

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
INTERIM PRESIDENT

E. FELICIA BRANNON  
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

April 21, 2014

Council District: # 8

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

JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6049-026-005**

On May 29, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **10215 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, pursuant to Section 98.0421, the property owner was issued an order on April 29, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	155.78
Title Report fee	48.00
<b>Grand Total</b>	<b>\$ 3,375.34</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,375.34** 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 **\$3,375.34** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

*for* Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

**Westcoast Title**



**& Abstract Company, Inc.**

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

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*Work Order No. T9986*  
*Type of Report: GAP Report*  
*Order Date: 01-28-2014*

*Prepared for: City of Los Angeles*  
*Dated as of: 01-20-2014*

*Fee: \$48.00*

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**-SCHEDULE A-**  
**(Reported Property Information)**

**For Assessors Parcel Number: 6049-026-005**

**Situs Address: 10215 S Central Ave. ✓ City: Los Angeles County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

**The last Recorded Document Transferring Fee Title Recorded on: 07-20-2007**

**As Document Number: 07-1719316**

**Documentary Transfer Tax: \$None**

**In Favor of: Evelin M. Cortez-Leal, a Married Woman as her Sole and Separate Property**

**Mailing Address: Evelin M. Cortez-Leal**

**10215 South Central Avenue**

**Los Angeles, CA 90002**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**Lot 6 and 7 in Block 3 of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68, Page(s) 93 to 99 Inclusive 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

Page 2  
Order Number: T9986

**-Schedule B Continued-**

1. A Deed of Trust Recorded on 12-01-2000

as Document Number 00-1871479

Amount: \$71,000.00

Trustor: Miguel Leal and Paulina Mendoza Gomez, Husband and Wife as Joint Tenants

Trustee: Fidelity National Title Company

Beneficiary: Peggy Patterson, a Widow

Mailing Address: Peggy Patterson

4200 Terraza Drive

Los Angeles, CA 90008

2. A Deed of Trust Recorded on 07-20-2007

as Document Number 07-1719317

Amount: \$540,000.00

Trustor: Evelin M. Cortez-Leal, a Married Woman as her Sole and Separate Property

Trustee: Marin Conveyancing Corp.

Beneficiary: GreenPoint Mortgage Funding, Inc., a Corporation

Mailing Address: GreenPoint Mortgage Funding, Inc.

981 Airway Court, Suite E

Santa Rosa, CA 95403-2049

3. A Lease Subordination Agreement Recorded on 07-20-2007

as Document Number 07-1719320

Filed by: Evelin M. Cortez-Leal, Brothers Leal and Greenpoint Mortgage Funding, Inc.

(see attached document for details)

***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: 6049-026-005  
 Described As: LOT 7 BLK 3 TRACT # 6478 LOTS 6 AND  
 Address: 10215 S CENTRAL AVE LOS ANGELES CA 90002  
 City: LOS ANGELES CITY-44  
 Billing Address: 10215 S CENTRAL AVE LOS ANGELES CA 90002  
 Assessed Owner(s): CORTEZ LEAL,EVELIN M

Tax Rate Area:	0000461	<b>Value</b>	Conveyance Date:	12/01/2000
Use Code:	1100	Land:	Conveying Instrument:	1871478
Region Code:	26	Improvements:	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:	LAC2	Fixtures:	Year Built:	1949
Taxability Code:		Inventory:	Year Last Modified:	1954
Tax Rate:		<b>Exemptions</b>	<b>Square Footage</b>	
Bill #:		Homeowner:	Land:	
Issue Date:	10/15/2013	Inventory:	Improvements:	3400
		Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	5,272.64

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,636.32	263.63	12/10/2013	PAID	12/10/2013	0.00
2nd	2,636.32	273.63	04/10/2014	UNPAID		2,636.32
<b>Total Balance:</b>						<b>2,636.32</b>

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	56.79
61.81	SOUTHEAST MOSQ ABATE	7.74
188.51	LOS ANGELES LIGHT MAINT	122.46
188.69	L.A. STORMWATER POLL ABATE	45.27
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	20.88
36.92	LA CO PARK DISTRICTS	22.42
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	144.16
62.01	CO SANITATION DIST NO. 1	204.14

Open Orders with same APN			
Company	Department	Title Unit	Order #
FID		09	30140857

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 \*\*\*

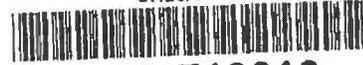
# FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY  
ALLIED ESCROW, INC.  
AND WHEN RECORDED MAIL TO:

Evelin M. Cortez-Leal

10215 South Central Ave  
Los Angeles, CA 90002

07/20/07



20071719316

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N 6049-026-005

Order No 30140857

Escrow No 00002523 JM

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area City of Los Angeles AND

No Consideration  
Co-Signers deeding off.

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,  
MIGUEL LEAL AND PAULINA MENDOZA GOMEZ, HUSBAND AND WIFE AS JOINT TENANTS AND EVELIN M. CORTEZ-LEAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, ALL AS JOINT TENANTS

hereby GRANT(S) to EVELIN M. CORTEZ-LEAL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

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

See Exhibit A attached hereto and made a part hereof.

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

Miguel Leal Nogas  
MIGUEL LEAL

Paulina Mendoza  
PAULINA MENDOZA GOMEZ

Evelin M Cortez Leal  
EVELIN M CORTEZ-LEAL

Document Date: July 17, 2007

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

On 7-17-07 before me, TERRY TELLEZ "Notary Public"  
personally appeared MIGUEL LEAL - PAULINA MENDOZA GOMEZ, EVELIN M. CORTEZ-LEAL  
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 [Handwritten Signature]

This area for official notarial seal

MAIL TAX STATEMENTS TO SAME AS ABOVE or Address Noted Below

Name \_\_\_\_\_

Street Address \_\_\_\_\_

SMS Vision Form GD



3014-0857-55-2

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**Exhibit A**

Lot 6 and 7 in block 3 of tract no. 6478, in the City of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 68, pages 93 to 99, inclusive of maps, in the office of the county recorder of said county.

07 1719316



LEAD SHEET

00-1871479

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
DEC 01 2000 AT 8AM.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

~~FEE \$ 23.00~~

4  
21

D.T.T.

CODE  
20

D.A. FEE Code 20

\$ 4.00

CODE  
19

CODE  
9

NOTIFICATION SENT-\$4 ©

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

GATEWAY TITLE COMPANY

**RECORDING REQUESTED BY:**

Powerhouse Escrow Division  
Escrow No. 99669-NG  
Title Order No. 135478-16

00 1871479

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**When Recorded Mail Document To:**

PEGGY PATTERSON  
4200 TERRAZA DRIVE  
LOS ANGELES, CA 90008

APN: 6049-026-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made November 20, 2000, between  
MIGUEL LEAL and PAULINA MENDOZA GOMEZ, Husband and Wife as Joint Tenants  
10215 S. CENTRAL AVE.  
Los Angeles, CA 90002  
, herein called TRUSTOR, whose address is

Fidelity National Title Company, herein called TRUSTEE, and  
PEGGY PATTERSON, A Widow

, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH  
POWER OF SALE, that property in Los Angeles County, California, described as:

LOT 6 AND 7 IN BLOCK 3 OF TRACT NO. 6478, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE  
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGES 93 TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

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

**For the Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained  
herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension  
or renewal thereof, in the principal sum of \$71,000.00 executed by Trustor in favor of Beneficiary or order. 3.  
Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when  
evidenced by another note (or notes) reciting it is so secured.

INITIALS M. L. G. A.

APN: 6049-026-005

DO NOT RECORD

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

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

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

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

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

INITIALS M. L. T.

REQUEST FOR FULL RECONVEYANCE

Fidelity National Title Company, TRUSTEE:

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

Dated \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Please mail Reconveyance to:

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

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared

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 \_\_\_\_\_

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07/20/07



20071719317

# FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY  
GreenPoint Mortgage Funding,  
Inc.

WHEN RECORDED MAIL TO.  
GreenPoint Mortgage Funding,  
Inc.  
981 Airway Court, Suite E  
Santa Rosa, CA 95403-2049

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30140857-55-3

Tax Parcel No 56049-026-005

## DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (CALIFORNIA)

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 FIRST PARAGRAPH ON PAGE 1 OF THIS INSTRUMENT

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

THIS DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Instrument") is made to be effective this 11th day of July, 2007, by Evelin M. Cortez-Leal, A Married Woman as her Sole and Separate Property, whose address is 6259 1/2 Clara Street, Bell Gardens, CA 90201, as trustor ("Borrower"), to Marin Conveyancing Corp., as trustee ("Trustee"), for the benefit of GreenPoint Mortgage Funding, Inc., a Corporation organized and existing under the laws of the State of New York, whose address is 100 Wood Hollow Drive, Novato, CA 94945, as beneficiary ("Lender"). Borrower's organizational identification number, if applicable, is N/A.

Borrower, in consideration of the Indebtedness and the trust created by this Instrument, irrevocably grants, conveys and assigns to Trustee, in trust, with power of sale, the Mortgaged Property, including the Land located in Los Angeles County, State of California and described in Exhibit A attached to this Instrument.

TO SECURE TO LENDER the repayment of the Indebtedness evidenced by Borrower's Note payable to Lender, dated as of the date of this Instrument, and maturing on August 1, 2037 (the "Maturity Date"), in the principal amount of \$540,000.00, and all renewals, extensions and modifications of the Indebtedness, the payment of all sums advanced by or on behalf of Lender to protect the security of this Instrument under Section 12, and the performance of the covenants and agreements of Borrower contained in the Loan Documents.

Borrower represents and warrants that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to grant, convey and assign the Mortgaged Property, and that the Mortgaged Property is unencumbered, except as shown on the schedule of exceptions to coverage in the title policy issued to and accepted by Lender contemporaneously with the execution and recordation of this Instrument and insuring Lender's interest in the Mortgaged Property (the "Schedule of Title Exceptions"). Borrower covenants that Borrower will warrant and defend generally the title to the Mortgaged Property against all claims and demands, subject to any easements and restrictions listed in the Schedule of Title Exceptions.

See Exhibit "A" Attached

[Space Intentionally Left Blank]

07 1719317

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IN WITNESS WHEREOF, Borrower has signed and delivered this Instrument or has caused this Instrument to be signed and delivered by its duly authorized representative.

**BORROWER(S):**

Evelin M Cortez-Leal (Seal) \_\_\_\_\_ (Seal)  
Evelin M. Cortez-Leal

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

07 1719317

# FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

GREENPOINT MORTGAGE FUNDING, INC.  
6 Hutton Centre Drive  
Suite 600  
Santa Ana, CA 92707  
Attn: Commercial Division

Assessor's Parcel No 6049-026-005



Space Above for Recorder's Use

Loan No 0203386453

## LEASE SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN THE LEASEHOLD ESTATE IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT

THIS LEASE SUBORDINATION ("Agreement") is dated as of July 11, 2007, by and among EVELIN M. CORTEZ-LEAL ("Lessor"), BROTHERS LEAL ("Lessee"), and GREENPOINT MORTGAGE FUNDING, INC., a New York corporation ("Lender")

### RECITALS

A. Lender intends to make a loan to Lessor, which loan is to be evidenced by a Promissory Note ("Note") to be executed by Lessor. The Note is to be secured by a Deed of Trust of even date therewith ("Deed of Trust"), which Deed of Trust is to be recorded prior to or concurrently herewith and which Deed of Trust encumbers Lessor's ownership interest in the real property ("Subject Property") in Los Angeles County, State of California, described on Exhibit "A" attached hereto and made a part hereof

B. Lessee and Lessor entered into a lease, dated March 12<sup>th</sup> 1969 / <sup>Instrument #</sup> 2108, by which Lessee leased certain premises ("Leased Premises") constituting all or a portion of the Subject Property.

C. Lessee desires to execute this Agreement in order to induce Lender to make the loan to Lessor, and is willing to agree as herein set forth that its continued occupancy of the Leased Premises under the terms of the Lease shall be subject to the terms of the Deed of Trust and subject to the terms hereof.

D. Lender is willing to make the Loan provided the Deed of Trust is a lien and charge upon the Leased Premises prior and superior to the Lease and provided that Lessee specifically subordinates the Lease to the lien and charge of the Deed of Trust subject to the terms hereof

E. Lessee is willing that the Deed of Trust shall constitute a lien or charge upon the Leased Premises which is prior and superior to the Lease subject to the terms hereof and is willing to attorn to Lender

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and conditions set forth herein below, and in order to induce Lender to make the loan referred to above, the parties hereto agree as follows:

1. As used in this Agreement, "Lease" includes, without limitation, all right, title and interest that Lessee may have in all or any portion of the Leased Premises, whether granted by the terms of the Lease, by a separate written or oral agreement or otherwise, including without limitation all options, purchase rights, rights of first refusal provided for in the Lease or by separate agreement between Lessor and Lessee

See Exhibit "A" Attached

30140857-55-6

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# EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: April 21, 2014

JOB ADDRESS: 10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6049-026-005

Last Full Title: 01/20/2014

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). EVELIN M. CORTEZ-LEAL  
10215 SOUTH CENTRAL AVENUE  
LOS ANGELES, CA 90002  
CAPACITY: OWNER
  
- 2.) PEGGY PATTERSON  
4200 TERRAZA DRIVE  
LOS ANGELES, CA 90008  
CAPACITY: INTERESTED PARTIES
  
- 3.) GREENPOINT MORTGAGE FUNDING, INC.  
981 AIRWAY COURT, SUITE E  
SANTA ROSA, CA 95403-2049  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320**



<b>Owner Information</b>			
Owner Name:	CORTEZ LEAL EVELIN M		
Mailing Address:	10215 S CENTRAL AVE, LOS ANGELES CA 90002-3320 C033		
Vesting Codes:	MW // SE		
<b>Location Information</b>			
Legal Description:	TRACT # 6478 LOTS 6 AND LOT 7		
County:	LOS ANGELES, CA	APN:	6049-026-005
Census Tract / Block:	2407.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	6478
Legal Book/Page:	68-93	Map Reference:	58-C3 / 704-F5
Legal Lot:	7	Tract #:	6478
Legal Block:	3	School District:	LOS ANGELES
Market Area:	C37	School District Name:	
Neighbor Code:		Munic/Township:	
<b>Owner Transfer Information</b>			
Recording/Sale Date:	07/20/2007 / 07/17/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1719317
Document #:	1719316		
<b>Last Market Sale Information</b>			
Recording/Sale Date:	12/01/2000 / 11/08/2000	1st Mtg Amount/Type:	\$71,000 / PRIVATE PARTY
Sale Price:	\$95,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1871479
Document #:	1871478	2nd Mtg Amount/Type:	\$5,000 / PRIVATE PARTY
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$27.94
New Construction:		Multi/Split Sale:	
Title Company:	GATEWAY TITLE CO.		
Lender:			
Seller Name:	PATTERSON PEGGY		
<b>Prior Sale Information</b>			
Prior Rec/Sale Date:	09/30/1991 / 09/1991	Prior Lender:	/
Prior Sale Price:	\$81,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1534636	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		
<b>Property Characteristics</b>			
Year Built / Eff:	1949 / 1954	Total Rooms/Offices	
Gross Area:	3,400	Total Restrooms:	
Building Area:	3,400	Roof Type:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION
Above Grade:		Construction:	FRAME
# of Stories:	1.00	Foundation:	CONCRETE
Other Improvements:		Exterior wall:	STUCCO
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	200
		Heat Type:	SPACE
		Air Cond:	YES
		Pool:	
		Quality:	FAIR
		Condition:	FAIR
<b>Site Information</b>			
Zoning:	LAC2	Acres:	0.14
Lot Area:	6,000	Lot Width/Depth:	x
Land Use:	STORE BUILDING	Commercial Units:	
Site Influence:		Sewer Type:	
County Use:			STORES (1100)
State Use:			
Water Type:			
Building Class:			
<b>Tax Information</b>			
Total Value:	\$379,730	Assessed Year:	2013
Land Value:	\$234,665	Improved %:	38%
Improvement Value:	\$145,065	Tax Year:	2013
Total Taxable Value:	\$379,730	Property Tax:	\$5,272.64
		Tax Area:	461
		Tax Exemption:	

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320**

**20 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$95,000	\$210,000	\$1,950,000	\$673,842
Bldg/Living Area	3,400	3,000	3,881	3,385
Price/Sqft	\$27.94	\$68.29	\$638.51	\$199.32
Year Built	1949	1915	2006	1949
Lot Area	6,000	3,543	12,220	6,389
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	5	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$379,730	\$31,617	\$1,164,378	\$406,864
Distance From Subject	0.00	1.66	9.84	6.21

\*= 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
<b>Subject Property</b>										
		10215 S CENTRAL AVE	\$95,000	1949			12/01/2000	3,400	6,000	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	8273 S SAN PEDRO ST	\$390,000	1993			12/26/2013	3,065	6,130	1.66
<input checked="" type="checkbox"/>	2	10201 STATE ST B	\$700,000	2006		5	08/30/2013	3,780	12,220	2.3
<input checked="" type="checkbox"/>	3	905 N WILMINGTON AVE	\$210,000	1952			07/19/2013	3,075	5,973	3.04
<input checked="" type="checkbox"/>	4	523 E ROSECRANS AVE	\$385,000	1950		2	07/09/2013	3,487	4,611	3.47
<input checked="" type="checkbox"/>	5	510 W COMPTON BLVD	\$700,000	1958		4	02/19/2014	3,864	8,515	3.57
<input checked="" type="checkbox"/>	6	7611 S WESTERN AVE	\$270,000	1928			11/27/2013	3,000	6,466	3.65
<input checked="" type="checkbox"/>	7	2309 LONG BEACH AVE	\$325,000	1926			10/07/2013	3,881	5,619	5
<input checked="" type="checkbox"/>	8	16516 S WESTERN AVE	\$325,000	1948			09/23/2013	3,200	3,593	5.4
<input checked="" type="checkbox"/>	9	4355 ARLINGTON AVE	\$1,050,000	1995			12/16/2013	3,830	6,876	5.53
<input checked="" type="checkbox"/>	10	2320 S HILL ST	\$1,950,000	1939			10/04/2013	3,054	4,925	5.87
<input checked="" type="checkbox"/>	11	2010 E 7TH ST	\$450,000	1915			11/07/2013	3,200	5,609	6.38
<input checked="" type="checkbox"/>	12	4728 WHITTIER BLVD	\$350,000	1935			08/21/2013	3,200	5,795	7.39
<input checked="" type="checkbox"/>	13	1463 W 3RD ST	\$1,300,000	1936			12/16/2013	3,876	11,576	7.98
<input checked="" type="checkbox"/>	14	4652 E 3RD ST	\$450,000	1956			02/21/2014	3,477	8,627	8
<input checked="" type="checkbox"/>	15	4850 W ADAMS BLVD 54	\$515,000	1924			10/10/2013	3,329	5,195	8.06
<input checked="" type="checkbox"/>	16	4236 ATLANTIC AVE	\$800,000	1952			03/28/2014	3,700	6,284	8.62
<input checked="" type="checkbox"/>	17	2825 BELLEVUE AVE	\$480,000	1925			02/28/2014	3,300	3,543	9.26
<input checked="" type="checkbox"/>	18	2927 N BROADWAY	\$1,188,000	1948	1	1	10/01/2013	3,084	7,401	9.31
<input checked="" type="checkbox"/>	19	440 PACIFIC COAST HWY	\$965,000	1946			11/15/2013	3,108	4,324	9.82
<input checked="" type="checkbox"/>	20	506 PIER AVE		1962			03/27/2014	3,184	4,501	9.84

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest® Professional

**10215 S CENTRAL AVE, LOS ANGELES, CA 90002-3320****20 Comparable(s) Selected.**

Report Date: 04/03/2014

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$95,000	\$210,000	\$1,950,000	\$673,842
Bldg/Living Area	3,400	3,000	3,881	3,385
Price/Sqft	\$27.94	\$68.29	\$638.51	\$199.32
Year Built	1949	1915	2006	1949
Lot Area	6,000	3,543	12,220	6,389
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	5	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$379,730	\$31,617	\$1,164,378	\$406,864
Distance From Subject	0.00	1.66	9.84	6.21

\* = user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>1.66 (miles)</b>	
Address:	<b>8273 S SAN PEDRO ST, LOS ANGELES, CA 90003</b>		
Owner Name:	<b>JANG GI E/CHOI AE J</b>		
Seller Name:	<b>JUN CHU J &amp; YOUNG C</b>		
APN:	<b>6030-010-017</b>	Map Reference:	<b>58-B1 / 704-D2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2397.02</b>
Subdivision:	<b>1941</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>12/26/2013</b>	Prior Rec Date:	<b>03/22/1989</b>
Sale Date:	<b>11/27/2013</b>	Prior Sale Date:	<b>01/1989</b>
Sale Price:	<b>\$390,000</b>	Prior Sale Price:	<b>\$67,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1804465</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$350,000</b>	Lot Area:	<b>6,130</b>
Total Value:	<b>\$102,839</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,065</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1993 / 1993</b>
		Air Cond:	<b>YES</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>2</b>	Distance From Subject: <b>2.3 (miles)</b>	
Address:	<b>10201 STATE ST B, LYNWOOD, CA 90262-1573</b>		
Owner Name:	<b>FELIX ENT INC</b>		
Seller Name:	<b>924 HALLADAY LLC</b>		
APN:	<b>6207-009-042</b>	Map Reference:	<b>59-A3 / 705-A5</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5402.01</b>
Subdivision:	<b>4936</b>	Zoning:	<b>LYC2*</b>
Rec Date:	<b>08/30/2013</b>	Prior Rec Date:	<b>04/25/2006</b>
Sale Date:	<b>08/29/2013</b>	Prior Sale Date:	<b>04/06/2006</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$1,200,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1277965</b>	Acres:	<b>0.28</b>
1st Mtg Amt:	<b>\$375,000</b>	Lot Area:	<b>12,220</b>
Total Value:	<b>\$945,000</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,780</b>
		Total Rooms/Offices:	
		Total Restrooms:	<b>5.00</b>
		Yr Built/Eff:	<b>2006 / 2006</b>
		Air Cond:	<b>YES</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>3</b>	Distance From Subject: <b>3.04 (miles)</b>	
Address:	<b>905 N WILMINGTON AVE, COMPTON, CA 90220-1943</b>		
Owner Name:	<b>HERRERA CARMAN A &amp; SANJUANA</b>		
Seller Name:	<b>DYER ORTGEA LLC</b>		
APN:	<b>6156-006-026</b>	Map Reference:	<b>64-E2 / 734-H3</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5427.00</b>
Subdivision:	<b>5627</b>	Zoning:	<b>COCL*</b>
Rec Date:	<b>07/19/2013</b>	Prior Rec Date:	<b>02/24/2005</b>
Sale Date:	<b>07/15/2013</b>	Prior Sale Date:	<b>10/21/2004</b>
Sale Price:	<b>\$210,000</b>	Prior Sale Price:	<b>\$230,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1064283</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$136,500</b>	Lot Area:	<b>5,973</b>
Total Value:	<b>\$311,391</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,075</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1952 / 1970</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>4</b>	Distance From Subject: <b>3.47 (miles)</b>	
Address:	<b>523 E ROSECRANS AVE, COMPTON, CA 90221-2056</b>		
Owner Name:	<b>STORY INVESTMENTS LLC</b>		
Seller Name:	<b>BURCH DAVID P</b>		
APN:	<b>6167-011-012</b>	Map Reference:	<b>65-A2 / 735-A3</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5416.03</b>
Subdivision:	<b>8406</b>	Zoning:	<b>COCL*</b>
Rec Date:	<b>07/09/2013</b>	Prior Rec Date:	<b>08/11/2004</b>
Sale Date:	<b>06/20/2013</b>	Prior Sale Date:	<b>10/09/1998</b>
Sale Price:	<b>\$385,000</b>	Prior Sale Price:	<b>\$21,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1005607</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$200,000</b>	Lot Area:	<b>4,611</b>
Total Value:	<b>\$132,433</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,487</b>
		Total Rooms/Offices:	
		Total Restrooms:	<b>2.00</b>
		Yr Built/Eff:	<b>1950 / 1950</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>5</b>			Distance From Subject:	<b>3.57 (miles)</b>
Address:	<b>510 W COMPTON BLVD, COMPTON, CA 90220-3011</b>				
Owner Name:	<b>PARK SANG C</b>				
Seller Name:	<b>P &amp; K SPARK INC</b>				
APN:	<b>6161-017-032</b>	Map Reference:	<b>64-E3 / 734-H4</b>	Building Area:	<b>3,864</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5425.02</b>	Total Rooms/Offices:	
Subdivision:	<b>13926</b>	Zoning:	<b>COCL*</b>	Total Restrooms:	<b>4.00</b>
Rec Date:	<b>02/19/2014</b>	Prior Rec Date:	<b>09/26/2007</b>	Yr Built/Eff:	<b>1958 /</b>
Sale Date:	<b>01/21/2014</b>	Prior Sale Date:	<b>08/07/2007</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$500,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>TAR &amp; GRAVEL</b>
Document #:	<b>171092</b>	Acres:	<b>0.20</b>		
1st Mtg Amt:	<b>\$728,000</b>	Lot Area:	<b>8,515</b>		
Total Value:	<b>\$750,321</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>6</b>			Distance From Subject:	<b>3.65 (miles)</b>
Address:	<b>7611 S WESTERN AVE, LOS ANGELES, CA 90047-2433</b>				
Owner Name:	<b>AHAD MOHAMMAD H K A/FARHANA ISMAT J</b>				
Seller Name:	<b>HALL CLELLAN J III</b>				
APN:	<b>6017-017-003</b>	Map Reference:	<b>51-E6 / 703-H1</b>	Building Area:	<b>3,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2379.00</b>	Total Rooms/Offices:	
Subdivision:	<b>5107</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>11/27/2013</b>	Prior Rec Date:	<b>05/05/1995</b>	Yr Built/Eff:	<b>1928 / 1928</b>
Sale Date:	<b>11/01/2013</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$270,000</b>	Prior Sale Price:	<b>\$90,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1688960</b>	Acres:	<b>0.15</b>		
1st Mtg Amt:	<b>\$202,000</b>	Lot Area:	<b>6,466</b>		
Total Value:	<b>\$204,586</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>7</b>			Distance From Subject:	<b>5 (miles)</b>
Address:	<b>2309 LONG BEACH AVE, LOS ANGELES, CA 90058-1027</b>				
Owner Name:	<b>CREATIVE INDUSTRIAL LLC</b>				
Seller Name:	<b>FRIES FAMILY TRUST</b>				
APN:	<b>5118-021-019</b>	Map Reference:	<b>52-D1 / 674-G2</b>	Building Area:	<b>3,881</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2270.10</b>	Total Rooms/Offices:	
Subdivision:	<b>STRONG &amp; DICKERSONS SALT LAKE R</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	
Rec Date:	<b>10/07/2013</b>	Prior Rec Date:		Yr Built/Eff:	<b>1926 /</b>
Sale Date:	<b>10/01/2013</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$325,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1443424</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:	<b>\$250,000</b>	Lot Area:	<b>5,619</b>		
Total Value:	<b>\$31,617</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>8</b>			Distance From Subject:	<b>5.4 (miles)</b>
Address:	<b>16516 S WESTERN AVE, GARDENA, CA 90247-4638</b>				
Owner Name:	<b>OKINAWA ASSN OF AMERICA INC</b>				
Seller Name:	<b>TAKAMOTO STANLEY</b>				
APN:	<b>6105-001-003</b>	Map Reference:	<b>63-E4 / 733-H7</b>	Building Area:	<b>3,200</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6033.01</b>	Total Rooms/Offices:	
Subdivision:	<b>BROADACRES</b>	Zoning:	<b>GAMUO</b>	Total Restrooms:	
Rec Date:	<b>09/23/2013</b>	Prior Rec Date:	<b>10/30/1978</b>	Yr Built/Eff:	<b>1948 / 1948</b>
Sale Date:	<b>07/03/2013</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$325,000</b>	Prior Sale Price:	<b>\$40,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1376796</b>	Acres:	<b>0.08</b>		
1st Mtg Amt:		Lot Area:	<b>3,593</b>		
Total Value:	<b>\$73,531</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: 9 Distance From Subject: 5.53 (miles)  
 Address: 4355 ARLINGTON AVE, LOS ANGELES, CA 90008-4031  
 Owner Name: OH EUNICE H  
 Seller Name: YK INVESTMENT GROUP 1 INC  
 APN: 5022-021-001 Map Reference: 51-D2 / 673-G3 Building Area: 3,830  
 County: LOS ANGELES, CA Census Tract: 2340.00 Total Rooms/Offices:  
 Subdivision: 2195 Zoning: LAC2 Total Restrooms:  
 Rec Date: 12/16/2013 Prior Rec Date: 11/01/2006 Yr Built/Eff: 1995 / 1995  
 Sale Date: 11/22/2013 Prior Sale Date: 10/30/2006 Air Cond: YES  
 Sale Price: \$1,050,000 Prior Sale Price: \$950,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: TAR & GRAVEL  
 Document #: 1766368 Acres: 0.16  
 1st Mtg Amt: \$1,380,000 Lot Area: 6,876  
 Total Value: \$707,194 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 5.87 (miles)  
 Address: 2320 S HILL ST, LOS ANGELES, CA 90007-2718  
 Owner Name: JKJ PARTNERS LLC  
 Seller Name: ASAL LLC  
 APN: 5126-034-010 Map Reference: 44-B5 / 634-D7 Building Area: 3,054  
 County: LOS ANGELES, CA Census Tract: 2240.20 Total Rooms/Offices:  
 Subdivision: HAGE Zoning: LAM1 Total Restrooms:  
 Rec Date: 10/04/2013 Prior Rec Date: 01/21/2005 Yr Built/Eff: 1939 / 1942  
 Sale Date: 10/01/2013 Prior Sale Date: 01/10/2005 Air Cond: NONE  
 Sale Price: \$1,950,000 Prior Sale Price: \$1,671,010 Pool:  
 Sale Type: FULL Prior Sale Type: Roll Composition  
 Document #: 1437773 Acres: 0.11  
 1st Mtg Amt: \$930,000 Lot Area: 4,925  
 Total Value: \$611,247 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 6.38 (miles)  
 Address: 2010 E 7TH ST, LOS ANGELES, CA 90021-1302  
 Owner Name: 2010 EAST 7TH STREET LLC  
 Seller Name: BOHACK DIANE M  
 APN: 5166-015-004 Map Reference: 44-E5 / 634-H6 Building Area: 3,200  
 County: LOS ANGELES, CA Census Tract: 2060.31 Total Rooms/Offices:  
 Subdivision: M L WICKS SUB Zoning: LAM3 Total Restrooms:  
 Rec Date: 11/07/2013 Prior Rec Date: Yr Built/Eff: 1915 / 1915  
 Sale Date: 10/11/2013 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$450,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 1584332 Acres: 0.13  
 1st Mtg Amt: \$303,500 Lot Area: 5,609  
 Total Value: \$56,497 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 12 Distance From Subject: 7.39 (miles)  
 Address: 4728 WHITTIER BLVD, LOS ANGELES, CA 90022-3022  
 Owner Name: SALEH NAMER S  
 Seller Name: MELGOZA ISRAEL M  
 APN: 5246-020-005 Map Reference: 45-E6 / 675-G1 Building Area: 3,200  
 County: LOS ANGELES, CA Census Tract: 5316.02 Total Rooms/Offices:  
 Subdivision: 4768 Zoning: LCM1\* Total Restrooms:  
 Rec Date: 08/21/2013 Prior Rec Date: 08/08/2007 Yr Built/Eff: 1935 / 1938  
 Sale Date: 08/15/2013 Prior Sale Date: 07/23/2007 Air Cond: NONE  
 Sale Price: \$350,000 Prior Sale Price: \$700,000 Pool:  
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:  
 Document #: 1227031 Acres: 0.13  
 1st Mtg Amt: Lot Area: 5,795  
 Total Value: \$746,662 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 13 Distance From Subject: 7.98 (miles)  
 Address: 1463 W 3RD ST, LOS ANGELES, CA 90017-1440  
 Owner Name: ALI SHOUKAT H  
 Seller Name: MAGID FAMILY PTSHP LLC  
 APN: 5153-027-004 Map Reference: 44-C2 / 634-D3 Building Area: 3,876  
 County: LOS ANGELES, CA Census Tract: 2083.02 Total Rooms/Offices:  
 Subdivision: CROWNWOOD Zoning: LAC2 Total Restrooms:  
 Rec Date: 12/16/2013 Prior Rec Date: 04/29/2009 Yr Built/Eff: 1936 / 1936  
 Sale Date: 12/09/2013 Prior Sale Date: 02/19/2009 Air Cond: NONE  
 Sale Price: \$1,300,000 Prior Sale Price: \$12,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1766213 Acres: 0.27  
 1st Mtg Amt: Lot Area: 11,576  
 Total Value: \$157,261 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 8 (miles)  
 Address: 4652 E 3RD ST, LOS ANGELES, CA 90022-1615  
 Owner Name: PRATS LEONEL L FAMILY TRUST  
 Seller Name: ARANA TRUST  
 APN: 5247-024-019 Map Reference: 45-E5 / 635-G6 Building Area: 3,477  
 County: LOS ANGELES, CA Census Tract: 5315.04 Total Rooms/Offices:  
 Subdivision: 4190 Zoning: LCC2\* Total Restrooms:  
 Rec Date: 02/21/2014 Prior Rec Date: 05/15/1984 Yr Built/Eff: 1956 / 1956  
 Sale Date: 10/03/2013 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$450,000 Prior Sale Price: \$150,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 Document #: 180930 Acres: 0.20 COMPOSITION  
 1st Mtg Amt: Lot Area: 8,627  
 Total Value: \$304,511 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 8.06 (miles)  
 Address: 4850 W ADAMS BLVD 54, LOS ANGELES, CA 90016-2846  
 Owner Name: ADAMS TRUST  
 Seller Name: CHURCH OF JESUS CHRIST KING/KINGS  
 APN: 5057-013-004 Map Reference: 43-B5 / 633-D7 Building Area: 3,329  
 County: LOS ANGELES, CA Census Tract: 2197.00 Total Rooms/Offices:  
 Subdivision: 1706 Zoning: LAC2 Total Restrooms:  
 Rec Date: 10/10/2013 Prior Rec Date: 12/13/2000 Yr Built/Eff: 1924 / 1924  
 Sale Date: 10/07/2013 Prior Sale Date: 08/10/2000 Air Cond: NONE  
 Sale Price: \$515,000 Prior Sale Price: \$50,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 Document #: 1460047 Acres: 0.12 COMPOSITION  
 1st Mtg Amt: Lot Area: 5,195  
 Total Value: \$294,300 # of Stories: 1.00  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 8.62 (miles)  
 Address: 4236 ATLANTIC AVE, LONG BEACH, CA 90807-2802  
 Owner Name: NAZARIAN PAUL & LADAN TRUST  
 Seller Name: COLE DIANE L & SHARON L  
 APN: 7138-009-017 Map Reference: 70-D4 / 765-E6 Building Area: 3,700  
 County: LOS ANGELES, CA Census Tract: 5719.00 Total Rooms/Offices:  
 Subdivision: 9984 Zoning: LBCNP Total Restrooms:  
 Rec Date: 03/28/2014 Prior Rec Date: 03/28/1979 Yr Built/Eff: 1952 / 1952  
 Sale Date: 03/05/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$800,000 Prior Sale Price: \$90,000 Pool: POOL  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 312626 Acres: 0.14  
 1st Mtg Amt: Lot Area: 6,284  
 Total Value: \$162,262 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #:	<b>17</b>	Distance From Subject:	<b>9.26 (miles)</b>
Address:	<b>2825 BELLEVUE AVE, LOS ANGELES, CA 90026</b>		
Owner Name:	<b>FROGEL PROPERTIES INC/2825 BELLEVUE PARTNERS LLC</b>		
Seller Name:	<b>OH PETER CHI H</b>		
APN:	<b>5402-006-006</b>	Map Reference:	<b>35-B5 / 594-C7</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1958.04</b>
Subdivision:	<b>OCCIDENTAL BLVD TR</b>	Zoning:	<b>LAC1</b>
Rec Date:	<b>02/28/2014</b>	Prior Rec Date:	<b>08/18/2005</b>
Sale Date:	<b>02/14/2014</b>	Prior Sale Date:	<b>06/21/2005</b>
Sale Price:	<b>\$480,000</b>	Prior Sale Price:	<b>\$425,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>211217</b>	Acres:	<b>0.08</b>
1st Mtg Amt:	<b>\$360,000</b>	Lot Area:	<b>3,543</b>
Total Value:	<b>\$638,105</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,300</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1925 / 1926</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>9.31 (miles)</b>
Address:	<b>2927 N BROADWAY, LOS ANGELES, CA 90031-2602</b>		
Owner Name:	<b>GOMEZ JUAN M</b>		
Seller Name:	<b>DON JUAN PROPERTIES LLC</b>		
APN:	<b>5204-023-002</b>	Map Reference:	<b>36-A6 / 635-A1</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1992.01</b>
Subdivision:	<b>EAST LOS ANGELES</b>	Zoning:	<b>LAC4</b>
Rec Date:	<b>10/01/2013</b>	Prior Rec Date:	<b>01/10/2000</b>
Sale Date:	<b>07/31/2013</b>	Prior Sale Date:	<b>09/22/1999</b>
Sale Price:	<b>\$1,188,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1419359</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$700,000</b>	Lot Area:	<b>7,401</b>
Total Value:	<b>\$169,010</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,084</b>
		Total Rooms/Offices:	
		Total Restrooms:	<b>1.00</b>
		Yr Built/Eff:	<b>1948 /</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>19</b>	Distance From Subject:	<b>9.82 (miles)</b>
Address:	<b>440 PACIFIC COAST HWY, HERMOSA BEACH, CA 90254-4834</b>		
Owner Name:	<b>VERGE FAMILY TRUST</b>		
Seller Name:	<b>CALLON JIM &amp; DALE L</b>		
APN:	<b>4186-017-014</b>	Map Reference:	<b>67-C1 / 762-H3</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6211.02</b>
Subdivision:	<b>GARDEN VIEW</b>	Zoning:	<b>HBC3*</b>
Rec Date:	<b>11/15/2013</b>	Prior Rec Date:	<b>12/09/1999</b>
Sale Date:	<b>10/10/2013</b>	Prior Sale Date:	<b>09/09/1999</b>
Sale Price:	<b>\$965,000</b>	Prior Sale Price:	<b>\$460,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1626340</b>	Acres:	<b>0.10</b>
1st Mtg Amt:	<b>\$625,000</b>	Lot Area:	<b>4,324</b>
Total Value:	<b>\$574,131</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,108</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1946 / 1946</b>
		Air Cond:	<b>YES</b>
		Pool:	
		Roof Mat:	

Comp #:	<b>20</b>	Distance From Subject:	<b>9.84 (miles)</b>
Address:	<b>506 PIER AVE, HERMOSA BEACH, CA 90254</b>		
Owner Name:	<b>SAILFISH HOLDINGS LLC</b>		
Seller Name:	<b>SIQUEIROS NANCY</b>		
APN:	<b>4187-020-020</b>	Map Reference:	<b>62-C6 / 762-H2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6211.04</b>
Subdivision:	<b>780</b>	Zoning:	<b>HBC2YY</b>
Rec Date:	<b>03/27/2014</b>	Prior Rec Date:	<b>10/01/2002</b>
Sale Date:	<b>03/26/2014</b>	Prior Sale Date:	<b>09/17/2002</b>
Sale Price:		Prior Sale Price:	<b>\$975,000</b>
Sale Type:	<b>N</b>	Prior Sale Type:	
Document #:	<b>306745</b>	Acres:	<b>0.10</b>
1st Mtg Amt:		Lot Area:	<b>4,501</b>
Total Value:	<b>\$1,164,378</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>3,184</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1962 / 1967</b>
		Air Cond:	<b>YES</b>
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **10215 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6049-026-005**

Date: **April 21, 2014**

CASE#: **497706**  
ORDER NO: **A-3243646**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 29, 2013**  
COMPLIANCE EXPECTED DATE: **May 29, 2013**  
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3243646

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



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVRUM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

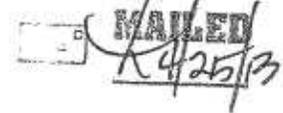
**ORDER TO COMPLY AND NOTICE OF FEE**

EVELIN CORTEZ LEAL  
10215 S CENTRAL AVE  
LOS ANGELES, CA 90002

OWNER OF  
SITE ADDRESS: 10215 S CENTRAL AVE  
ASSESSORS PARCEL NO.: 6049-026-005  
ZONE: C2; Commercial Zone



CASE #: 497706  
ORDER #: A-3243646  
EFFECTIVE DATE: April 29, 2013  
COMPLIANCE DATE: May 29, 2013



An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C**

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:  
**VIOLATION(S):**

**1. Maintenance and repair of existing building.**

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Fire Damage second floor

**2. Occupancy change needs new Certificate of Occupancy.**

You are therefore ordered to: Obtain the require Certificate of Occupancy for the change of occupancy

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Second floor living unit

Comments: No permits for second floor use.

**3. The construction of a living space to the second floor was/is constructed without the required permits and**



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

**approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Second floor conversion

**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.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04II 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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

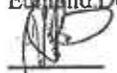
If you have any questions or require any additional information please feel free to contact me at (323)789-1490.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: April 24, 2013

EDMOND DECKERT  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-1490

Edmond.Deckert@lacity.org



REVIEWED BY