

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" OVROM
GENERAL MANAGER

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

February 1, 2013

Council District: # 9

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

JOB ADDRESS: **6919 SOUTH BROADWAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6012-008-023**

On July 31, 2010, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **6919 South Broadway, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on April 19, 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	\$ 355.00
System Development Surcharge	21.30
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	410.92
Title Report fee	53.00
Grand Total	\$ 2,215.22

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,215.22** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,215.22** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for Steve Ongele
Chief, Resource Management Bureau

ATTEST: JUNE LAGMAY, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

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

Work Order No. T9057	Prepared for: City of Los Angeles	
Type of Report: GAP Report		
Order Date: 11-07-2012	Dated as of: 10-31-2012	Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 6012-008-023 ✓

Situs Address: 6919 S Broadway ✓ **City:** Los Angeles **County:** Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 07-27-2007
As Document Number: 07-1783151
Documentary Transfer Tax: \$None
In Favor of: Orlando J. Castano, Trustee of the Orlando J. Castano Revocable Trust

Mailing Address: Hege & Rasmussen
301 E. Colorado Boulevard, Suite 407
Pasadena, CA 91101

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 2 and Lot 3 of Winton and McLeod's Figueroa Street Tract No. 6 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 9, Page(s) 65 of Maps, in the office of the County Recorder of said County.

Except the East 10 feet thereof included in Broadway, formerly Moneta Avenue.

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: T9057

-Schedule B Continued-

1. A Deed of Trust Recorded on 12-14-1987
as Document Number 87-1975091
Amount: \$7,500.00
Trustor: Orlando Castano, an Unmarried Man
Trustee: Ticor Title Insurance Company of California, a California Corporation
Beneficiary: Elmira Naulls, a Widow

Mailing Address: Elmira Naulls
Universal Escrow
3540 Wilshire #602
Los Angeles, CA 90010

An Assignment of Beneficial interest Recorded on 08-30-1988
as Document Number 88-1380381
Interest assigned to: John P. Dunn and Charlinda L. Dunn, Husband and Wife as Joint Tenants

Mailing Address: The Hope Trust Deed Co., Inc.
P.O. Box 808
Downey, CA 90241

2. A Deed of Trust Recorded on 12-14-1987
as Document Number 87-1975092
Amount: \$20,000.00
Trustor: Orlando Castano, an Unmarried Man
Trustee: Ticor Title Insurance Company of California, a California Corporation
Beneficiary: Elmira Naulls, a Widow

Mailing Address: Elmira Naulls
Universal Escrow
3540 Wilshire #602
Los Angeles, CA 90010

An Assignment of Beneficial interest Recorded on 08-30-1988
as Document Number 88-1380382
Interest assigned to: John P. Dunn and Charlinda L. Dunn, Husband and Wife as Joint Tenants

Mailing Address: The Hope Trust Deed Co., Inc.
P.O. Box 808
Downey, CA 90241

3. A Declaration of Covenant Recorded: 12-15-1992
Document Number: 92-2355600
By and Between: Orlando Castano as declarant, and The City of Los Angeles
See attached document for complete details

Westcoast Title & Abstract Company, Inc.

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

Page 3
Order Number: T9057

-Schedule B Continued-

4. A Deed of Trust Recorded on 07-21-2006
as Document Number 06-1610458
Amount: \$203,500.00

Trustor: Orlando Castano, an Unmarried Man

Trustee: Benjamin-Ryan Financial, Inc., a California Corporation

Beneficiary: Eisenstadt Financial Services, Inc., a California Corporation as to an Undivided 65,000/203,500 Interest, Fiserv Iss & Co., Trustee for the Rick O'Hara & Associates, Inc. 401(K) Safe Harbor PS Plan FBO Sherrie Keitkamp as to an Undivided 14,000/203,500 Interest, Fiserv Iss & Co., Trustee for the Rick O'hara & Associates, Inc. 401(K) Safe Harbor PS Plan FBO Jill O'Hara as to an Undivided 23,000/203,500 Interest, Fiserv Iss & Co., Trustee for the Rick O'hara & Associates, Inc. 401(K) Safe Harbor PS Plan FBO Rick O'Hara as to an Undivided 22,000/203,500 Interest, Robert Eisenstadt 1999 Irrevocable Trust F.B.O. C.J. Bates, Jill O'Hara, Trustee as to an Undivided 24,500/203,500 Interest

Mailing Address: Rick O'Hara & Assoc., Inc.
P.O. Box 6967
Thousand Oaks, CA 91359



An Assignment of Beneficial interest Recorded on 08-30-2012
as Document Number 12-1302607

Interest assigned to: Equity Trust Company, d.b.a. Sterling Trust Custodian FBO Sherrie Heitkamp IRA

Mailing Address: Rick O'Hara & Assoc., Inc.
P.O. Box 6967
Thousand Oaks, CA 91359

5. A Notice of Pending Lien Recorded 07-16-2010
as Document Number 10-0977402
Filed by the City of Los Angeles Dept. of Building and Safety

6. A Notice of Pending Lien Recorded 02-04-2011
as Document Number 11-0196438
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

Described As: **LOT 2 6 EX OF STWINTON AND MCLEODS FIGUEROA ST TRACT NO**
 Address: **6919 S BROADWAY LOS ANGELES CA 90003**
 City: **LOS ANGELES CITY-44**
 Billing Address: **PO BOX 1307 MONROVIA CA 91017**
 Assessed Owner(s): **CASTANO,ORLANDO J TR**

Tax Rate Area:	0006659	Value	Conveyance Date:	12/14/1987
Use Code:	1100	Land: 50,724.00	Conveying Instrument:	1975088
Store		Improvements: 99,873.00	Date Transfer Acquired:	
Region Code:	26	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1936
Zoning Code:	LAC2	Inventory:	Year Last Modified:	1936
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	3678
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	2,294.27
		All Other:		
		Net Taxable Value:		150,597.00

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	1,147.14	114.71	12/10/2012	UNPAID		1,147.14
2nd	1,147.13	124.71	04/10/2013	UNPAID		1,147.13
Total Balance:						2,294.27

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	43.62
36.92	LA CO PARK DISTRICTS	22.80
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	155.94
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	21.27
188.51	LOS ANGELES LIGHT MAINT	97.97
188.71	L.A. POLICE/911 BOND TAX	4.27
188.69	L.A. STORMWATER POLL ABATE	34.78

Open Orders with same APN			
Company	Department	Title Unit	Order #
LTI		02	112023451

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 ***

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

HEGE' & RASMUSSEN
301 E. Colorado Boulevard
Suite 407
Pasadena, California 91101

07/27/07



20071783151

THIS SPACE RESERVED FOR RECORDER ONLY

TRUST TRANSFER DEED

Assessor's Parcel Number: 6012-008-023, 6012-008-024

The undersigned declares that no documentary transfer tax is due as this conveyance transfers an interest into or out of a Living Trust, which is an exempt transfer under Revenue and Taxation Code Section 11930.

Orlando Castano

The real property is located at 6919 S. Broadway, Los Angeles, California.

ORLANDO CASTANO hereby grants to ORLANDO J. CASTANO, Trustee of the ORLANDO J. CASTANO REVOCABLE TRUST, the real property located in Los Angeles County, State of California, described as follows, subject to all encumbrances, if any, upon said property:

Lot 2 and Lot 3 of Winton and McLeod's Figueroa Street Tract No. 6 as per map recorded in Book 9, Page 65 of Maps, in the office of the County Recorder of said County.

EXCEPT the East 10 feet thereof included in Broadway, formerly Moneta Avenue.

DATED:

July 19 - 2007

Orlando Castano

MAIL FUTURE TAX STATEMENTS TO: Orlando J. Castano
P. O. Box 1100
Mira Loma, CA 91752

RECORDING REQUESTED BY

Getaway
7817134 +
7817010-14

87-1975091

AND WHEN RECORDED MAIL TO

Name Elmira Nauls
Street Address Universal Escrow
3540 Wilshire #1002
City & State Los Angeles, CA 90010

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 2 P.M. DEC 14 1987

FEE
\$5
0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00618
TG 1939 CA (10-84) (OPEN END)
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

This Deed of Trust, made this 4th day of June, 1987, between
ORLANDO CASTANO, an unmarried man, herein called Trustor,
whose address is 11830 Roseglan Street, El Monte, California (state) (zip)
Wicor Title Insurance Company of California, a California corporation, herein called Trustee, and
ELMIRA NAULLS, a widow, herein called Beneficiary,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,
that property in the City of Los Angeles, Los Angeles County, California, described as:

Lots 2 and 3 of Winton A McLeod's Figueroa Street Tract, No. 6, as per map recorded in
Book 9, Page 65 of Maps, in the office of the County Recorder of said County.
EXCEPT the East 10 feet thereof included in Broadway, formerly Moneta Avenue.

"IN THE EVENT THE PROPERTY DESCRIBED HEREIN IS CONVEYED IN ANY MANNER, THE THEN UNPAID
BALANCE OF PRINCIPAL AND ACCRUED INTEREST OF THE NOTE SECURED HEREBY SHALL BECOME IM-
MEDIATELY DUE AND PAYABLE AT THE OPTION OF THE HOLDER."

This Deed of Trust is second and subordinate to that trust deed recorded on 1/7/86
as instrument no. 86-16921.
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. Pay-
ment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the
principal sum of \$1,500.00 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.

To Protect the Security of This Deed of Trust, Trustor Agrees by the execution and delivery of this Deed of Trust and the note
secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma
County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the
office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	884	Kings	782	833	Placer	895	301	Sierra	29	335
Alpine	7	250	Lake	362	39	Plumas	161	5	Siskiyou	488	161
Amador	164	348	Lassen	171	471	Riverside	3005	623	Solano	1105	182
Butte	1145	1	Los Angeles	72055	889	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	298	817	Marin	1608	339	San Bernardino	6567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tahama	401	289
Del Norte	78	414	Menocchino	579	530	San Joaquin	2470	311	Trinity	93	368
El Dorado	668	466	Merced	1547	638	San Luis Obispo	1161	12	Tulare	2294	275
Fresno	4828	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5338	341	Yolo	663	245
Imperial	1091	501	Napa	830	86	Santa Cruz	1431	494	Yuba	331	486
Inyo	147	590	Nevada	305	320	Shasta	884	528			
Kern	3427	60	Orange	6889	611	San Diego	Series 2 Book 1061, Page 183887				

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

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.
On JUNE 09 1987 before
me, the undersigned, a Notary Public in and for said State,
personally appeared ORLANDO CASTANO

Signature of Trustor
Orlando Castano
ORLANDO CASTANO

personally known to me or proved to me on the basis of sat-
isfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged
that HE executed the same.
WITNESS my hand and official seal.
Signature Robert S Haggard



gateway

7817134-14

88 1380381

WHEN RECORDED, MAIL TO

THE HOPE TRUST DEED CO., INC.
P. O. BOX 808
DOWNEY, CA 90241

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
21 MIN. 3 P.M. AUG 30 1988
PAST

FEE \$7 C
2

SPACE ABOVE FOR RECORDERS USE

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned hereby grants, assigns and transfers to JOHN P. DUNN and CHARLINDA L. DUNN, husband and wife as Joint Tenants, all beneficial interest under that certain Deed of Trust dated June 4, 1987 executed by Orlando Castano, an unmarried man, Trustor, to Titor Title Insurance Company of California, a California corporation, Trustee, and recorded as Instrument No. 87-1975091, on December 14, 1987, of Official Records in the County Recorder's Office of Los Angeles County, California, describing land therein as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF CONSISTING OF ONE PAGE

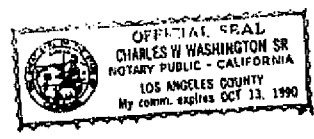
Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.
Dated: August 10, 1988

Elmira Naults
Elmira Naults

STATE OF CALIFORNIA
COUNTY OF *Los Angeles* ss

August 10, 1988 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Elmira Naults
() personally known to me () proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument, and acknowledged to me that executed it.



WITNESS my hand and official seal *8-12-88*
Charles W. Washington Sr.
Notary Public in and for said State

Escrow No. M-9996

SPACE ABOVE FOR NOTARY SEAL/STAMP

AUG 13 1988

RECORDING REQUESTED BY

Gateway
7817134-14
4-7817010-14

87-1975092

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST. 2 P.M. DEC 14 1987

FEE
\$5
0

Name: Elmira Naulls
Street Address: UNIVERSAL EACROW
3540 Wilshire #602
City & State: Los Angeles, CA 90010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00618 TO 1939 CA (10-84) (OPEN END)
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

This Deed of Trust, made this 4th day of June, 1987, between ORLANDO CASTANO, an unmarried man, herein called Trustor, whose address is 11830 Roseglen Street, El Monte, California, hereinafter called Trustor, Fitor Title Insurance Company of California, a California corporation, herein called Trustee, and ELMIRA NAULLS, a widow, herein called Beneficiary. Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of Los Angeles, Los Angeles County, California, described as: Lots 2 and 3 of Winton & McLeod's Figueroa Street Tract No. 6, as per map recorded in Book 9, Page 65 of Maps, in the office of the County Recorder of said County. EXCEPT the East 10 feet thereof including in Broadway, formerly Moneta Avenue. "IN THE EVENT THE PROPERTY DESCRIBED HEREIN IS CONVEYED IN ANY MANNER, THE THEN UNPAID BALANCE OF PRINCIPAL AND ACCRUED INTEREST OF THE NOTE SECURED HEREBY SHALL BECOME IMMEDIATELY DUE AND PAYABLE AT THE OPTION OF THE HOLDER." This Deed of Trust is third subordinate to a second trust deed in the amount of \$7,500.00 recording concurrently herein.

ALL PARTIES

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 \$ 20,000.00, 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. To Protect the Security of This Deed of Trust, Trustor Agrees by the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	633	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	162
Butte	1145	1	Los Angeles	T2055	690	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	200	617	Merlin	1600	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3970	47	Meriposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Merced	579	520	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	454	Modoc	184	851	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4026	572	Monro	62	429	San Mateo	4078	420	Tuolumne	135	47
Glen	422	184	Monterey	2194	638	Santa Barbara	1878	260	Ventura	2002	388
Humboldt	857	527	Napa	639	86	Santa Clara	5335	341	Yolo	683	245
Imperial	1081	501	Nevada	305	320	Santa Cruz	1431	494	Yuba	334	480
Inyo	147	598	Orange	5889	611	Shasta	684	628			
Kern	3427	60				San Diego	Series 2 Book 1901, Page 183887				

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

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

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.
On JUNE 6th - 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared ORLANDO CASTANO
CASTANO

Signature of Trustor
Orlando Castano
ORLANDO CASTANO

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.
Signature: Robert S. Haggard



getaway

88 1380382

WHEN RECORDED, MAIL TO
7817134-14

THE HOPE TRUST DEED CO., INC.
P. O. BOX 808
DOWNEY, CA 90241

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
21 MIN. 3 PM AUG 30 1988
PAST.

FEE \$7 C
2

SPACE ABOVE FOR RECORDERS USE

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned hereby grants, assigns and transfers to JOHN P. DUNN and CHARLINDA L. DUNN, husband and wife as Joint Tenants, all beneficial interest under that certain Deed of Trust dated June 4, 1987 executed by Orlando Castano, an unmarried man, Trustor, to Titor Title Insurance Company of California, a California corporation, Trustee, and recorded as Instrument No. 87-1975092, on December 14, 1987, of Official Records in the County Recorder's Office of Los Angeles County, California, describing land therein as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF CONSISTING OF ONE PAGE

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.
Dated: August 10, 1988

Elmira Nauels
Elmira Nauels

STATE OF CALIFORNIA
COUNTY OF *Los Angeles*

On *August 12 1988* before me, the undersigned, a Notary Public in and for said County and State, personally appeared

ELMIRA NAUELS

(personally known to me) proved to me on the basis of satisfactory evidence to be the person whose name *is* subscribed to the within instrument, and acknowledged to me that *she* executed it.
WITNESS my hand and official seal.

Charles W. Washington Sr.
Notary Public in and for said State



SPACE ABOVE FOR NOTARY SEAL/STAMP

Escrow No. M-9997

AUG 13 1988



Recording requested by and mail to:

Orlando Castano
(Name)
17830 Roseglenn st
(Address)
El Monte, Calif 91732

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

92 2355600

21 MIN. PAST 11 A.M. DEC 15 1992

FEE \$8 J
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described as Lot 2 and 3 of NINTON and McLeod's Figueroa street tract No 6, in the city of Los Angeles, County of Los Angeles, State of California, To MAKE IT ONE LOT as per map recorded in Book 9, page 65 of maps, in the Office of the County Recorder of said county, EXCEPT therefrom the Easterly 10 feet thereof as condemned by the City of Los Angeles, by a decree recorded April 18, 1914 in Book 5686, page 278 of Official record as recorded in Book 9, Page 65, Records of Los Angeles County

This property is located at and is known by the following address:

6925 So. Broadway ~~Los Angeles Calif~~
(Street Address)

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

This covenant and agreement is executed for the purpose of CREATING ONE BUILDING SITE

as regulated by Section 12.03 of the Los Angeles Municipal Code.

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

**SIGNATURES
MUST BE
NOTARIZED**

Owner's Name Orlando Castano
(Please type or print)
Signature of owner *Orlando Castano* (Sign)
(Two Officer's Signatures Required for Corporations)
Name of Corporation Orlando Castano (Sign)
Dated this Dec day of 15 19 92

(NOTARIZATION FOR INDIVIDUAL)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On this 14th day of DECEMBER in the year 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ORLANDO J. CASTANO

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.



(NOTARIZATION FOR CORPORATION)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On this _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ President and as the _____ Secretary on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Signature
NOTARY PUBLIC
CALIFORNIA
DEPT. OF STATE & SAFETY

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

FOR DEPARTMENT USE ONLY

APPROVED BY *[Signature]*
Notary Public
Date _____

Branch Office C. A.
District Map 102 B 2 01
Affidavit Number _____

This page is part of your document - DO NOT DISCARD

06 1610458

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
07/21/06 AT 08:00am

TITLE(S) :



FEE

D.T.T.

FEE \$ 35 LL 28

CODE
20

D.A. FEE Code 20

\$ 4.00

CODE
19

CODE
9

NOTIFICATION SENT-\$1

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By
United Title Company

2

When Recorded Mail To
Rick O'Hara & Associates, Inc.
P.O. Box 6967
Thousand Oaks, CA 91359

06 1610458

02604346.77

Title Order No. 4043178

Space above this line for recorder's use

DEED OF TRUST

RECORDER: INDEX FOR SPECIAL NOTICE

Loan No. 001330

This Deed of Trust, made this 5th day of July, 2006, among the Trustor, Orlando Castano, an unmarried man (individually and/or collectively, called "Borrower"), Benjamin-Ryan Financial, Inc., a California corporation (herein "Trustee"), and the Beneficiary, See Exhibit "A" attached hereto and made a part hereof, (herein "Lender").

Lender may assign, in one or more transactions, all or a portion of this Deed of Trust and the indebtedness secured hereby to others. Any such assignee or assignees may thereafter assign all or any portion of this Deed of Trust and the indebtedness secured hereby to others, who in turn may make subsequent assignments thereof. As used in this Deed of Trust, the terms "lender" and "lenders" and "Note Holder" shall also include each and every then holder of a recorded beneficial interest in this Deed of Trust and the indebtedness secured hereby.

If at any time there is more than one Lender, the Lenders have agreed or it is contemplated that the Lenders will agree, in writing, to be governed by the desires of the holders of more than 50% of the recorded beneficial interests hereof with respect to actions to be taken on behalf of all Lenders, in the event of default, or for foreclosure or for any other matter(s) that require direction from or approval by the Lenders, including, but not limited to, designation of the broker, servicing agent or other person to act in their behalf, and the sale, encumbrance, or lease of property owned by Lenders as a result of foreclosure or receipt of a deed in lieu of foreclosure. Without affecting the liability of any person not so released, Lender or anyone acting in Lender's behalf may, from time to time and with or without notice as Lender or Lenders' agent may determine, release any person now or hereafter liable for the performance of any obligation secured by the Deed of Trust, extend the time for payment or performance, accept additional security, and alter, substitute, or release any security.

GRANT IN TRUST

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust with power of sale, the following described property located in the county of Los Angeles, State of California: See Exhibit "A" attached hereto and made a part hereof, which has the address of 6919 & 6927 South Broadway Los Angeles CA 90003 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:

(a) the repayment of the indebtedness evidenced by Borrower's "PROMISSORY NOTE SECURED BY A DEED OF TRUST (With Acceleration Clauses and Provision for An Increased Interest Rate Upon Default)" (herein "Promissory Note or "indebtedness secured hereby") dated July 5, 2006, in the principal sum of U.S. \$203,500.00, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; the performance of the covenants and agreements of Borrower herein contained; and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions,

07/21/06

30. **Invalidity or Unenforceability.** The invalidity or unenforceability of any provision herein shall not affect the validity or enforceability of any other provision.

Each undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale be mailed to such Borrower at the address hereinabove set forth.

**REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

In accordance with Section 2924b of the Civil Code, Request is hereby made by the undersigned Trustor that a copy of any default and a copy of any notice of sale under deed of trust recorded in Book _____, Page(s) _____, Instrument No. _____, Official Records of County Recorder of _____ County, California. The original Trustor _____ and the original Trustee _____ and the original Beneficiary _____ and the original Mail to: _____

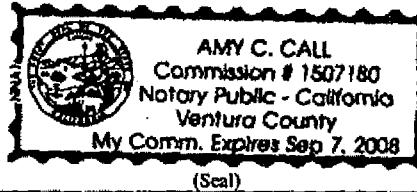
IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

Orlando Castano 7-5-06
Borrower Orlando Castano Date Borrower Date

State of California
County of Ventura
On 7/5/06 before me, Amy C Call Notary Public, personally appeared Orlando Castano
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his 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.

Amy C Call
Signature



REQUEST FOR FULL RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") _____ Date _____ Signature of Beneficiary (the "LENDER") _____ Date _____

When recorded, mail to

Att: _____

07/21/06

06 1610458

Corrected Exhibit A

EISENSTADT FINANCIAL SERVICES, INC., A CALIFORNIA CORPORATION AS TO AN UNDIVIDED 65,000/203,500 INTEREST.

FISERV ISS & CO., TRUSTEE FOR THE RICK O'HARA & ASSOCIATES, INC. 401(K) SAFE HARBOR PS PLAN FBO SHERRIE HEITKAMP AS TO AN UNDIVIDED 14,000/203,500 INTEREST

FISERV ISS & CO., TRUSTEE FOR THE RICK O'HARA & ASSOCIATES, INC. 401(K) SAFE HARBOR PS PLAN FBO JILL O'HARA AS TO AN UNDIVIDED 23,000/203,500 INTEREST

FISERV ISS & CO., TRUSTEE FOR THE RICK O'HARA & ASSOCIATES, INC. 401(K) SAFE HARBOR PS PLAN FBO RICK O'HARA AS TO AN UNDIVIDED 22,000/203,500 INTEREST

ROBERT EISENSTADT 1999 IRREVOCABLE TRUST F.B.O. C.J. BATES, JILL O'HARA, TRUSTEE AS TO AN UNDIVIDED 24,500/203,500 INTEREST

JILL O'HARA, TRUSTEE OF THE PROFIT SHARING PLAN AND TRUST OF ROBERT EISENSTADT, SOLE PROPRIETOR AS TO AN UNDIVIDED 55,000/203,500 INTEREST

00 27 941 55

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Rick O'Hara & Assoc., Inc.
P.O. Box 6967
Thousand Oaks, CA 91359



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. M01330

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers all the undersigned's beneficial interest to *Equity Trust Company, d.b.a. Sterling Trust Custodian FBO Sherrie Heitkamp IRA* under that certain Deed of Trust dated *July 5, 2006* executed by *Orlando Castano, an unmarried man* as Trustor to *Benjamin Ryan Financial, Inc. a California Corporation*, Trustee and recorded as Instrument No. *06 1610458* on *July 21, 2006* in book *1111* page *1111* of Official Records in the County Recorder's office of *Los Angeles County, California*. Legal description as per above referenced Deed of Trust of record.

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

*Rick O'Hara or Jill O'Hara, Trustee of the
Rick O'Hara & Associates, Inc. 401(k) SHPSP
FBO Sherrie Heitkamp*

Dated 7-31-12

Rick O'Hara, Trustee

Jill O'Hara, Trustee

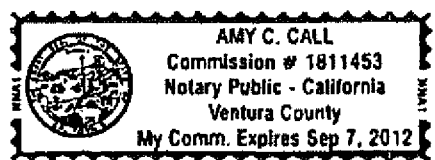
STATE OF CALIFORNIA,
COUNTY OF VENTURA) S.S.

On JULY 31, 2012 before me, AMY C. CALL, Notary Public, personally appeared RICK O'HARA and JILL O'HARA who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



13

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. 4879132)

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:

WINTON AND MC LEOD'S FIGUEROA STREET TRACT NO. 6 2 M B 9-65

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 6012-008-023
AKA 6919 S BROADWAY
LOS ANGELES

Owner:

CASTANO ORLANDO J TR ORLANDO J CA
PO BOX 1100
MIRA LOMA CA, 91752

DATED: This 13th Day of July, 2010

CITY OF LOS ANGELES

By *Giacchino*
Giovani Dacumos, Acting 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. 4982630)

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:

WINTON AND MC LEOD'S FIGUEROA STREET TRACT NO. 6 2 M B 9-65

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 6012-008-023
AKA 6919 S BROADWAY
LOS ANGELES

Owner:

ORLANDO J CASTANO TRUST
PO BOX 1307
MONROVIA CA,91017

DATED: This 14th Day of January, 2011

CITY OF LOS ANGELES

By *Karen Penner*
Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 6919 SOUTH BROADWAY, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6012-008-023

Date: February 1, 2013

Last Full Title: 10/31/2012

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ORLANDO J. CASTANO, TRUSTEE
HEGE & RASMUSSEN
301 EAST COLORADO BLVD., SUITE #407
PASADENA, CA. 91101 CAPACITY: OWNERS

- 2). ORLANDO J. CASTANO
P.O. BOX 1307
MONROVIA, CA. 91017-1307 CAPACITY: INTERESTED PARTIES

- 3). ELMIRA NAULLS
UNIVERSAL ESCROW
3540 WILSHIRE #602
LOS ANGELES, CA. 90010 CAPACITY: INTERESTED PARTIES

- 4). THE HOPE TRUST DEED CO., INC.
P.O. BOX 808
DOWNEY, CA. 90241 CAPACITY: INTERESTED PARTIES

- 5). RICK O'HARA & ASSOC., INC.
P.O. BOX 6967
THOUSAND OAKS, CA. 91359 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

6919 S BROADWAY, LOS ANGELES, CA 90003-1846**Owner Information:**

Owner Name: **CASTANO ORLANDO J**
 Mailing Address: **PO BOX 1307, MONROVIA CA 91017-1307 B014**
 Vesting Codes: **// TR**

Location Information:

Legal Description: **WINTON AND MCLEODS FIGUEROA ST TRACT NO 6 EX OF ST LOT 2**
 County: **LOS ANGELES, CA** APN: **6012-008-023**
 Census Tract / Block: **2393.10 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **6**
 Legal Book/Page: Map Reference: **52-A5 / 674-C7**
 Legal Lot: **2** Tract #: **6**
 Legal Block: School District: **LOS ANGELES**
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: **07/27/2007 / 07/19/2007** Deed Type: **TRUSTEE'S DEED (TRANSFER)**
 Sale Price:
 Document #: **1783151** 1st Mtg Document #:

Last Market Sale Information:

Recording/Sale Date: **12/14/1987 / 07/1987** 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: **1975087** 2nd Mtg Amount/Type: /
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: **GATEWAY TITLE CO.**

Lender:

Seller Name: **BLAKLEY ODELL****Prior Sale Information:**

Prior Rec/Sale Date: **01/07/1986 / 11/1985** Prior Lender:
 Prior Sale Price: **\$95,000** Prior 1st Mtg Amt/Type: **\$35,000 / PRIVATE PARTY**
 Prior Doc Number: **16920** Prior 1st Mtg Rate/Type: /
 Prior Deed Type: **CORPORATION GRANT DEED**

Property Characteristics:

Year Built / Eff:	1936 / 1936	Total Rooms/Offices:		Garage Area:	324
Gross Area:	3,678	Total Restrooms:		Garage Capacity:	
Building Area:	3,678	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	

Site Information:

Zoning:	LAC2	Acres:	0.11	County Use:	STORES (1100)
Lot Area:	4,601	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information:

Total Value:	\$150,597	Assessed Year:	2012	Property Tax:	\$2,247.65
Land Value:	\$50,724	Improved %:	66%	Tax Area:	6659
Improvement Value:	\$99,873	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$150,597				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

6919 S BROADWAY, LOS ANGELES, CA 90003-1846

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$120,000	\$2,194,000	\$781,529
Bldg/Living Area	3,678	3,150	4,181	3,682
Price/Sqft	\$0.00	\$34.32	\$533.82	\$203.44
Year Built	1936	1903	2009	1949
Lot Area	4,601	3,680	103,158	11,270
Bedrooms	0	1	6	4
Bathrooms/Restrooms	0	1	6	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$150,597	\$175,000	\$1,615,876	\$669,216
Distance From Subject	0.00	0.57	7.64	4.99

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			6919 S BROADWAY		1936			12/14/1987	3,678	4,601	0.0
Comparables											
<input checked="" type="checkbox"/>	1		6101 S MAIN ST	\$1,150,000	1953			06/14/2012	4,027	4,779	0.57
<input checked="" type="checkbox"/>	2		6028 COMPTON AVE	\$835,000	1948			03/30/2012	4,181	6,720	1.88
<input checked="" type="checkbox"/>	3		3859 BROADWAY PL	\$420,000	1953			01/27/2012	3,673	7,437	2.46
<input checked="" type="checkbox"/>	4		2604 W 54TH ST	\$120,000	1924			05/11/2012	3,496	3,846	2.71
<input checked="" type="checkbox"/>	5		3797 2ND AVE		1948			12/21/2012	3,188	8,746	3.71
<input checked="" type="checkbox"/>	6		3795 2ND AVE		1924			12/21/2012	3,550	8,730	3.72
<input checked="" type="checkbox"/>	7		1458 S SAN PEDRO ST 152	\$460,000	2007		1	06/28/2012	3,444	103,158	3.96
<input checked="" type="checkbox"/>	8		2002 S BURLINGTON AVE	\$510,000	1961			05/22/2012	3,390	4,652	4.22
<input checked="" type="checkbox"/>	9		523 S BROADWAY	\$1,825,000	1903			03/02/2012	3,800	3,931	5.14
<input checked="" type="checkbox"/>	10		991 ARAPAHOE ST 101C	\$830,000	2009			09/17/2012	3,337		5.27
<input checked="" type="checkbox"/>	11		1156 S LORENA ST	\$450,000	1931	6	6	05/01/2012	4,152	6,200	5.31
<input checked="" type="checkbox"/>	12		11910 LONG BEACH BLVD	\$420,000	1946			06/28/2012	3,350	7,400	5.6
<input checked="" type="checkbox"/>	13		637 W ROSECRANS AVE	\$208,000	1956			09/17/2012	3,150	5,519	5.62
<input checked="" type="checkbox"/>	14		811 E COMPTON BLVD	\$225,000	1946			03/06/2012	4,130	5,748	6.66
<input checked="" type="checkbox"/>	15		3431 E CESAR E CHAVEZ AVE	\$2,194,000	2005			11/27/2012	4,110	14,981	6.68
<input checked="" type="checkbox"/>	16		460 N GAGE AVE	\$175,000	1929			11/28/2011	3,576	3,680	7.04
<input checked="" type="checkbox"/>	17		659 S LA BREA AVE	\$1,029,000	1931	1		08/17/2012	4,000	4,202	7.06
<input checked="" type="checkbox"/>	18		457 S LA BREA AVE		1929			01/04/2013	3,160	4,203	7.17
<input checked="" type="checkbox"/>	19		323 S LA BREA AVE	\$1,300,000	1931			04/18/2012	3,800	4,203	7.35
<input checked="" type="checkbox"/>	20		4357 SEPULVEDA BLVD	\$1,135,000	1965			12/12/2011	4,125	5,997	7.64

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6919 S BROADWAY, LOS ANGELES, CA 90003-1846

20 Comparable(s) Selected.

Report Date: 01/15/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$120,000	\$2,194,000	\$781,529
Bldg/Living Area	3,678	3,150	4,181	3,682
Price/Sqft	\$0.00	\$34.32	\$533.82	\$203.44
Year Built	1936	1903	2009	1949
Lot Area	4,601	3,680	103,158	11,270
Bedrooms	0	1	6	4
Bathrooms/Restrooms	0	1	6	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$150,597	\$175,000	\$1,615,876	\$669,216
Distance From Subject	0.00	0.57	7.64	4.99

*= user supplied for search only

Comp #:	1			Distance From Subject:	0.57 (miles)
Address:	6101 S MAIN ST, LOS ANGELES, CA 90003-1237				
Owner Name:	HA YUJIN S				
Seller Name:	LEE MOON H M & MOO Y K				
APN:	6005-019-033	Map Reference:	52-B4 / 674-C6	Building Area:	4,027
County:	LOS ANGELES, CA	Census Tract:	2392.01	Total Rooms/Offices:	
Subdivision:	WALTERS MAIN ST & MONETA AVE TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/14/2012	Prior Rec Date:	05/06/2011	Yr Built/Eff:	1953 / 1953
Sale Date:	05/07/2012	Prior Sale Date:	04/28/2011	Air Cond:	NONE
Sale Price:	\$1,150,000	Prior Sale Price:	\$850,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	887596	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,779		
Total Value:	\$867,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	1.88 (miles)
Address:	6028 COMPTON AVE, LOS ANGELES, CA 90001-1312				
Owner Name:	DISCOUNT STORAGE FACILITIES LL				
Seller Name:	BANK OF AMERICA				
APN:	6008-039-005	Map Reference:	52-D4 / 674-F6	Building Area:	4,181
County:	LOS ANGELES, CA	Census Tract:	5330.01	Total Rooms/Offices:	
Subdivision:	MIRAMONTE TR	Zoning:	LCM1*	Total Restrooms:	
Rec Date:	03/30/2012	Prior Rec Date:	07/02/2007	Yr Built/Eff:	1948 /
Sale Date:	03/29/2012	Prior Sale Date:	06/29/2007	Air Cond:	NONE
Sale Price:	\$835,000	Prior Sale Price:	\$1,190,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	484796	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,720		
Total Value:	\$298,000	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	2.46 (miles)
Address:	3859 BROADWAY PL, LOS ANGELES, CA 90037-1413				
Owner Name:	JUNG YOON H & STACEY P				
Seller Name:	PACIFIC CTY BK				
APN:	5122-039-029	Map Reference:	52-B1 / 674-C2	Building Area:	3,673
County:	LOS ANGELES, CA	Census Tract:	2311.00	Total Rooms/Offices:	
Subdivision:	ZOEBELEINS	Zoning:	LAM1	Total Restrooms:	
Rec Date:	01/27/2012	Prior Rec Date:	04/18/2007	Yr Built/Eff:	1953 / 1953
Sale Date:	01/23/2012	Prior Sale Date:	03/19/2007	Air Cond:	NONE
Sale Price:	\$420,000	Prior Sale Price:	\$660,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	151677	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,437		
Total Value:	\$894,636	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	2.71 (miles)
Address:	2604 W 54TH ST, LOS ANGELES, CA 90043-2615				
Owner Name:	KDNA GROUP LLC				
Seller Name:	BAYVIEW LN SVCG LLC				
APN:	5006-029-037	Map Reference:	51-D3 / 673-G5	Building Area:	3,496
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms/Offices:	
Subdivision:	1610	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/11/2012	Prior Rec Date:	12/15/2000	Yr Built/Eff:	1924 / 1928
Sale Date:	04/30/2012	Prior Sale Date:	07/21/2000	Air Cond:	NONE
Sale Price:	\$120,000	Prior Sale Price:	\$135,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	707509	Acres:	0.09		
1st Mtg Amt:		Lot Area:	3,846		
Total Value:	\$459,000	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5			Distance From Subject:	3.71 (miles)
Address:	3797 2ND AVE, LOS ANGELES, CA 90018				
Owner Name:	BLUMBERG SIMON				
Seller Name:	NYC TOPANGA LLC				
APN:	5042-008-013	Map Reference:	51-D1 / 673-G1	Building Area:	3,188
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms/Offices:	
Subdivision:	1322	Zoning:	LAC1	Total Restrooms:	
Rec Date:	12/21/2012	Prior Rec Date:	11/08/2004	Yr Built/Eff:	1948 / 1951
Sale Date:	12/11/2012	Prior Sale Date:	09/23/2004	Air Cond:	NONE
Sale Price:		Prior Sale Price:	\$275,000	Pool:	
Sale Type:	N	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1986428	Acres:	0.20		
1st Mtg Amt:	\$580,100	Lot Area:	8,746		
Total Value:	\$371,765	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	3.72 (miles)
Address:	3795 2ND AVE, LOS ANGELES, CA 90018				
Owner Name:	BLUMBERG SIMON				
Seller Name:	NYC TOPANGA LLC				
APN:	5042-008-023	Map Reference:	51-D1 / 673-G1	Building Area:	3,550
County:	LOS ANGELES, CA	Census Tract:	2190.20	Total Rooms/Offices:	
Subdivision:	1322	Zoning:	LAC1	Total Restrooms:	
Rec Date:	12/21/2012	Prior Rec Date:	11/08/2004	Yr Built/Eff:	1924 / 1937
Sale Date:	12/11/2012	Prior Sale Date:	09/23/2004	Air Cond:	NONE
Sale Price:		Prior Sale Price:	\$275,000	Pool:	
Sale Type:	N	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1986428	Acres:	0.20		
1st Mtg Amt:	\$580,100	Lot Area:	8,730		
Total Value:	\$371,764	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	3.96 (miles)
Address:	1458 S SAN PEDRO ST 152, LOS ANGELES, CA 90015-3148				
Owner Name:	CHO MI S				
Seller Name:	LU I				
APN:	5132-027-088	Map Reference:	/ 634-E7	Building Area:	3,444
County:	LOS ANGELES, CA	Census Tract:	2260.02	Total Rooms/Offices:	
Subdivision:	60346	Zoning:	LAM2	Total Restrooms:	1.00
Rec Date:	06/28/2012	Prior Rec Date:		Yr Built/Eff:	2007 / 2008
Sale Date:	06/19/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$460,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	958735	Acres:	2.37		
1st Mtg Amt:		Lot Area:	103,158		
Total Value:		# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	4.22 (miles)
Address:	2002 S BURLINGTON AVE, LOS ANGELES, CA 90007				
Owner Name:	HAKHAMIAN ARASH				
Seller Name:	GOZZARELLI ENRIQUE				
APN:	5135-014-019	Map Reference:	44-A4 / 634-B6	Building Area:	3,390
County:	LOS ANGELES, CA	Census Tract:	2243.20	Total Rooms/Offices:	
Subdivision:	L L BOWEN'S	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/22/2012	Prior Rec Date:	01/09/1996	Yr Built/Eff:	1961 / 1961
Sale Date:	02/13/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$510,000	Prior Sale Price:	\$140,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	758106	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,652		
Total Value:	\$184,373	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	9			Distance From Subject:	5.14 (miles)
Address:	523 S BROADWAY, LOS ANGELES, CA 90013-2301				
Owner Name:	NIKMEI LLC				
Seller Name:	OAKHURST GL CORP				
APN:	5149-033-011	Map Reference:	44-D3 / 634-F4	Building Area:	3,800
County:	LOS ANGELES, CA	Census Tract:	2073.01	Total Rooms/Offices:	
Subdivision:	2001	Zoning:	LAC5	Total Restrooms:	
Rec Date:	03/02/2012	Prior Rec Date:	07/21/1994	Yr Built/Eff:	1903 / 1918
Sale Date:	03/02/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,825,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	335185	Acres:	0.09		
1st Mtg Amt:	\$1,202,500	Lot Area:	3,931		
Total Value:	\$936,093	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	10			Distance From Subject:	5.27 (miles)
Address:	991 ARAPAHOE ST 101C, LOS ANGELES, CA 90006-5837				
Owner Name:	LEE HELEN H				
Seller Name:	YK ARAPAHOE LLC				
APN:	5076-005-029	Map Reference:	/ 634-B4	Building Area:	3,337
County:	LOS ANGELES, CA	Census Tract:	2134.01	Total Rooms/Offices:	
Subdivision:		Zoning:	LAR4	Total Restrooms:	
Rec Date:	09/17/2012	Prior Rec Date:	04/16/2010	Yr Built/Eff:	2009 / 2009
Sale Date:	08/13/2012	Prior Sale Date:	12/09/2009	Air Cond:	NONE
Sale Price:	\$830,000	Prior Sale Price:	\$400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1393174	Acres:			
1st Mtg Amt:		Lot Area:			
Total Value:	\$816,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	11			Distance From Subject:	5.31 (miles)
Address:	1156 S LORENA ST, LOS ANGELES, CA 90023-2927				
Owner Name:	CASTILLO FRANKLIN J TRUST				
Seller Name:	REESE CHARLIE A				
APN:	5190-015-007	Map Reference:	45-B6 / 675-B1	Building Area:	4,162
County:	LOS ANGELES, CA	Census Tract:	2048.20	Total Rooms/Offices:	
Subdivision:	YOUNG & ADAMS SUNRISE HEIGHTS	Zoning:	LAC1	Total Restrooms:	6.00
Rec Date:	05/01/2012	Prior Rec Date:	04/18/1994	Yr Built/Eff:	1931 /
Sale Date:	03/07/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$450,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	643650	Acres:	0.14		
1st Mtg Amt:	\$310,000	Lot Area:	6,200		
Total Value:	\$388,833	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12			Distance From Subject:	5.6 (miles)
Address:	11910 LONG BEACH BLVD, LYNWOOD, CA 90262				
Owner Name:	JHO JUSTIN				
Seller Name:	SHAHAB JIM LIVING TRUST				
APN:	6175-016-003	Map Reference:	59-B6 / 735-B1	Building Area:	3,350
County:	LOS ANGELES, CA	Census Tract:	5417.00	Total Rooms/Offices:	
Subdivision:	3078	Zoning:	LYC2A*	Total Restrooms:	
Rec Date:	06/28/2012	Prior Rec Date:	07/17/2009	Yr Built/Eff:	1946 / 1946
Sale Date:	06/12/2012	Prior Sale Date:	07/07/2009	Air Cond:	NONE
Sale Price:	\$420,000	Prior Sale Price:	\$526,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	958948	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,400		
Total Value:	\$276,444	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	13			Distance From Subject:	5.62 (miles)
Address:	637 W ROSECRANS AVE, COMPTON, CA 90222-3945				
Owner Name:	LOTS OF PROPERTIES				
Seller Name:	CUMMINGS ISAIAH				
APN:	6153-005-014	Map Reference:	64-E2 / 734-H3	Building Area:	3,150
County:	LOS ANGELES, CA	Census Tract:	5427.00	Total Rooms/Offices:	
Subdivision:	5113	Zoning:	COCM*	Total Restrooms:	
Rec Date:	09/17/2012	Prior Rec Date:	03/19/1997	Yr Built/Eff:	1956 / 1956
Sale Date:	09/10/2012	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$208,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	ROLL COMPOSITION
Document #:	1389164	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,519		
Total Value:	\$352,753	# of Stories:	1.00		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	14			Distance From Subject:	6.66 (miles)
Address:	811 E COMPTON BLVD, EAST RANCHO DOMINGUEZ, CA 90221-3301				
Owner Name:	BHOLAT IMRAN & KIRAN				
Seller Name:	GRIFFIN JOE & ELIZABETH				
APN:	6178-006-032	Map Reference:	65-A3 / 735-A4	Building Area:	4,130
County:	LOS ANGELES, CA	Census Tract:	5416.05	Total Rooms/Offices:	
Subdivision:	5085	Zoning:	COCL*	Total Restrooms:	
Rec Date:	03/06/2012	Prior Rec Date:	11/05/1997	Yr Built/Eff:	1946 /
Sale Date:	02/21/2012	Prior Sale Date:	09/17/1997	Air Cond:	NONE
Sale Price:	\$225,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	350490	Acres:	0.13		
1st Mtg Amt:	\$125,000	Lot Area:	5,748		
Total Value:	\$218,218	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	15			Distance From Subject:	6.68 (miles)
Address:	3431 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-4145				
Owner Name:	FISHER S A & S L FAMILY TRUST				
Seller Name:	7TH & PARK LLC				
APN:	5232-002-028	Map Reference:	/ 635-D5	Building Area:	4,110
County:	LOS ANGELES, CA	Census Tract:	5309.01	Total Rooms/Offices:	
Subdivision:	PALMA HEIGHTS	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	11/27/2012	Prior Rec Date:	07/24/2008	Yr Built/Eff:	2005 / 2005
Sale Date:	11/19/2012	Prior Sale Date:	07/21/2008	Air Cond:	YES
Sale Price:	\$2,194,000	Prior Sale Price:	\$1,011,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1801065	Acres:	0.34		
1st Mtg Amt:	\$1,425,938	Lot Area:	14,981		
Total Value:	\$1,036,520	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16			Distance From Subject:	7.04 (miles)
Address:	460 N GAGE AVE, LOS ANGELES, CA 90063-2241				
Owner Name:	DSM CALIFORNIA LLC				
Seller Name:	MASSOUDLOUISE LLC				
APN:	5233-001-014	Map Reference:	45-D4 / 635-D5	Building Area:	3,576
County:	LOS ANGELES, CA	Census Tract:	5309.02	Total Rooms/Offices:	
Subdivision:	H T HAZARDS EAST SIDE ADD	Zoning:	LCC2*	Total Restrooms:	
Rec Date:	11/28/2011	Prior Rec Date:	12/14/2010	Yr Built/Eff:	1929 / 1935
Sale Date:	11/21/2011	Prior Sale Date:	12/08/2010	Air Cond:	NONE
Sale Price:	\$175,000	Prior Sale Price:	\$165,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1601959	Acres:	0.08		
1st Mtg Amt:		Lot Area:	3,680		
Total Value:	\$175,000	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	17	Distance From Subject:	7.06 (miles)
Address:	669 S LA BREA AVE, LOS ANGELES, CA 90036-3521		
Owner Name:	RIF INVESTMENTS-2 LLC		
Seller Name:	WELLS FARGO BK NA		
APN:	5508-007-023	Map Reference:	43-B2 / 633-D2
County:	LOS ANGELES, CA	Census Tract:	2151.02
Subdivision:	5273	Zoning:	LAC2
Rec Date:	08/17/2012	Prior Rec Date:	10/04/2006
Sale Date:	08/03/2012	Prior Sale Date:	06/20/2006
Sale Price:	\$1,029,000	Prior Sale Price:	\$1,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1230125	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,202
Total Value:	\$1,615,876	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	7.17 (miles)
Address:	457 S LA BREA AVE, LOS ANGELES, CA 90036		
Owner Name:	PROP 26 LLC		
Seller Name:	459 LA BREA LLC		
APN:	5508-006-013	Map Reference:	43-B1 / 633-D2
County:	LOS ANGELES, CA	Census Tract:	2151.02
Subdivision:	5273	Zoning:	LAC2
Rec Date:	01/04/2013	Prior Rec Date:	08/15/1990
Sale Date:	01/02/2013	Prior Sale Date:	07/1990
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	17336	Acres:	0.10
1st Mtg Amt:	\$1,300,000	Lot Area:	4,203
Total Value:	\$1,220,619	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	7.35 (miles)
Address:	323 S LA BREA AVE, LOS ANGELES, CA 90036-3525		
Owner Name:	HANCOCK PARK GROUP LLC		
Seller Name:	IIZUKA FAMILY 2007 TRUST		
APN:	5508-001-007	Map Reference:	43-B1 / 633-D2
County:	LOS ANGELES, CA	Census Tract:	2151.02
Subdivision:	5273	Zoning:	LAC2
Rec Date:	04/18/2012	Prior Rec Date:	02/18/1988
Sale Date:	04/02/2012	Prior Sale Date:	02/1988
Sale Price:	\$1,300,000	Prior Sale Price:	\$720,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	573883	Acres:	0.10
1st Mtg Amt:	\$650,000	Lot Area:	4,203
Total Value:	\$1,097,215	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	20	Distance From Subject:	7.64 (miles)
Address:	4367 SEPULVEDA BLVD, CULVER CITY, CA 90230-4715		
Owner Name:	KERBIE PROPERTIES LLC		
Seller Name:	DUBIN RICHARD		
APN:	4215-015-038	Map Reference:	50-B2 / 672-F4
County:	LOS ANGELES, CA	Census Tract:	7027.00
Subdivision:	7749	Zoning:	CCC3YY
Rec Date:	12/12/2011	Prior Rec Date:	11/18/2004
Sale Date:	12/05/2011	Prior Sale Date:	06/29/2004
Sale Price:	\$1,135,000	Prior Sale Price:	\$735,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1673611	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,997
Total Value:	\$1,135,000	# of Stories:	1.00
Land Use:	STORE BUILDING	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS
JOB ADDRESS: 6919 SOUTH BROADWAY, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6012-008-023

Date: February 1, 2013

CASE# 87963
ORDER NO: A-2566700

EFFECTIVE DATE OF ORDER TO COMPLY: July 26, 2010
COMPLIANCE EXPECTED DATE: July 31, 2010
DATE COMPLIANCE OBTAINED: October 27, 2010

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2566700

1010601201135627

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

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

ORDER TO COMPLY

ORLANDO J. CASTANO (TR), ORLANDO J. CASTANO TRUST
P.O BOX 1100
MIRA LOMA, CA 91752

CASE #: 87963
ORDER #: A-2566700
EFFECTIVE DATE: July 26, 2010
COMPLIANCE DATE: July 31, 2010

PROPERTY OWNER OF
SITE ADDRESS: 6919 S BROADWAY
ASSESSORS PARCEL NO.: 6012-008-023
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: MARCOS GENERAL MECANIC

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 19, 2010 and billed on invoice # 487913.

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.

10-27-10



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)1 L.A.M.C. as follows:

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

Sections 12.26 F. 15, 12.26 I. 18 L.A.M.C.

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 17 of this subsection. Sections 12.26 F. 7, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 16.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 8(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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

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

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

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

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

1010601201135627

If you have any questions or require any additional information please feel free to contact me at (213)252-3044.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: July 12, 2010

CLAUDE NUCKOLS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044


REVIEWED BY

HRH
JUL 20 2010

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



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

Signature