale Date:		Air Cond:	
Sale Price:	$525,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1987544	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,426		
Total Value:	$70,378	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	4.98 (miles)
Address:	3047 W VALLEY BLVD, ALHAMBRA, CA 91803-1822				
Owner Name:	CHING EMMY				
Seller Name:	B & N				
APN:	5351-003-007	Map Reference:	36-F6 / 595-G7	Building Area:	5,100
County:	LOS ANGELES, CA	Census Tract:	4808.02	Total Rooms/Offices:	
Subdivision:	5906	Zoning:	ALCPD*	Total Restrooms:	
Rec Date:	06/28/2013	Prior Rec Date:	02/28/2003	Yr Built/Eff:	1959 / 1959
Sale Date:	03/13/2013	Prior Sale Date:	02/07/2003	Air Cond:	NONE
Sale Price:	$640,000	Prior Sale Price:	$280,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	961016	Acres:	0.10		
1st Mtg Amt:	$384,000	Lot Area:	4,501		
Total Value:	$322,857	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	5.49 (miles)
Address:	4514 N FIGUEROA ST, LOS ANGELES, CA 90065-3040				
Owner Name:	KUSATSU KEVIN				
Seller Name:	CALIFORNIA BK & TRUST				
APN:	5467-007-001	Map Reference:	36-B3 / 595-B4	Building Area:	4,860
County:	LOS ANGELES, CA	Census Tract:	1851.00	Total Rooms/Offices:	
Subdivision:	LUEKEN'S SUB	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/02/2013	Prior Rec Date:	05/30/2007	Yr Built/Eff:	1932 / 1949
Sale Date:	03/22/2013	Prior Sale Date:	02/21/2007	Air Cond:	
Sale Price:	$600,000	Prior Sale Price:	$865,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	491168	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,285		
Total Value:	$922,662	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5			Distance From Subject:	6.11 (miles)
Address:	3081 W 12TH PL, LOS ANGELES, CA 90006				
Owner Name:	CHOI MIN K				
Seller Name:	LIM DOO T				
APN:	5080-011-002	Map Reference:	43-E3 / 633-H4	Building Area:	4,540
County:	LOS ANGELES, CA	Census Tract:	2132.02	Total Rooms/Offices:	
Subdivision:	COUNTRY CLUB BLVD	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/28/2013	Prior Rec Date:	11/09/2005	Yr Built/Eff:	1946 / 1955
Sale Date:	06/25/2013	Prior Sale Date:	11/04/2005	Air Cond:	
Sale Price:	$1,900,000	Prior Sale Price:	$1,700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	ROLL COMPOSITION
Document #:	966584	Acres:	0.24		
1st Mtg Amt:		Lot Area:	10,595		
Total Value:	$1,849,593	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	9.75 (miles)
Address:	12301 WARDMAN ST, WHITTIER, CA 90602-1116				
Owner Name:	GOMEZ HOLDINGS LLC				
Seller Name:	WOODS L J LIVING TRUST				
APN:	8140-030-034	Map Reference:	55-D5 / 677-C6	Building Area:	5,000
County:	LOS ANGELES, CA	Census Tract:	5014.00	Total Rooms/Offices:	
Subdivision:	PICKERING LAND & WATER COMPANY	Zoning:	WHM1*	Total Restrooms:	
Rec Date:	03/13/2013	Prior Rec Date:	10/01/2003	Yr Built/Eff:	1944 / 1944
Sale Date:	01/09/2013	Prior Sale Date:	08/13/2003	Air Cond:	
Sale Price:	$850,000	Prior Sale Price:	$700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	375388	Acres:	1.03		
1st Mtg Amt:	$468,000	Lot Area:	45,003		
Total Value:	$792,362	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	10 (miles)
Address:	4761 W CENTURY BLVD, INGLEWOOD, CA 90304-1403				
Owner Name:	PATEL BHULABHAI D & KAMUBEN B				
Seller Name:	UNITED PACIFIC BK				
APN:	4023-027-025	Map Reference:	56-F3 / 703-B5	Building Area:	5,010
County:	LOS ANGELES, CA	Census Tract:	6012.02	Total Rooms/Offices:	
Subdivision:	7767	Zoning:	INC2YY	Total Restrooms:	
Rec Date:	12/31/2012	Prior Rec Date:	11/01/2005	Yr Built/Eff:	1956 / 1980
Sale Date:	12/27/2012	Prior Sale Date:	07/28/2005	Air Cond:	NONE
Sale Price:	$575,000	Prior Sale Price:	$975,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	2027781	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,032		
Total Value:	$1,130,446	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	10.52 (miles)
Address:	9559 VALLEY BLVD, EL MONTE, CA 91731-1075				
Owner Name:	CHEN HSIYANG & LIMEI				
Seller Name:	LEE GIN-FU & C TRUST				
APN:	8592-008-039	Map Reference:	38-B5 / 597-C7	Building Area:	5,240
County:	LOS ANGELES, CA	Census Tract:	4327.00	Total Rooms/Offices:	
Subdivision:	24307	Zoning:	EMM2*	Total Restrooms:	
Rec Date:	01/29/2013	Prior Rec Date:	06/15/1995	Yr Built/Eff:	1959 /
Sale Date:	12/20/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	$760,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	142726	Acres:	1.13		
1st Mtg Amt:	$590,000	Lot Area:	49,343		
Total Value:	$939,914	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9			Distance From Subject:	12.24 (miles)
Address:	4438 MANHATTAN BEACH BLVD, LAWNDALE, CA 90260-2036				
Owner Name:	LUYK HANK & MARLA				
Seller Name:	PAGNINI ANTHONY K				
APN:	4074-001-011	Map Reference:	63-A4 / 733-C6	Building Area:	4,935
County:	LOS ANGELES, CA	Census Tract:	6040.01	Total Rooms/Offices:	
Subdivision:	5651	Zoning:	LNC3*	Total Restrooms:	
Rec Date:	06/18/2013	Prior Rec Date:	11/30/2000	Yr Built/Eff:	1965 /
Sale Date:	05/08/2013	Prior Sale Date:	09/29/2000	Air Cond:	
Sale Price:	$775,000	Prior Sale Price:	$406,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	901371	Acres:	0.33		
1st Mtg Amt:	$290,000	Lot Area:	14,575		
Total Value:	$738,985	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10			Distance From Subject:	14.06 (miles)
Address:	1603 BORDER AVE, TORRANCE, CA 90501-2810				
Owner Name:	SCHOENBERG FAMILY TRUST				
Seller Name:	ROTH FAMILY TRUST				
APN:	7355-030-001	Map Reference:	68-D4 / 763-H6	Building Area:	5,362
County:	LOS ANGELES, CA	Census Tract:	6509.01	Total Rooms/Offices:	
Subdivision:	TORRANCE	Zoning:	TODC-CTR	Total Restrooms:	
Rec Date:	11/08/2012	Prior Rec Date:		Yr Built/Eff:	1970 / 1970
Sale Date:	10/10/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	$765,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1700943	Acres:	0.21		
1st Mtg Amt:		Lot Area:	9,191		
Total Value:	$150,046	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	11			Distance From Subject:	14.26 (miles)
Address:	1912 LINCOLN BLVD, VENICE, CA 90291				
Owner Name:	TATUM THOMAS T				
Seller Name:	MARMAR PROPERTIES LLC				
APN:	4242-006-001	Map Reference:	49-D3 / 671-J5	Building Area:	5,216
County:	LOS ANGELES, CA	Census Tract:	2737.00	Total Rooms/Offices:	
Subdivision:	5385	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/04/2013	Prior Rec Date:		Yr Built/Eff:	1939 /
Sale Date:	11/07/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	$1,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	503932	Acres:	0.27		
1st Mtg Amt:		Lot Area:	11,727		
Total Value:	$1,353,900	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	12			Distance From Subject:	14.6 (miles)
Address:	2946 FOOTHILL BLVD, LA CRESCENTA, CA 91214-3462				
Owner Name:	2946 FOOTHILL LLC				
Seller Name:	RUEFF JUDITH E				
APN:	5801-011-032	Map Reference:	11-D6 / 534-F1	Building Area:	4,640
County:	LOS ANGELES, CA	Census Tract:	3005.01	Total Rooms/Offices:	
Subdivision:	8321	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	12/28/2012	Prior Rec Date:		Yr Built/Eff:	1948 / 1955
Sale Date:	12/19/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	$820,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	2014980	Acres:	0.17		
1st Mtg Amt:	$104,000	Lot Area:	7,502		
Total Value:	$147,012	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	13			Distance From Subject:	14.66 (miles)
Address:	2411 PICO BLVD, SANTA MONICA, CA 90405-1826				
Owner Name:	GABBAY & GABBAY LLC				
Seller Name:	DFTC INC				
APN:	4274-006-023	Map Reference:	41-C6 / 671-H1	Building Area:	4,738
County:	LOS ANGELES, CA	Census Tract:	7018.01	Total Rooms/Offices:	
Subdivision:	ERKENBRECHER SYNDICATE SANTA M	Zoning:	SMC4*	Total Restrooms:	
Rec Date:	01/31/2013	Prior Rec Date:	07/12/1993	Yr Built/Eff:	1966 / 1967
Sale Date:	12/26/2012	Prior Sale Date:		Air Cond:	
Sale Price:	$4,000,000	Prior Sale Price:	$99,611	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	156683	Acres:	0.41		
1st Mtg Amt:	$2,000,000	Lot Area:	17,664		
Total Value:	$938,134	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	14			Distance From Subject:	14.7 (miles)
Address:	11747 CARSON ST, LAKEWOOD, CA 90715-2606				
Owner Name:	HWANG YANG S				
Seller Name:	SHINHAN BK AMERICA				
APN:	7065-024-022	Map Reference:	81-A4 / 766-H6	Building Area:	5,524
County:	LOS ANGELES, CA	Census Tract:	5550.02	Total Rooms/Offices:	
Subdivision:		Zoning:	LKMFR*	Total Restrooms:	5.00
Rec Date:	04/19/2013	Prior Rec Date:	05/01/2007	Yr Built/Eff:	1956 / 1980
Sale Date:	04/12/2013	Prior Sale Date:	04/04/2007	Air Cond:	
Sale Price:	$1,050,000	Prior Sale Price:	$75,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	587636	Acres:	0.72		
1st Mtg Amt:		Lot Area:	31,323		
Total Value:	$1,403,407	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	15			Distance From Subject:	14.76 (miles)
Address:	16002 ABBEY ST, LA PUENTE, CA 91744				
Owner Name:	JOHANSON TRUST				
Seller Name:	CONSUMERS HOLDING CO				
APN:	8246-019-001	Map Reference:	48-F6 / 678-D1	Building Area:	5,198
County:	LOS ANGELES, CA	Census Tract:	4077.02	Total Rooms/Offices:	
Subdivision:	PUENTE	Zoning:	LPCM*	Total Restrooms:	
Rec Date:	06/05/2013	Prior Rec Date:		Yr Built/Eff:	1964 /
Sale Date:	04/29/2013	Prior Sale Date:		Air Cond:	
Sale Price:	$120,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	835794	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,274		
Total Value:	$54,219	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16			Distance From Subject:	20.12 (miles)
Address:	8737 VAN NUYS BLVD, PANORAMA CITY, CA 91402-2401				
Owner Name:	ACORNHILL INVESTMENTS LLC				
Seller Name:	DEMIRJIAN ZAVEN G TRUST				
APN:	2653-002-008	Map Reference:	8-D6 / 532-A1	Building Area:	5,220
County:	LOS ANGELES, CA	Census Tract:	1201.03	Total Rooms/Offices:	
Subdivision:	193	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/09/2013	Prior Rec Date:	11/13/2012	Yr Built/Eff:	1966 / 1966
Sale Date:	05/02/2013	Prior Sale Date:	11/06/2012	Air Cond:	NONE
Sale Price:	$790,000	Prior Sale Price:	$680,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	696949	Acres:	0.20		
1st Mtg Amt:		Lot Area:	8,677		
Total Value:	$424,813	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER** **Date: July 16, 2013**
JOB ADDRESS: **1480 SOUTH LORENA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5190-031-025**

CASE# 78409
ORDER NO: A-2677420

EFFECTIVE DATE OF ORDER TO COMPLY: **December 29, 2010**
COMPLIANCE EXPECTED DATE: **January 3, 2011**
DATE COMPLIANCE OBTAINED: **May 31, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2677420

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY

RODOLFO BARAJAS
2834 FOLSOM ST
LOS ANGELES, CA 90033

CASE #: 78409
ORDER #: A-2677420
EFFECTIVE DATE: December 29, 2010
COMPLIANCE DATE: **January 03, 2011**

PROPERTY OWNER OF
SITE ADDRESS: **1480 S LORENA ST**
ASSESSORS PARCEL NO.: 5190-031-025
ZONE: M2; Light Industrial Zone
NAME OF BUSINESS IN VIOLATION: RUDYS TIRE SERVICE

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

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

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 30, 2010 and billed on invoice # 496206.

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 11, 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

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.

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.

REPEAT VIOLATIONS:
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. 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. 18 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. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

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. 16.

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. 8(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.

NON-COMPLIANCE FEE WARNING:
A proposed noncompliance fee in the amount of **$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.
If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$1,925.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

If you have any questions or require any additional information please feel free to contact me at (213)252-3030. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: _____ Date: December 22, 2010

AUGUSTUS ALBAS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3030

REVIEWED BY

HRH
DEC 22 2010

On _____ the
Date
undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

_____
Signature

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org
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