

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

March 10, 2011

Council District: # 6 ✓

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

JOB ADDRESS: 10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA
AKA: 10207-10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN) : 2623-024-030

On February 18, 2009 and June 23, 2010, 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 North San Fernando Road, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

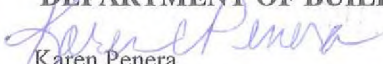
In addition, on April 5, 2010, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	383.03
System Development Surcharge	42.60
Non-Compliance Code Enforcement fee	\$ 650.00
Late Charge/Collection fee (250%)	1,625.00
Accumulated Interest (1%/month)	223.47
Title Report fee	53.00
Grand Total	<u>\$2,977.10</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,977.10** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,977.10** 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


Karen Penner

Acting Chief, Resource Management Bureau

ATTEST: JUNE LAGMAY, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

WestCoast Title Company



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

Work Order No. T7545	Prepared for: City of Los Angeles
Type of Report: GAP Report	
Order Date: 01-13-2011	Dated as of: 01-07-2011 Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2623-024-030

Situs Address: 10215 N. San Fernando Road City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 01-13-2009
As Document Number: 09-0041582
Documentary Transfer Tax: None
In Favor of: Olga Curiel Rodriguez

Mailing Address: Olga Curiel Rodriguez
10475 Telfair Avenue
Pacoima, CA 91331



-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 24 and 25 of Tract No. 9057, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 146, Page(s) 82 and 83 of Maps, in the office of the County Recorder of said County.

WestCoast Title Company

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

Page 2
Order Number: T7545

-Schedule B Continued-

1. A Deed of Trust Recorded on 01-13-2009

as Document Number 09-0041583

Amount: \$250,000.00

Trustor: Olga Curiel Rodriguez, a Widow

Trustee: Property Guarantee Company, Inc., a California Corporation

Beneficiary: Eugene Seymour and Judith Seymour, Husband and Wife as Joint Tenants

Mailing Address: Eugene Seymour and Judith Seymour

c/o Fidelity Mortgage Lenders, Inc.

11952 Wilshire Blvd.

Los Angeles, CA 90025

2. A Notice of Pending Lien Recorded 06-05-2009

as Document Number 09-0839604

Filed by the City of Los Angeles Dept. of Building and Safety

3. A Notice of Pending Lien Recorded 07-02-2010

as Document Number 10-0910554

Filed by the City of Los Angeles Dept. of Building and Safety

4. A Notice of Pending Lien Recorded 07-02-2010

as Document Number 10-0910871

Filed by the City of Los Angeles Dept. of Building and Safety

5. A Notice of Pending Lien Recorded 12-03-2010

as Document Number 10-1781170

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



TitleTrace i.t.
Real Estate Information Technology

Los Angeles County
Parcel Data

APN No.	2623-024-030		
Site Address	10215 SAN FERNANDO RD LOS ANGELES CA 91331		
Mailing Address	10475 TELFAIR AVE PACOIMA CA 91331		
Legal Description	*TR=9057*LOTS 24 AND Lot/Sec 25		
Owners Name(s)	RODRIGUEZ,DANIEL R AND OLGA C		
Special Name			
New Owners	RODRIGUEZ,OLGA C		
Date Of Transfer	07/29/1991		
New Date Of Transfer	01/13/2009		
Doc.No.	0041582		
Tax Data			
Land Value	\$274,540	Taxes	1st Half 2nd Half
Improvement	\$219,706	Status	**PAID** DELINQUENT
Homestead Exemption	0000	Pmt Date	01/21/2009
Net Total	\$484,854	Total Tax	\$6,164.6
		Tax Install	3,082.31 3,082.29
		Penalty	308.23 318.23
		Balance Due	.00 3,400.52
		Total Tax Due	3,400.52
Special Assessments included in Total Tax Amount			
Acct no.	001.70	Agency: TRAUMA/EMERG SRV86	Amount: 120.23
Acct no.	036.92	Agency: COUNTY PARK DIST21	Amount: 27.67
Acct no.	188.71	Agency: CITY 911 FUND 21	Amount: 30.40
Acct no.	030.71	Agency: FLOOD CONTROL 82	Amount: 103.91
Acct no.	188.69	Agency: LA STORMWATER 21	Amount: 82.84
Acct no.	188.50	Agency: LACITY PARK DIST21	Amount: 28.19
Acct no.	061.81	Agency: LACO VECTR CNTRL86	Amount: 7.25
Special Assessments Total:			398.49
Region: 24	Use Code: 1100	Zoning: LAC2	SQ. Ft: 3,232 Yr Blt: 1980 Yr. Sold to State: 0000

Copyright: © 2008 by TITLE TRACE A DIVISION OF THE LOREN DATA GROUP, LLC, ALL RIGHTS RESERVED.

RECORDING REQUESTED BY
Old Republic Title Insurance Company

WHEN RECORDED MAIL TO

Mrs. Olga Curiel Rodriguez
10475 Telfair Avenue
Pacoima, CA 91331

Title Order No. 2476006667-44
Escrow No. SC 8890-H



AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA
County of Los Angeles } ss

OLGA CURIEL RODRIGUEZ, of legal age, being first duly sworn, deposes and says

That DANIEL RAMIREZ RODRIGUEZ, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as DANIEL RAMIREZ RODRIGUEZ named as one of the parties in that certain GRANT DEED dated April 2, 1991, executed by JULIAN M. VALERIO AND SADIE VALERIO to DANIEL RAMIREZ RODRIGUEZ AND OLGA CURIEL RODRIGUEZ, HUSBAND AND WIFE, AS JOINT TENANTS, and recorded on July 29, 1991, in Book/Reel N/A, at Page/Image N/A, Series/Instrument Number 91-1171436 of Official Records of LOS ANGELES County, California, covering the following described real property in the City of LOS ANGELES, in said County, State of California:

LOT 24 AND 25 OF TRACT NO 9057, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146 PAGES 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

A P N 2623-024-030

Dated January 6, 2009


OLGA CURIEL RODRIGUEZ

SUBSCRIBED AND SWORN TO before me

Notary Stamp or Seal

this _____ day of _____,

NOTARY SIGNATURE

NOTARY'S NAME (typed or legibly printed)

Form provided by Orange Coast Title Company

RECORDING REQUESTED BY:

OLD REPUBLIC TITLE INSURANCE COMPANY

WHEN RECORDED MAIL TO:

FIDELITY MORTGAGE LENDERS, INC.
11952 WILSHIRE BOULEVARD
LOS ANGELES, CA 90025



Title Order No: 2476006657-44

A.P.N.: 2623-024-030

Space above this line for recorder's use

INSTRUCTIONS TO RECORDER:

Index this document as (i) a deed of trust; (ii) a security agreement; (iii) an assignment of rents and (iv) a fixture filing.

Loan No: SC 8890-H

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

THIS IS A FIRST DEED OF TRUST.

NOTICE THE NOTE SECURED BY THIS DEED OF TRUST CONTAINS PROVISIONS ALLOWING
FOR CHANGES IN THE INTEREST RATE AND PAYMENT RATE

THIS DOCUMENT ALSO IS A FIXTURE FILING IN ACCORDANCE WITH SECTION 9102(40) AND
SECTION 9502 OF THE CALIFORNIA COMMERCIAL CODE

This DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND
FIXTURE FILING (this "Deed of Trust") is made as of this 6th day of January, 2009 by OLGA CUIEL
RODRIGUEZ, A WIDOW, as Trustor ("Borrower"), whose mailing address is 10475 TELFAIR AVENUE,
PACOIMA CA 91331, to PROPERTY GUARANTEE COMPANY, INC., California Corporation ("Trustee"),
whose mailing address is 11952 Wilshire Boulevard, Los Angeles, CA 90025, for the benefit of EUGENE
SEYMOUR AND JUDITH SEYMOUR, HUSBAND AND WIFE AS JOINT TENANTS ("Lender"), whose
mailing address is C/O FIDELITY MORTGAGE LENDERS, INC., 11952 Wilshire Boulevard, Los Angeles, CA
90025.

RECITALS

A. Lender has agreed, subject to the terms and conditions of certain Escrow Instructions dated
as of January 6, 2009, by and between Borrower and Lender (the "Loan Agreement"), to make a loan (the
"Loan") to Borrower. The Loan is evidenced by that certain Promissory Note executed by Borrower, as
Maker, in favor of Lender, as Holder, dated as of January 6, 2009, in the original principal amount of TWO
HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) (which note, together with all notes
issued in substitution or exchange thereof and all amendments thereto, is hereinafter referred to as the
("Note"), providing for monthly payments as set forth in the Note, with the balance thereof, due and payable
on FEBRUARY 1, 2029 (Said date, any later date to which the maturity date may be extended in
accordance with the Note, or any earlier date on which the entire unpaid principal amount shall be required to

D.K.
Initial

Initial

1 of 22

Initial

Initial

60

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust or has caused the same to be executed by its duly authorized representatives as of the date first above written

21

Olga Curiel Rodriguez
OLGA CURIEL RODRIGUEZ

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

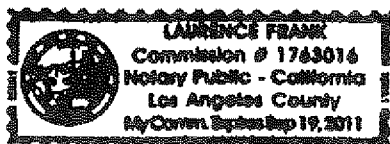
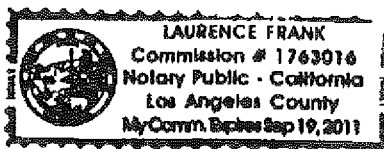
)
) SS
)

On Jan. 8, 2009, before me, Laurence Frank, a Notary Public, personally appeared OLGA CURIEL RODRIGUEZ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal.

Laurence Frank
Notary Public



O.K.
Initial

Initial

Initial

Initial

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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 1 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. 4613044)

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 9057 24 M B 146-82/83

TR 9057 25 M B 146-82/83

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 2623-024-030

AKA 10215 N SAN FERNANDO ROAD
LOS ANGELES

Owner:

RODRIGUEZ DANIEL R AND OLGA C
10215 SAN FERNANDO RD
PACOIMA CA, 91331

DATED: This 29th Day of May, 2009

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Karen Penner, Bureau Chief
Resource Management Bureau

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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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. 4868675)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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TR 9057 24 M B 146-82/83

TR 9057 25 M B 146-82/83

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 2623-024-030

AKA 10215 N SAN FERNANDO ROAD AKA 10207-
LOS ANGELES


Owner:

RODRIGUEZ OLGA C
10475 TELFAIR AVE
PACOIMA CA, 91331

DATED: This 25th Day of June, 2010

CITY OF LOS ANGELES

By


Giovanni Dacumos, Acting Assistant Bureau Chief
Resource Management Bureau

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



2

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. 4870236)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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TR 9057 24 M B 146-82/83

TR 9057 25 M B 146-82/83

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 2623-024-030

AKA 10215 N SAN FERNANDO ROAD AKA 10207-
LOS ANGELES

Owner:

RODRIGUEZ OLGA C
10475 TELFAIR AVE
PACOIMA CA, 91331

DATED: This 28th Day of June, 2010

CITY OF LOS ANGELES

By *Giovani Dacumos*
Giovani Dacumos, Acting Assistant Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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. 4917641)

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 9057 24 M B 146-82/83

TR 9057 25 M B 146-82/83

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APN 2623-024-030

AKA 10215 N SAN FERNANDO ROAD AKA 10207-
LOS ANGELES

Owner:

RODRIGUEZ OLGA C
10475 TELFAIR AVE
PACOIMA CA, 91331

DATED: This 01st Day of November, 2010

CITY OF LOS ANGELES

By

Chabensia

Karen Penea, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **HENRY BAGHDASSARIAN**

Date: **March 10, 2011**

JOB ADDRESS: **10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA**

AKA: 10207-10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **2623-024-030**

Last Full Title: **1/7/2011**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). OLGA CURIEL RODRIGUEZ
10475 TELFAIR AVENUE
PACOIMA, CA. 91331
CAPACITY: OWNERS
- 2). DANIEL R AND OLGA C RODRIGUEZ
10475 TELFAIR AVENUE
PACOIMA, CA. 91331
CAPACITY: OWNERS
- 3). EUGENE SEYMOUR AND JUDITH SEYMOUR
C/O FIDELITY MORTGAGE LENDERS, INC.
11952 WILSHIRE BL
LOS ANGELES, CA. 90025
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

10215 SAN FERNANDO RD, PACOIMA, CA 91331-2614**Owner Information:**

Owner Name: RODRIGUEZ OLGA C
 Mailing Address: 10475 TELFAIR AVE, PACOIMA CA 91331-3156 C041
 Phone Number: Vesting Codes: WD //

Location Information:

Legal Description: TR=9057 LOTS 24 AND LOT 25
 County: LOS ANGELES, CA APN: 2623-024-030
 Census Tract / Block: 1048.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 9057
 Legal Book/Page: 146-82 Map Reference: 9-B3 / 502-E4
 Legal Lot: 25 Tract #: 9057
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 01/13/2009 / 01/06/2009 Deed Type: AFFIDAVIT
 Sale Price: 1st Mtg Document #: 41583
 Document #: 41582

Last Market Sale Information:

Recording/Sale Date: 07/29/1991 / 04/1991 1st Mtg Amount/Type: \$252,000 / PRIVATE PARTY
 Sale Price: \$360,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1171436 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$111.39
 New Construction: Multi/Split Sale:
 Title Company: WORLD TITLE CO.
 Lender:
 Seller Name: VALERIO JULIAN M

Prior Sale Information:

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics:

Year Built / Eff: 1980 / 1980 Total Rooms/Offices: Garage Area:
 Gross Area: 3,232 Total Restrooms: Garage Capacity:
 Building Area: 3,232 Roof Type: Parking Spaces: 700
 Tot Adj Area: Roof Material: ROLL WALL
 Above Grade: Construction: COMPOSITION FURNACE
 # of Stories: 1.00 Foundation: FRAME
 Other Improvements: Exterior wall: CONCRETE Air Cond:
 Basement Area: STUCCO Pool:
 Quality: FAIR
 Condition: AVERAGE

Site Information:

Zoning: LAC2 Acres: 0.25 County Use: STORES (1100)
 Flood Zone: Lot Area: 11,000 State Use:
 Flood Panel: Lot Width/Depth: x Site Influence:
 Flood Panel Date: Commercial Units: Sewer Type:
 Land Use: STORE Building Class: Water Type:
 BUILDING

Tax Information:

Total Value: \$493,174 Assessed Year: 2010 Property Tax: \$6,669.47
 Land Value: \$273,989 Improved %: 44% Tax Area: 8856
 Improvement Value: \$219,185 Tax Year: 2010 Tax Exemption:
 Total Taxable Value: \$493,174

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

10215 SAN FERNANDO RD, PACOIMA, CA 91331-2614**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	\$360,000	\$119,000	\$2,500,000	\$801,083
Bldg/Living Area	3,232	2,750	3,580	3,155
Price/Sqft	\$111.39	\$38.24	\$757.58	\$252.44
Year Built	1980	1923	1962	1943
Lot Area	11,000	3,354	14,288	6,189
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$493,174	\$147,847	\$3,113,802	\$683,256
Distance From Subject	0.00	1.12	17.87	11.67

*= user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		10215 SAN FERNANDO RD	\$360,000	1980			07/29/1991	3,232	11,000	0.0
Comparables										
<input checked="" type="checkbox"/>	1	13657 VAN NUYS BLVD	\$760,000	1951			06/14/2010	3,580	14,288	1.12
<input checked="" type="checkbox"/>	2	13673 VAN NUYS BLVD	\$760,000	1956			06/14/2010	3,500	6,747	1.15
<input checked="" type="checkbox"/>	3	14533 GILMORE ST	\$1,800,000	1936			06/11/2010	3,036	7,497	5.18
<input checked="" type="checkbox"/>	4	3800 W BURBANK BLVD	\$995,000	1952			07/08/2010	3,552	4,948	6.63
<input checked="" type="checkbox"/>	5	3501 W MAGNOLIA BLVD		1950			01/21/2011	3,500	5,449	7.12
<input checked="" type="checkbox"/>	6	855 N HOLLYWOOD WAY	\$836,000	1962			05/20/2010	2,750	5,750	7.24
<input checked="" type="checkbox"/>	7	3540 FOOTHILL BLVD	\$119,000	1949			02/11/2011	3,094	12,179	8.99
<input checked="" type="checkbox"/>	8	5924 SAN FERNANDO RD	\$800,000	1946			07/06/2010	3,007	4,678	10.06
<input checked="" type="checkbox"/>	9	6825 MELROSE AVE	\$800,000	1931			06/09/2010	3,400	3,440	12.56
<input checked="" type="checkbox"/>	10	458 S ROBERTSON BLVD	\$2,500,000	1948			11/05/2010	3,300	6,055	12.92
<input checked="" type="checkbox"/>	11	10923 WEYBURN AVE		1936			01/26/2011	3,360	4,008	13.49
<input checked="" type="checkbox"/>	12	650 N HOOVER ST	\$345,000	1923			11/30/2010	2,831	9,254	14
<input checked="" type="checkbox"/>	13	5012 VENICE BLVD	\$900,000	1946			07/08/2010	2,976	3,354	15.02
<input checked="" type="checkbox"/>	14	2723 WILSHIRE BLVD	\$1,700,000	1927			11/12/2010	3,388	7,048	15.53
<input checked="" type="checkbox"/>	15	107 N AVENUE 64	\$312,500	1934			06/24/2010	3,192	3,397	16.38
<input checked="" type="checkbox"/>	16	2724 W JEFFERSON BLVD	\$533,000	1925			12/10/2010	2,800	5,009	16.68
<input checked="" type="checkbox"/>	17	1009 VENICE BLVD	\$675,000	1948			02/08/2011	3,000	6,578	16.72
<input checked="" type="checkbox"/>	18	3115 S WESTERN AVE	\$194,000	1947			01/27/2011	2,750	3,398	16.93
<input checked="" type="checkbox"/>	19	3973 S WESTERN AVE	\$270,000	1954			09/17/2010	2,938	6,229	17.83
<input checked="" type="checkbox"/>	20	3324 N EASTERN AVE	\$120,000				10/15/2010	3,138	4,478	17.87

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

10215 SAN FERNANDO RD, PACOIMA, CA 91331-2614**20 Comparable(s) Selected.**

Report Date: 02/18/2011

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$360,000	\$119,000	\$2,500,000	\$801,083
Bldg/Living Area	3,232	2,750	3,580	3,155
Price/Sqft	\$111.39	\$38.24	\$757.58	\$252.44
Year Built	1980	1923	1962	1943
Lot Area	11,000	3,354	14,288	6,189
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$493,174	\$147,847	\$3,113,802	\$683,256
Distance From Subject	0.00	1.12	17.87	11.67

* = user supplied for search only

Comp #:	1		Distance From Subject:	1.12 (miles)	
Address:	13657 VAN NUYS BLVD, PACOIMA, CA 91331-3613				
Owner Name:	MAHBOBIAN-FARD FARID				
Seller Name:	RIEBHOFF FAM LIVING TRUST				
APN:	2618-024-030	Map Reference:	8-F3 / 502-C3	Building Area:	3,580
County:	LOS ANGELES, CA	Census Tract:	1044.02	Total Rooms/Offices:	
Subdivision:	6690	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/14/2010	Prior Rec Date:		Yr Built/Eff:	1951 /
Sale Date:	06/09/2010	Prior Sale Date:		Air Cond:	
Sale Price:	\$760,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	806934	Acres:	0.33		
1st Mtg Amt:		Lot Area:	14,288		
Total Value:	\$678,388	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2		Distance From Subject:	1.15 (miles)	
Address:	13673 VAN NUYS BLVD, PACOIMA, CA 91331-3617				
Owner Name:	MAHBOBIAN-FARD FARID				
Seller Name:	RIEBHOFF FAM LIVING TRUST				
APN:	2618-024-003	Map Reference:	8-F3 / 502-C3	Building Area:	3,500
County:	LOS ANGELES, CA	Census Tract:	1044.02	Total Rooms/Offices:	
Subdivision:	MACLAY	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/14/2010	Prior Rec Date:	07/05/1983	Yr Built/Eff:	1956 / 1956
Sale Date:	06/09/2010	Prior Sale Date:		Air Cond:	
Sale Price:	\$760,000	Prior Sale Price:	\$44,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	PARTIAL	Roof Mat:	
Document #:	806934	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,747		
Total Value:	\$600,373	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3		Distance From Subject:	5.18 (miles)	
Address:	14533 GILMORE ST, VAN NUYS, CA 91411-1602				
Owner Name:	VANMORE LLC				
Seller Name:	TRIOAKS LLC				
APN:	2236-016-018	Map Reference:	15-D5 / 532-A6	Building Area:	3,036
County:	LOS ANGELES, CA	Census Tract:	1278.02	Total Rooms/Offices:	
Subdivision:	1200	Zoning:	LACR	Total Restrooms:	
Rec Date:	06/11/2010	Prior Rec Date:		Yr Built/Eff:	1936 / 1946
Sale Date:	06/09/2010	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,800,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	802684	Acres:	0.17		
1st Mtg Amt:	\$1,500,000	Lot Area:	7,497		
Total Value:	\$674,657	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4		Distance From Subject:	6.63 (miles)	
Address:	3800 W BURBANK BLVD, BURBANK, CA 91505-2115				
Owner Name:	CLARK SHANE & MINDI/BRABANT RONALD & JILL				
Seller Name:	FELDMAN DANIEL				
APN:	2476-001-004	Map Reference:	24-A1 / 563-C1	Building Area:	3,552
County:	LOS ANGELES, CA	Census Tract:	3112.00	Total Rooms/Offices:	
Subdivision:	9749	Zoning:	BUC3*	Total Restrooms:	
Rec Date:	07/08/2010	Prior Rec Date:	12/31/2003	Yr Built/Eff:	1952 / 1952
Sale Date:	07/06/2010	Prior Sale Date:	12/29/2003	Air Cond:	
Sale Price:	\$995,000	Prior Sale Price:	\$675,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	930948	Acres:	0.11		
1st Mtg Amt:	\$746,200	Lot Area:	4,948		
Total Value:	\$743,485	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5		Distance From Subject:	7.12 (miles)	
Address:	3501 W MAGNOLIA BLVD, BURBANK, CA 91505-2912				
Owner Name:	I LOVE MY LANDLORD LLC				
Seller Name:	MANOUKIAN PIERRE				
APN:	2477-019-003	Map Reference:	24-A1 / 563-D2	Building Area:	3,500
County:	LOS ANGELES, CA	Census Tract:	3113.00	Total Rooms/Offices:	
Subdivision:	8148	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	01/21/2011	Prior Rec Date:	08/26/1996	Yr Built/Eff:	1950 / 1950
Sale Date:	01/14/2011	Prior Sale Date:		Air Cond:	YES
Sale Price:		Prior Sale Price:	\$385,000	Pool:	
Sale Type:	N	Prior Sale Type:	FULL	Roof Mat:	
Document #:	117212	Acres:	0.12		
1st Mtg Amt:	\$300,000	Lot Area:	5,449		
Total Value:	\$485,767	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6		Distance From Subject:	7.24 (miles)	
Address:	855 N HOLLYWOOD WAY, BURBANK, CA 91505-2814				
Owner Name:	ESTHER AKMAKJIAN PROPS LLC				
Seller Name:	ZAKARIAN VREJ & ROUBINA				
APN:	2480-012-002	Map Reference:	24-A2 / 563-D2	Building Area:	2,750
County:	LOS ANGELES, CA	Census Tract:	3114.00	Total Rooms/Offices:	
Subdivision:	7977	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	05/20/2010	Prior Rec Date:	06/09/2006	Yr Built/Eff:	1962 / 1962
Sale Date:	05/04/2010	Prior Sale Date:	05/26/2006	Air Cond:	
Sale Price:	\$836,000	Prior Sale Price:	\$850,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	689577	Acres:	0.13		
1st Mtg Amt:	\$125,000	Lot Area:	5,750		
Total Value:	\$899,888	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7		Distance From Subject:	8.99 (miles)	
Address:	3540 FOOTHILL BLVD, GLENDALE, CA 91214				
Owner Name:	TASH RICHARD TRUST/UDIN FAMILY TRUST				
Seller Name:	TASH RICHARD				
APN:	5606-002-027	Map Reference:	11-C5 / 504-E7	Building Area:	3,094
County:	LOS ANGELES, CA	Census Tract:	3004.00	Total Rooms/Offices:	
Subdivision:	CRESCENTA CANADA INC	Zoning:	GLM1A*	Total Restrooms:	
Rec Date:	02/11/2011	Prior Rec Date:	05/14/1976	Yr Built/Eff:	1949 / 1951
Sale Date:	02/04/2011	Prior Sale Date:		Air Cond:	
Sale Price:	\$119,000	Prior Sale Price:	\$143,000	Pool:	
Sale Type:		Prior Sale Type:	FULL	Roof Mat:	
Document #:	233863	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,179		
Total Value:	\$147,847	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8		Distance From Subject:	10.06 (miles)	
Address:	5924 SAN FERNANDO RD, GLENDALE, CA 91202-2741				
Owner Name:	5924 SAN FERNANDO ROAD LLC				
Seller Name:	NEWMAN FAMILY TRUST				
APN:	5628-032-014	Map Reference:	25-A2 / 564-B3	Building Area:	3,007
County:	LOS ANGELES, CA	Census Tract:	3017.01	Total Rooms/Offices:	
Subdivision:	11040	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	07/06/2010	Prior Rec Date:	04/11/1988	Yr Built/Eff:	1946 / 1946
Sale Date:	06/28/2010	Prior Sale Date:	03/1988	Air Cond:	
Sale Price:	\$800,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	915862	Acres:	0.11		
1st Mtg Amt:	\$600,000	Lot Area:	4,678		
Total Value:	\$287,364	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 12.56 (miles)	
Address:	6825 MELROSE AVE, LOS ANGELES, CA 90038-3303		
Owner Name:	LORCO TRUST		
Seller Name:	COHEN LEONARD FAMILY TRUST		
APN:	5524-014-021	Map Reference:	34-B5 / 593-D6
County:	LOS ANGELES, CA	Census Tract:	1919.00
Subdivision:	4762	Zoning:	LAC4
Rec Date:	06/09/2010	Prior Rec Date:	12/02/1998
Sale Date:	06/01/2010	Prior Sale Date:	11/17/1998
Sale Price:	\$800,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	786780	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,440
Total Value:	\$667,979	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	3,400
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1931 / 1935
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	10	Distance From Subject: 12.92 (miles)	
Address:	458 S ROBERTSON BLVD, LOS ANGELES, CA 90048-3912		
Owner Name:	ROYAL WAY		
Seller Name:	JOURNEY CIRCLE LLC		
APN:	4334-003-042	Map Reference:	33-D6 / 632-J1
County:	LOS ANGELES, CA	Census Tract:	2149.00
Subdivision:	7616	Zoning:	LAC2
Rec Date:	11/05/2010	Prior Rec Date:	12/19/1995
Sale Date:	10/12/2010	Prior Sale Date:	
Sale Price:	\$2,500,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1595181	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,055
Total Value:	\$3,113,802	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	3,300
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1948 / 1998
		Air Cond:	YES
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	11	Distance From Subject: 13.49 (miles)	
Address:	10923 WEYBURN AVE, LOS ANGELES, CA 90024		
Owner Name:	YNI CORP		
Seller Name:	STARKMAN FAMILY PTSHP		
APN:	4363-018-011	Map Reference:	41-E2 / 632-A3
County:	LOS ANGELES, CA	Census Tract:	2653.01
Subdivision:	10600	Zoning:	LAC4
Rec Date:	01/26/2011	Prior Rec Date:	12/29/1993
Sale Date:	01/21/2011	Prior Sale Date:	
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	142974	Acres:	0.09
1st Mtg Amt:	\$2,500,000	Lot Area:	4,008
Total Value:	\$1,873,016	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	3,360
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1936 / 1945
		Air Cond:	YES
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	12	Distance From Subject: 14 (miles)	
Address:	650 N HOOVER ST, LOS ANGELES, CA 90004-2345		
Owner Name:	SANTIAGO ED		
Seller Name:	FEI MEI D C X		
APN:	5401-002-022	Map Reference:	35-A5 / 594-B6
County:	LOS ANGELES, CA	Census Tract:	1959.00
Subdivision:	LINCOLNIAN HEIGHTS	Zoning:	LAC1.5
Rec Date:	11/30/2010	Prior Rec Date:	06/11/1996
Sale Date:	11/01/2010	Prior Sale Date:	
Sale Price:	\$345,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1737945	Acres:	0.20
1st Mtg Amt:	\$75,000	Lot Area:	9,254
Total Value:	\$237,245	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	2,831
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1923 /
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	13	Distance From Subject: 15.02 (miles)	
Address:	5012 VENICE BLVD, LOS ANGELES, CA 90019-5308		
Owner Name:	KHECHADORIAN ADRINEH		
Seller Name:	DEVRIES 1996 TRUST		
APN:	5067-003-004	Map Reference:	43-A3 / 633-D5
County:	LOS ANGELES, CA	Census Tract:	2183.00
Subdivision:	5955	Zoning:	LACIM
Rec Date:	07/08/2010	Prior Rec Date:	
Sale Date:	06/29/2010	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	932761	Acres:	0.08
1st Mtg Amt:	\$765,000	Lot Area:	3,354
Total Value:	\$220,015	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	2,976	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1946 /
Air Cond:	YES	Pool:	
Roof Mat:			

Comp #:	14	Distance From Subject: 15.53 (miles)	
Address:	2723 WILSHIRE BLVD, SANTA MONICA, CA 90403-4705		
Owner Name:	BAKERY TRUST		
Seller Name:	BURLET M J & M LIVING TRUST		
APN:	4266-016-050	Map Reference:	41-B4 / 631-G6
County:	LOS ANGELES, CA	Census Tract:	7016.01
Subdivision:	3000	Zoning:	SMC6*
Rec Date:	11/12/2010	Prior Rec Date:	
Sale Date:	11/04/2010	Prior Sale Date:	
Sale Price:	\$1,700,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1624702	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,048
Total Value:	\$344,317	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	3,388	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1927 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	15	Distance From Subject: 16.38 (miles)	
Address:	107 N AVENUE 64, LOS ANGELES, CA 90042-2728		
Owner Name:	WEST KENSINGTON LLC		
Seller Name:	YORK 64 LLC		
APN:	5493-014-012	Map Reference:	36-D1 / 595-E2
County:	LOS ANGELES, CA	Census Tract:	1831.01
Subdivision:	GARVANZA	Zoning:	LAC4
Rec Date:	06/24/2010	Prior Rec Date:	06/26/2007
Sale Date:	06/17/2010	Prior Sale Date:	05/17/2007
Sale Price:	\$312,500	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	863195	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,397
Total Value:	\$913,000	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	3,192	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1934 / 1934
Air Cond:		Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	16	Distance From Subject: 16.68 (miles)	
Address:	2724 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3321		
Owner Name:	KIM KYONG M		
Seller Name:	2714 2718 2724 W JEFFERSON LLC		
APN:	5044-016-002	Map Reference:	43-C6 / 633-F7
County:	LOS ANGELES, CA	Census Tract:	2190.20
Subdivision:	WEST JEFFERSON & 07 AVE TR	Zoning:	LAC2
Rec Date:	12/10/2010	Prior Rec Date:	07/23/2002
Sale Date:	11/24/2010	Prior Sale Date:	09/21/2001
Sale Price:	\$533,000	Prior Sale Price:	\$175,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1825223	Acres:	0.12
1st Mtg Amt:	\$453,000	Lot Area:	5,009
Total Value:	\$235,621	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	2,800	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1925 / 1925
Air Cond:		Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject: 16.72 (miles)	
Address:	1009 VENICE BLVD, LOS ANGELES, CA 90015-3231		
Owner Name:	AGUSTIN RONALDO		
Seller Name:	TOLAND LISA M		
APN:	5135-032-015	Map Reference:	44-A4 / 634-C5
County:	LOS ANGELES, CA	Census Tract:	2242.00
Subdivision:	STAR	Zoning:	LAM1
Rec Date:	02/08/2011	Prior Rec Date:	08/11/2004
Sale Date:	10/27/2010	Prior Sale Date:	07/08/2004
Sale Price:	\$675,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	208318	Acres:	0.15
1st Mtg Amt:	\$405,000	Lot Area:	6,578
Total Value:	\$431,404	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	18	Distance From Subject: 16.93 (miles)	
Address:	3115 S WESTERN AVE, LOS ANGELES, CA 90018-3408		
Owner Name:	FOX FRANK A & CLAIRE S		
Seller Name:	PARK CHRISTINA		
APN:	5053-007-003	Map Reference:	43-E5 / 633-H7
County:	LOS ANGELES, CA	Census Tract:	2220.00
Subdivision:	HOPPER & SONS WESTERN AVE TR	Zoning:	LAC2
Rec Date:	01/27/2011	Prior Rec Date:	06/01/2004
Sale Date:	01/24/2011	Prior Sale Date:	05/24/2004
Sale Price:	\$194,000	Prior Sale Price:	\$350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	149040	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,398
Total Value:	\$385,508	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: 17.83 (miles)	
Address:	3973 S WESTERN AVE, LOS ANGELES, CA 90062-1114		
Owner Name:	SIMANI BAHRAM & OKSANA		
Seller Name:	BRADLEY WILLIE		
APN:	5035-009-004	Map Reference:	51-E1 / 673-H2
County:	LOS ANGELES, CA	Census Tract:	2314.00
Subdivision:	4463	Zoning:	LAC2
Rec Date:	09/17/2010	Prior Rec Date:	
Sale Date:	05/20/2010	Prior Sale Date:	
Sale Price:	\$270,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1323532	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,229
Total Value:	\$490,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 17.87 (miles)	
Address:	3324 N EASTERN AVE, LOS ANGELES, CA 90032-1932		
Owner Name:	BOLOUR TRUST		
Seller Name:	RODRIGUEZ JORGE & HENRIETTA		
APN:	5218-014-041	Map Reference:	/ 595-E6
County:	LOS ANGELES, CA	Census Tract:	2015.03
Subdivision:	3478	Zoning:	LAC4
Rec Date:	10/15/2010	Prior Rec Date:	06/18/1985
Sale Date:	10/14/2010	Prior Sale Date:	
Sale Price:	\$120,000	Prior Sale Price:	\$23,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1478175	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,478
Total Value:	\$235,454	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **HENRY BAGHDASSARIAN**

Date: March 10, 2011

JOB ADDRESS: **10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA**

AKA: 10207-10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **2623-024-030**

ORDER NO: A-2546965

CASE#: 76673

EFFECTIVE DATE OF ORDER TO COMPLY: **6/18/2010**

COMPLIANCE EXPECTED DATE: **6/23/2010**

DATE COMPLIANCE OBTAINED: **7/12/2010**

NAME OF BUSINESS IN VIOLATION: **D AUTO ACCESSORIES**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2546965

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
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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

OLGA C RODRIGUEZ
10475 TELFAIR AVE
PACOIMA, CA 91331

CASE #: 76673
ORDER #: A-2546965
EFFECTIVE DATE: June 18, 2010
COMPLIANCE DATE: June 23, 2010

PROPERTY OWNER OF

SITE ADDRESS: 10215 N SAN FERNANDO ROAD AKA 10207-15 N SAN FERNANDO RD, UNIT# A

ASSESSORS PARCEL NO.: 2623-024-030

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: D AUTO ACCESSORIES

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

Section 12.26 (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 April 05, 2010 and billed on invoice # 486867.

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 occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f) 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 than Sections 12.26 F. and 12.26 I. are as follows.

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

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.

Inspector:

HENRY BAGHDASSARIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9838

REVIEWED BY

On 6-14-10 Date _____ the
undersigned hereby certifies this notice by
regular first class postage prepaid, to
the address as shown on the last
equalized assessment roll.
Km
Signature _____

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: March 10, 2011

JOB ADDRESS: 10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA

AKA: 10207-10215 NORTH SAN FERNANDO ROAD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2623-024-030

ORDER NO: A-2041500

CASE#: 245301

EFFECTIVE DATE OF ORDER TO COMPLY: 2/13/2009

COMPLIANCE EXPECTED DATE: 2/18/2009

DATE COMPLIANCE OBTAINED: 6/8/2009

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2041500

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

DANIEL R AND OLGA C RODRIGUEZ
10215 SAN FERNANDO RD
PACOIMA, CA 91331

CASE #: 245301
ORDER #: A-2041500
EFFECTIVE DATE: February 13, 2009
COMPLIANCE DATE: February 18, 2009

OWNER OF

SITE ADDRESS: 10215 N SAN FERNANDO ROAD

ASSESSORS PARCEL NO.: 2623-024-030

ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. The pole sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove the unapproved electrical on the pole sign.

Code Section(s) in Violation: 14.4.12, 91.6209, 91.H109
of the L.A.M.C.

2. The banners are prohibited by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove all banners and fence signs.

Code Section(s) in Violation: 14.4.4.B
of the L.A.M.C.

3. Unapproved open storage in a C2 zone.

You are therefore ordered to: Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts and tires.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., MI 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1A.1, and 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

A proposed noncompliance fee in the amount of \$100.00 may be imposed for failure to comply with the order within 15 days after the



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

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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 \$350.00.

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:

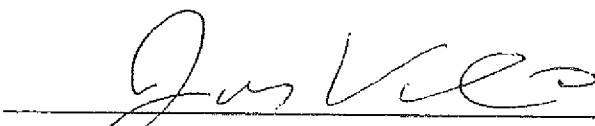
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

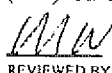
If you have any questions or require any additional information please feel free to contact me at (213)252-3993.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:



Date: February 10, 2009

JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3993


REVIEWED BY