

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VICTOR H. CUEVAS
VAN AMBATIELOS

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

June 28, 2012
Honorable Council of the
City of Los Angeles
Room 395, City Hall

Council District: # 13

JOB ADDRESS: 1350 NORTH CAHUENGA BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN) : 5546-017-027

On December 18, 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:1350 North Cahuenga Blvd., Los Angeles, California, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on August 31, 2006 and September 13, 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	\$ 812.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement Fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	353.50
Title Report fee	53.00
Grand Total	\$ 3,170.92

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$3,170.92 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$ 3,170.92 on the referenced property . A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

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. T8649

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 05-15-2012

Dated as of: 05-15-2012

Fee: \$48.00

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

For Assessors Parcel Number: 5546-017-027

Situs Address: 1350 N Cahuenga Blvd. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 11-27-1991

As Document Number: 91-1878503

Documentary Transfer Tax: \$None

In Favor of: Setrak Kinian, a Married Man as his Sole and Separate Property

Mailing Address: Setrak Kinian

13635 Hart Street

Van Nuys, CA 91405

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lots 5 and 6 of Tract 3540, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 38, Page(s) 59 of Maps, in the office of the County Recorder of said County.

Except that portion of said lots lying within the lines of Cahuenga Boulevard as condemned in Case No. 202550, Superior Court, Los Angeles County.

Westcoast Title & Abstract Company, Inc.

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

Page 2
Order Number: T8649

-Schedule B Continued-

1. A Declaration of Covenant Recorded: 08-26-1987

Document Number: 87-1376213

By and Between: Setrak Kinian as declarant, and The City of Los Angeles

See attached document for complete details

2. An Irrevocable Offer to Dedicate Recorded on 02-23-1988

as Document Number 88-240352

Filed by: City of Los Angeles

(see attached document for details)

3. A Deed of Trust Recorded on 11-30-2001

as Document Number 01-2285246

Amount: \$1,143,750.00

Trustor: Setrak Kinian

Trustee: American Securities Company

Beneficiary: Wells Fargo Bank, N.A.

Mailing Address: Wells Fargo Bank, N.A.

Business Lending

177 Park Center Plaza MAC#A0514-011

San Jose, CA 95113

4. A Notice of Pending Lien Recorded 01-14-2011

as Document Number 11-0086651

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

5. A Notice of Pending Lien Recorded 05-20-2011

as Document Number 11-0713407

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

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

No Statement of information is required.

End of Report

APN: 5546-017-027
 Described As: TR=3540 EX OF STS L S 5 AND 6
 Address: 1350 N CAHUENGA BLVD LOS ANGELES CA 90028
 City: LOS ANGELES CITY-44
 Billing Address: 3808 GLENEAGLES DR TARZANA CA 91356
 Assessed Owner(s): KINIAN,SETRAK

Tax Rate Area: 0000200	Value	Conveyance Date: 11/27/1991
Use Code: 100V Vacant land, commercial	Land: 722,326.00 Improvements: 186.00	Conveying Instrument: Date Transfer Acquired:
Region Code: 25	Personal Property:	Vesting:
Flood Zone:	Fixtures:	Year Built:
Zoning Code: LAC4	Inventory:	Year Last Modified:
Taxability Code:	Exemptions	Square Footage
Tax Rate:	Homeowner: Inventory: Personal Property: Religious: All Other:	Land: Improvements:
Bill #:		Tax Defaulted:
Issue Date: 10/15/2011	Net Taxable Value: 722,512.00	Total Tax: 15,012.99

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	7,506.50	750.65	12/10/2011	PAID W/ PENALTY	04/16/2012	0.00
2nd	7,506.49	760.65	04/10/2012	PARTIAL PAYMENT	04/16/2012	6,589.89
Total Balance:						6,589.89

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	1.57
189.72	LA SUNSET AND VINE BID	5,696.88
188.51	LOS ANGELES LIGHT MAINT	224.76
188.71	L.A. POLICE/911 BOND TAX	48.33
30.71	L.A. COUNTY FLOOD CONTROL	1.96
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	7.19
36.92	LA CO PARK DISTRICTS	25.03
61.11	L.A. CNTY WEST MOSQ ABATE	5.87

Underlying Parcels:	Future Parcels:	Related Parcels:
5546-017-003		
5546-017-004		
5546-017-005		
5546-017-024		
5546-017-025		
5546-017-026		

Open Orders with same APN			
Company	Department	Title Unit	Order #
61		19	110391627

91-1878503

RECORDING REQUESTED BY

FIDELITY NATIONAL TITLE INSURANCE COMPANY
MAIL TAX STATEMENT TO

WHEN RECORDED MAIL TO

Name: Setrak Kinian
Street: 13635 Hart Street
Address: Van Nuys, CA 91405
City: _____
State: _____
Zip: _____

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.
NOV 27 1991 AT 8 AM
Recorder's Office

FEE
\$5
F

ORDER NO. _____
ESCROW NO. 202453

RECORDER'S USE ONLY

QUITCLAIM DEED

The undersigned grantor(s) declares:
DOCUMENTARY TRANSFER TAX IS \$ 0
() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
() COMPUTED ON FULL VALUE LESS LIENS &
ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.
() Unincorporated Area XXX City of Los Angeles
Tax Parcel No. _____

"This conveyance establishes sole and separate property
of a spouse, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Elizabeth Kinian, wife of grantee herein

hereby remises, releases and quitclaims to Setrak Kinian, a married man as his sole and separate
property,
the following described real property in the County of Los Angeles , State of California:

Lots 5 and 6 of Tract No. 3540, in the City of Los Angeles, County of Los Angeles,
State of California, as per map recorded in Book 38 Page 59 of Maps, in the Office
of the County Recorder of said County.

EXCEPT that portion of said lots lying within the lines of Cahuenga Boulevard
as condemned in Case No. 202550, Superior Court, Los Angeles County. X

Dated: October 17, 1991

Elizabeth Kinian
Elizabeth Kinian

STATE OF CALIFORNIA
County of Los Angeles

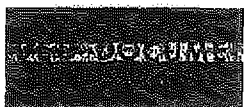
On this 21st day of October, 19 91, before me, the undersigned, a Notary Public in and for
said County and State, personally appeared Elizabeth Kinian

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

WITNESS my hand and official seal
Susan Erash
Notary Public in and for said County and State.



(Notary Seal)



5346-17-24, 25, 26

Recording requested by
(and mail to):
Jacobs Ristile
(Name)
1017 Bedford St.
(Address)
Los Angeles, CA 90038

87-1376213

FEE
\$5
M

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described as follows:

LOT 5 AND LOT 6 TRACT 3540
(Legal Description)
DIST MAP 4716 Legal 9/6
38 as recorded in Book 38 Page 59 Records of Los Angeles County

This property is located at and is known by the following address:
1350 CANNIENGA BLVD / 1349 IVAR AVE
(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 BUILDING PERMIT

as regulated by Section EFC. 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 SETPAK KINIAN
(Please type or print)
Signature of owner [Signature] (Sign)
(Two Officer's Signatures
Required for Corporations) (Sign)
Name of Corporation _____
Dated this 25th day of August 1987

(NOTARIZATION FOR INDIVIDUAL)
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
On this 25th day of August 1987 In the year
1987, before me, the undersigned, a Notary Public in and for
said County and State, personally appeared
SETPAK KINIAN
_____ and
personally known to me or proved to me on the basis of satisfactory evi-
dence 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
_____, 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.



RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MIN. 4 PM. AUG 26 1987
PAST.

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

FOR DEPARTMENT USE ONLY

APPROVED BY D. C. Peyer

Branch Office LA
District Map 4716
Affidavit Number _____

88 240352

Recording Requested by
CITY OF LOS ANGELES

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA 1988
21 MIN. PAST. 9 A.M. FEB 23 1988

When Recorded Mail To
CITY CLERK'S MAIL BOX

FREE

R/W No. 53000 - 9363
C.D. No. 13
D.M. No. 4716
P.C. No. 2-7947

1350 Cahuenga Boulevard

Documentary Transfer Tax Not Required:
Sec. 11022 Revenue and Taxation Code

Date of filing with the REAL ESTATE
DIVISION, BUREAU OF ENGINEERING

2-22-88

IRREVOCABLE OFFER TO DEDICATE

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

Those portions of Lots 3 and 6 of Tract No. 3540, as per map recorded in Book 38, page 59 of Maps, in the office of the County Recorder of Los Angeles County, bounded and described as follows:

Beginning at the intersection of the westerly prolongation of the northerly line of said Lots with the northwesterly prolongation of the northeasterly line of Cahuenga Boulevard (80 feet wide); thence easterly along said northerly line of said Lots to the easterly line of said Lot 6; thence southerly along said last-mentioned easterly line to the southerly line of the northerly 5 feet of said Lots; thence westerly along said southerly line to a point distant 15 feet easterly, measured along said southerly line, from a line parallel with and distant 3 feet northeasterly measured at right angles from said northeasterly line of Cahuenga Boulevard; thence southwesterly in a direct line to a point in said parallel line distant 15 feet southeasterly, measured along said parallel line, from said southerly line; thence southeasterly along said last-mentioned parallel line to the southerly line of said Lot 6; thence westerly along said last-mentioned southerly line to said northeasterly line of Cahuenga Boulevard; thence northwesterly along said northeasterly line of Cahuenga Boulevard and its northwesterly prolongation to the point of beginning.

Excepting, therefrom, that portion lying within public street.

EO3MPLEEN

Form and Purpose
Checked by MMJAVE
Date 6 1987

Approved for Recordation

Description Approved
Bureau of Engineering
by Robert S. Hoel
Robert S. Hoel 10/5/87



LEAD SHEET

01-2285246

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY,
CALIFORNIA
3:41 PM NOV 30 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE



TITLE(S)

FEE

D.T.T.

FEE \$ 63 C

21

CODE
20

D.A. FEE Code 20 \$ -4.00

CODE
19

CODE
9

NOTIFICATION SENT \$1.00

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown



THIS FORM IS NOT TO BE DUPLICATED

NATC

01-2285246

Recording requested by:
WELLS FARGO BANK, N.A.

When recorded return to:
WELLS FARGO BANK, N.A.
Business Lending
177 Park Center Plaza MAC#
A0514-011
San Jose, CA 95113

State of California Space Above This Line For Recording Data

**DEED OF TRUST
(With Future Advance Clause)**

5546-017-024, 025, 026

1. **DATE AND PARTIES.** The date of this Deed of Trust ("Security Instrument") is November 28, 2001 and the parties are as follows:

TRUSTOR ("Grantor"): SETRAK KINIAN
whose address is: 1350 Cahuenga Boulevard
Hollywood, CA 90028

TRUSTEE: AMERICAN SECURITIES COMPANY
c/o Corporate Secretary
MAC# 0101-121
463 California Street
San Francisco, CA 94163

BENEFICIARY ("Lender"): WELLS FARGO BANK, N.A.
Business Lending
177 Park Center Plaza MAC# A0514-011
San Jose, CA 95113

2. **CONVEYANCE.** For valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property (the "Real Property") located in the County of Los Angeles, State of California, described as follows:

See Exhibit A attached hereto and made a part hereof.

with the address of 1350 North Cahuenga Blvd., Los Angeles, CA 90028, Assessor's Parcel No. 5546-017-024, 025, 026, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water, waste water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be attached to or placed upon the Real Property, and all utility rights, connections, permits, licenses, deposits, plans, specifications, certificates, privileges and other interests relating to the Real Property, and all proceeds, revenues, rents, leases, insurance proceeds and other rights arising from or relating to any of the foregoing (the Real Property and all other property collectively referred to as the "Property").

824894-89

01 2285246

Grantor grants Lender a Uniform Commercial Code security interest in the Rents and the personal property described above. Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

3. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
- A. Debt incurred under the terms of the promissory note, credit agreement, confirmation letter and disclosure or other evidence of debt (the "Note") dated November 28, 2001 in the principal amount of \$1,143,750.00, executed by SETRAK KINIAN (the "Borrower"), together with all extensions, renewals, modifications or substitutions.
 - B. All future advances from Lender to Borrower under such evidence of debt. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances which exceed the amount shown in Section 3. Any such commitment must be agreed to in a separate writing.
 - C. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value or Lender's liens and interests, and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
 - D. Additional loans and advances made by Lender to Grantor and/or Borrower with interest thereon, late charges, prepayment penalties, attorneys fees, and any other fees and charges according to the terms of any additional promissory notes, credit agreements, and extension, modification or revision agreement, provided that such notes and/or agreements specifically recite that they are secured by this Deed of Trust.
4. **PAYMENTS.** Borrower shall pay the Secured Debt as it becomes due, and Borrower and Grantor shall strictly perform all of their respective obligations under the Note and this Security Instrument.
5. **WARRANTY OF TITLE.** Grantor warrants that Grantor holds good and marketable title to the Property in fee simple, and has the right to irrevocably grant, sell and convey the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.
6. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees:
- A. To make all payments when due and to perform or comply with all covenants.
 - B. To promptly deliver to Lender any notices that Grantor receives from the holder of such prior liens.
 - C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.
7. **TAXES AND OTHER CHARGES; CLAIMS AGAINST TITLE; SUBROGATION.** Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property, or any part thereof or interest therein, whether senior or subordinate hereto, when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor agrees to preserve the priority of the lien and security interest created hereunder as a first priority lien and first priority perfected security interest, as applicable. Grantor will defend title to the Property against any claims that would impair the liens of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property. In the

01 2285246

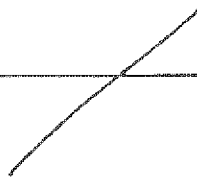
EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES RELATING TO THIS LOAN.

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument.

GRANTOR:

SETRAK KINIAN

By: 
Name: SETRAK KINIAN
Title: INDIVIDUAL

By: 

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. 4952464)

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 3540 5 M B 38-59

TR 3540 6 M B 38-59

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 5546-017-027

AKA 1350 N CAHUENGA BLVD UNIT# 1-2
LOS ANGELES

Owner:
KINIAN SETRAK
3808 GLENEAGLES DR
TARZANA CA, 91356

DATED: This 23rd Day of December, 2010

CITY OF LOS ANGELES

By
KP

Chabrian

Karen Penea, 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



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Telephone Number: (213) 482-6890

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

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TR 3540 5 M B 38-59

TR 3540 6 M B 38-59

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 5546-017-027
AKA 1350 N CAHUENGA BLVD UNIT# 1-2
LOS ANGELES

Owner:

KINIAN SETRAK
3808 GLENEAGLES DR
TARZANA CA, 91356

DATED: This 02nd Day of May, 2011

CITY OF LOS ANGELES

By



Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 1350 NORTH CAHUENGA BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5546-017-027

Date: June 28, 2012

Last Full Title: 05-15-2012

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). SETRAK KINIAN
13635 HART STREET
VAN NUYS, CA 91405

CAPACITY: OWNER

2). SETRAK KINIAN
3808 GLENEAGLES DR.
TARZANA, CA 91356-5625

CAPACITY: OWNER

3). WELLS FARGO BANK, N.A.
BUSINESS LENDING
177 PARK CENTER PLAZA MAC#A0514-011
SAN JOSE, CA 95113

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

1350 N CAHUENGA BLVD, LOS ANGELES, CA 90028-8136**Owner Information:**

Owner Name: KINIAN SETRAK
 Mailing Address: 3808 GLENEAGLES DR, TARZANA CA 91356-5625 C022
 Phone Number: Vesting Codes: // SE

Location Information:

Legal Description: TR=3540 EX OF STS LOTS 5 AND 6
 County: LOS ANGELES, CA APN: 5546-017-027
 Census Tract / Block: 1908.02 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 3540
 Legal Book/Page: 38-59 Map Reference: 34-C3 / 593-F5
 Legal Lot: 5 Tract #: 3540
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 11/27/1991 / 10/1991 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1878503

Last Market Sale Information:

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #:
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

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

Site Information:

Zoning: LAC4 Acres: 0.22 County Use: VACANT COMMERCIAL (100V)
 Lot Area: 9,475 Lot Width/Depth: x State Use:
 Land Use: COMMERCIAL- Commercial Units: Water Type:
 (NEC) Sewer Type: Building Class:
 Site Influence:

Tax Information:

Total Value: \$722,512 Assessed Year: 2011 Property Tax: \$15,012.99
 Land Value: \$722,326 Improved %: Tax Area: 200
 Improvement Value: \$186 Tax Year: 2011 Tax Exemption:
 Total Taxable Value: \$722,512

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1350 N CAHUENGA BLVD, LOS ANGELES, CA 90028-8136

15 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: 15

	Subject Property	Low	High	Average
Sale Price	\$0	\$50,000	\$3,637,500	\$1,268,267
Bldg/Living Area	0	420	24,430	7,196
Price/Sqft	\$0.00	\$57.20	\$710.06	\$305.04
Year Built	0	1922	2009	1958
Lot Area	9,475	2,551	84,855	25,724
Bedrooms	0	1	4	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$722,512	\$55,469	\$5,615,988	\$1,261,951
Distance From Subject	0.00	4.26	19.59	11.99

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1350 N CAHUENGA BLVD							9,475	0.0
Comparables										
<input checked="" type="checkbox"/>	1	2124 W PICO BLVD	\$2,460,000				02/14/2012		8,292	4.26
<input checked="" type="checkbox"/>	2	1604 W 11TH ST	\$150,000				03/20/2012		6,126	4.54
<input checked="" type="checkbox"/>	3	1515 W MARTIN LUTHER KING JR BLVD	\$1,200,000	1964			11/23/2011	1,690	18,140	6.04
<input checked="" type="checkbox"/>	4	12041 BURBANK BLVD	\$1,200,000	1954			01/04/2012	6,500	15,525	6.51
<input checked="" type="checkbox"/>	5	11500 TENNESSEE AVE 104	\$625,000	2009	1	2	01/04/2012	1,647	79,461	7.77
<input checked="" type="checkbox"/>	6	5450 LINCOLN BLVD	\$2,500,000	2000			01/09/2012	5,862	39,671	10.25
<input checked="" type="checkbox"/>	7	57 MARKET ST	\$1,667,000	1922			03/27/2012	2,400	2,551	11.12
<input checked="" type="checkbox"/>	8	1776 E CENTURY BLVD	\$3,637,500	1976			11/04/2011	14,958	84,855	11.57
<input checked="" type="checkbox"/>	9	15300 S VERMONT AVE	\$1,650,000				11/03/2011		18,474	14.25
<input checked="" type="checkbox"/>	10	4012 LOMA AVE	\$150,000	1924	1	1	10/21/2011	712	3,641	14.94
<input checked="" type="checkbox"/>	11	9336 MABEL AVE	\$402,000	1942	4	2	10/26/2011	2,920	14,312	15.25
<input checked="" type="checkbox"/>	12	194 E ARTESIA BLVD	\$1,397,500	1979			10/24/2011	24,430	57,488	17.06
<input checked="" type="checkbox"/>	13	8800 ALONDRA BLVD	\$185,000	1971			01/04/2012	420	7,879	17.78
<input checked="" type="checkbox"/>	14	311 W FOOTHILL BLVD	\$1,750,000	1925			04/06/2012	24,329	18,406	18.89
<input checked="" type="checkbox"/>	15	12183 FRONT ST	\$50,000	1937			11/07/2011	480	11,036	19.59

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

1350 N CAHUENGA BLVD, LOS ANGELES, CA 90028-8136**15 Comparable(s) Selected.**

Report Date: 06/06/2012

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$50,000	\$3,637,500	\$1,268,267
Bldg/Living Area	0	420	24,430	7,196
Price/Sqft	\$0.00	\$57.20	\$710.06	\$305.04
Year Built	0	1922	2009	1958
Lot Area	9,475	2,551	84,855	25,724
Bedrooms	0	1	4	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$722,512	\$55,469	\$5,615,988	\$1,261,951
Distance From Subject	0.00	4.26	19.59	11.99

* = user supplied for search only

Comp #:	1	Distance From Subject: 4.26 (miles)	
Address:	2124 W PICO BLVD, LOS ANGELES, CA 90006		
Owner Name:	AUSTIN R & M LIVING TRUST		
Seller Name:	JACK IN THE BOX INC		
APN:	5135-001-002	Map Reference:	44-A3 / 634-B4
County:	LOS ANGELES, CA	Census Tract:	2243.10
Subdivision:	292	Zoning:	LAC2
Rec Date:	02/14/2012	Prior Rec Date:	09/15/2011
Sale Date:	01/30/2012	Prior Sale Date:	09/15/2011
Sale Price:	\$2,460,000	Prior Sale Price:	\$2,325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	244208	Acres:	0.19
1st Mtg Amt:	\$1,230,000	Lot Area:	8,292
Total Value:	\$970,454	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 4.54 (miles)	
Address:	1604 W 11TH ST, LOS ANGELES, CA 90015		
Owner Name:	PEREZ RICKY B & CAROLINA E		
Seller Name:	BBCN BK		
APN:	5137-019-016	Map Reference:	44-B3 / 634-C4
County:	LOS ANGELES, CA	Census Tract:	2098.20
Subdivision:	WILLIAMSON	Zoning:	LAC1
Rec Date:	03/20/2012	Prior Rec Date:	04/04/2003
Sale Date:	03/15/2012	Prior Sale Date:	03/21/2003
Sale Price:	\$150,000	Prior Sale Price:	\$190,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	431109	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,126
Total Value:	\$214,783	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 6.04 (miles)	
Address:	1515 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90062-1743		
Owner Name:	KERN JEFF O		
Seller Name:	LEE CHARLIE		
APN:	5036-030-034	Map Reference:	51-E2 / 673-J3
County:	LOS ANGELES, CA	Census Tract:	2313.00
Subdivision:	DALTON AVE SQUARE	Zoning:	LAC2
Rec Date:	11/23/2011	Prior Rec Date:	06/30/2008
Sale Date:	06/14/2011	Prior Sale Date:	05/19/2005
Sale Price:	\$1,200,000	Prior Sale Price:	\$1,330,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1594108	Acres:	0.42
1st Mtg Amt:		Lot Area:	18,140
Total Value:	\$1,363,574	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 6.51 (miles)	
Address:	12041 BURBANK BLVD, VALLEY VILLAGE, CA 91607-1853		
Owner Name:	LULAV & ETROG LLC		
Seller Name:	VONHERZEN N FAMILY TRUST		
APN:	2340-028-035	Map Reference:	23-C1 / 562-G1
County:	LOS ANGELES, CA	Census Tract:	1239.02
Subdivision:	20052	Zoning:	LAC1
Rec Date:	01/04/2012	Prior Rec Date:	12/30/1986
Sale Date:	11/15/2011	Prior Sale Date:	12/1986
Sale Price:	\$1,200,000	Prior Sale Price:	\$275,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	11605	Acres:	0.36
1st Mtg Amt:		Lot Area:	15,525
Total Value:	\$366,125	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	5			Distance From Subject:	7.77 (miles)
Address:	11500 TENNESSEE AVE 104, LOS ANGELES, CA 90064-1597				
Owner Name:	WOLOZ MELANIE & MICHAEL				
Seller Name:	CITYVIEW TENNESSEE LOFTS 84 JV				
APN:	4260-024-012	Map Reference:	/ 632-B6	Building Area:	1,647
County:	LOS ANGELES, CA	Census Tract:	2677.00	Total Rooms/Offices:	
Subdivision:		Zoning:	LAC2	Total Restrooms:	2.00
Rec Date:	01/04/2012	Prior Rec Date:		Yr Built/Eff:	2009 / 2009
Sale Date:	12/20/2011	Prior Sale Date:		Air Cond:	CENTRAL
Sale Price:	\$625,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	11307	Acres:	1.82		
1st Mtg Amt:	\$417,000	Lot Area:	79,461		
Total Value:	\$578,523	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	10.25 (miles)
Address:	5450 LINCOLN BLVD, PLAYA VISTA, CA 90094-2002				
Owner Name:	DADA SUNSHINE 2011 TRUST				
Seller Name:	PLAYA VANITA LLC				
APN:	4211-022-004	Map Reference:	/ 702-C1	Building Area:	5,862
County:	LOS ANGELES, CA	Census Tract:	2756.02	Total Rooms/Offices:	
Subdivision:	49104	Zoning:	LAC2(PV)	Total Restrooms:	
Rec Date:	01/09/2012	Prior Rec Date:	05/11/2006	Yr Built/Eff:	2000 / 2000
Sale Date:	12/23/2011	Prior Sale Date:	05/11/2006	Air Cond:	
Sale Price:	\$2,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	N	Roof Mat:	
Document #:	31448	Acres:	0.91		
1st Mtg Amt:	\$1,950,000	Lot Area:	39,671		
Total Value:	\$5,615,988	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	11.12 (miles)
Address:	57 MARKET ST, VENICE, CA 90291-3603				
Owner Name:	BOJO LLC				
Seller Name:	JP MORGAN CHASE BK				
APN:	4226-007-009	Map Reference:	49-B4 / 671-G6	Building Area:	2,400
County:	LOS ANGELES, CA	Census Tract:	2735.02	Total Rooms/Offices:	
Subdivision:	VENICE/AMERICA	Zoning:	LACM	Total Restrooms:	
Rec Date:	03/27/2012	Prior Rec Date:	01/11/2008	Yr Built/Eff:	1922 / 1932
Sale Date:	03/12/2012	Prior Sale Date:	11/19/2007	Air Cond:	NONE
Sale Price:	\$1,667,000	Prior Sale Price:	\$2,580,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	461986	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,551		
Total Value:	\$1,900,000	# of Stories:	1.00		
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	11.57 (miles)
Address:	1776 E CENTURY BLVD, LOS ANGELES, CA 90002-3050				
Owner Name:	ALTAMED HEALTH SERVICES CORP				
Seller Name:	JJH 26 PALMDALE LLC				
APN:	6048-028-046	Map Reference:	58-E3 / 704-G4	Building Area:	14,958
County:	LOS ANGELES, CA	Census Tract:	2422.00	Total Rooms/Offices:	
Subdivision:	26642	Zoning:	LAR3	Total Restrooms:	
Rec Date:	11/04/2011	Prior Rec Date:	04/11/2005	Yr Built/Eff:	1976 / 1976
Sale Date:	08/10/2011	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,637,500	Prior Sale Price:	\$1,000,010	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1500164	Acres:	1.95		
1st Mtg Amt:		Lot Area:	84,855		
Total Value:	\$3,171,081	# of Stories:			
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 14.25 (miles)	
Address:	15300 S VERMONT AVE, GARDENA, CA 90247		
Owner Name:	FAINBARG I LP		
Seller Name:	15300 VERMONT RB LLC		
APN:	6120-003-020	Map Reference:	63-F3 / 734-A5
County:	LOS ANGELES, CA	Census Tract:	2912.10
Subdivision:	1038	Zoning:	LAC2
Rec Date:	11/03/2011	Prior Rec Date:	07/27/2011
Sale Date:	10/28/2011	Prior Sale Date:	07/13/2011
Sale Price:	\$1,650,000	Prior Sale Price:	\$1,100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1491146	Acres:	0.42
1st Mtg Amt:		Lot Area:	18,474
Total Value:	\$685,307	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 14.94 (miles)	
Address:	4012 LOMA AVE, ROSEMEAD, CA 91770-4418		
Owner Name:	BAI YAN H		
Seller Name:	WELLS FARGO BK NA 2005-1		
APN:	5391-014-002	Map Reference:	38-B5 / 596-J6
County:	LOS ANGELES, CA	Census Tract:	4322.02
Subdivision:	5165	Zoning:	RMC3
Rec Date:	10/21/2011	Prior Rec Date:	11/24/2004
Sale Date:	10/13/2011	Prior Sale Date:	11/03/2004
Sale Price:	\$150,000	Prior Sale Price:	\$305,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1430391	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,641
Total Value:	\$282,108	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 15.25 (miles)	
Address:	9336 MABEL AVE, SOUTH EL MONTE, CA 91733-1426		
Owner Name:	THONG TOM/VONG JUDY		
Seller Name:	MARTINEZ SANTIAGO M		
APN:	5281-002-004	Map Reference:	47-B2 / 636-J2
County:	LOS ANGELES, CA	Census Tract:	4335.01
Subdivision:	830	Zoning:	SEM*
Rec Date:	10/26/2011	Prior Rec Date:	12/31/1980
Sale Date:	10/18/2011	Prior Sale Date:	
Sale Price:	\$402,000	Prior Sale Price:	\$80,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1445986	Acres:	0.33
1st Mtg Amt:		Lot Area:	14,312
Total Value:	\$162,697	# of Stories:	1.00
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: 17.06 (miles)	
Address:	194 E ARTESIA BLVD, LONG BEACH, CA 90805-2004		
Owner Name:	EXTRA SPACE PROPS EIGHTY ONE L		
Seller Name:	AG OF BPG LONG BEACH INC		
APN:	7304-032-035	Map Reference:	65-B5 / 735-C7
County:	LOS ANGELES, CA	Census Tract:	5704.04
Subdivision:	HELLMAN TR	Zoning:	LBRR3T
Rec Date:	10/24/2011	Prior Rec Date:	
Sale Date:	10/19/2011	Prior Sale Date:	
Sale Price:	\$1,397,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1433923	Acres:	1.32
1st Mtg Amt:		Lot Area:	57,488
Total Value:	\$2,559,992	# of Stories:	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 17.78 (miles)		
Address:	8800 ALONDRA BLVD, BELLFLOWER, CA 90706-4302			
Owner Name:	KHEDRAKI OUSAMA TRUST/KHAROUBA SUHAIL K & G S TRUST			
Seller Name:	GANATRA FAROOQ M			
APN:	7107-020-001	Map Reference:	66-A3 / 735-J5	Building Area: 420
County:	LOS ANGELES, CA	Census Tract:	5543.01	Total Rooms/Offices:
Subdivision:	6419	Zoning:	BFCG*	Total Restrooms:
Rec Date:	01/04/2012	Prior Rec Date:	01/26/2011	Yr Built/Eff: 1971 / 1971
Sale Date:	12/15/2011	Prior Sale Date:	12/17/2010	Air Cond:
Sale Price:	\$185,000	Prior Sale Price:	\$150,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	5951	Acres:	0.18	
1st Mtg Amt:		Lot Area:	7,879	
Total Value:	\$55,469	# of Stories:		
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/	

Comp #:	14	Distance From Subject: 18.89 (miles)		
Address:	311 W FOOTHILL BLVD, MONROVIA, CA 91016-2148			
Owner Name:	JIA MING HOTEL USA INC			
Seller Name:	TOMATO BANK NA			
APN:	8504-003-021	Map Reference:	29-A3 / 567-G3	Building Area: 24,329
County:	LOS ANGELES, CA	Census Tract:	4303.02	Total Rooms/Offices:
Subdivision:	MONROE ADD	Zoning:	MOCG	Total Restrooms:
Rec Date:	04/06/2012	Prior Rec Date:	09/24/1996	Yr Built/Eff: 1925 / 1925
Sale Date:	03/13/2012	Prior Sale Date:		Air Cond:
Sale Price:	\$1,750,000	Prior Sale Price:	\$1,100,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	524713	Acres:	0.42	
1st Mtg Amt:		Lot Area:	18,406	
Total Value:	\$907,872	# of Stories:	2.00	
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/	

Comp #:	15	Distance From Subject: 19.59 (miles)		
Address:	12183 FRONT ST, NORWALK, CA 90650-4203			
Owner Name:	GOMEZ GUADALUPE			
Seller Name:	AHMADI & VEZZETTI GENERAL PTR			
APN:	8056-014-037	Map Reference:	82-B1 / 736-J2	Building Area: 480
County:	LOS ANGELES, CA	Census Tract:	5522.00	Total Rooms/Offices:
Subdivision:	NORWALK	Zoning:	NOCM*	Total Restrooms:
Rec Date:	11/07/2011	Prior Rec Date:	02/14/1985	Yr Built/Eff: 1937 / 1937
Sale Date:	08/17/2011	Prior Sale Date:		Air Cond:
Sale Price:	\$50,000	Prior Sale Price:	\$60,000	Pool:
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	1501590	Acres:	0.25	
1st Mtg Amt:		Lot Area:	11,036	
Total Value:	\$95,285	# of Stories:		
Land Use:	COMMERCIAL (NEC)	Park Area/Cap#:	/	

EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: June 28, 2012

JOB ADDRESS: 1350 NORTH CAHUENGA BLVD. UNIT # 1-2, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5546-017-027

CASE#: 74846

ORDER NO: A-2663981

EFFECTIVE DATE OF ORDER TO COMPLY: December 13, 2010

COMPLIANCE EXPECTED DATE: December 18, 2010

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2663981

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY

SETRAK KINIAN
3808 GLENEAGLES DR
TARZANA, CA 91356

CASE #: 74846
ORDER #: A-2663981
EFFECTIVE DATE: December 13, 2010
COMPLIANCE DATE: December 18, 2010

1010508201247514

PROPERTY OWNER OF
SITE ADDRESS: 1350 N CAHUENGA BLVD UNIT# 1-2
ASSESSORS PARCEL NO.: 5546-017-027
ZONE: C4; Commercial Zone
NAME OF BUSINESS IN VIOLATION: SPEEDWAY MOTORS

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 September 13, 2010 and billed on invoice # 495246.

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.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

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 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.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

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

Inspector:



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


REVIEWED BY

Date: December 01, 2010

HRH
DEC 08 2010

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

Signature

1010508201247614