

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

July, 31, 2013

Council District: # 9

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

JOB ADDRESS: 9111 SOUTH SAN PEDRO STREET, LOS ANGELES, CA
(AKA 9121 SOUTH SAN PEDRO STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 6041-009-027

On November 02, 2010, and January 16, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **9111 South San Pedro Street, (aka: 9121 South San Pedro Street), 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 October 5, 2010, and January,4, 2012, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 914.00
System Development Surcharge	54.84
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	1,080.55
Title Report fee	53.00
Grand Total	\$ 5,952.39

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 **\$5,952.39** 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 **\$5,952.39** 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. T8927 Prepared for: City of Los Angeles
Type of Report: GAP Report
Order Date: 08-21-2012 Dated as of: 08-21-2012 Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 6041-009-027

Situs Address: 9111 S San Pedro St City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-07-2001
As Document Number: 01-1428055
Documentary Transfer Tax: \$1,068.75
In Favor of: **Ivan A. Revolorio, a Single Man and Norma Chavez, a Single Woman, as Joint Tenants**

**Mailing Address: Ivan Revolorio
Norma Chavez
9111 S San Pedro St. ✓
Los Angeles, CA 90003**

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 1, 2 and 3 of Tract No. 9132 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 122, Page(s) 79 of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

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

Page 2
Order Number: T8927

-Schedule B Continued-

1. A Deed of Trust Recorded on 08-07-2001

as Document Number 01-1428056

Amount: \$190,000.00

Trustor: Ivan A. Revolorio, a Single Man and Norma Chavez, a Single Woman, all as Joint Tenants

Trustee: Chicago Title Company, a California Corporation

Beneficiary: Small Business Loan Source, Inc.

Mailing Address: Small Business Loan Source, Inc. ✓

5333 Westheimer, Suite 840

Houston, TX 77056

An Assignment of Beneficial interest Recorded on 06-15-2005

as Document Number 05-1402007

Interest assigned to: Small Business Loan Source, LLC

Mailing Address: Small Business Loan Source, LLC ✓

9801 Westheimer, 11th Floor

Houston, TX 77042

2. A Deed of Trust Recorded on 08-07-2001

as Document Number 01-1428057

Amount: \$23,750.00

Trustor: Ivan Revolorio, a Single Man and Norma Chavez, Single Woman, as Joint Tenants

Trustee: United Title, a California Corporation

Beneficiary: Chung Won Kim and Kyong H. Kim, Husband and Wife as Joint Tenants

Mailing Address: Chung Won Kim ✓

Kyong H. Kim

9111 South San Pedro Street

Los Angeles, CA 90003

3. A U.C.C. Financing Statement Recorded: 09-19-2001

Document No.: 01-1775107

Executed by: Automotive Technical Services

In Favor of: Small Business Loan Source, Inc.

4. A Notice of Pending Lien Recorded 05-12-2006

as Document Number 06-1059382

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

5. A Notice of Pending Lien Recorded 05-12-2006

as Document Number 06-1059390

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

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: T8927

-Schedule B Continued-

6. A Notice of Pending Lien Recorded 07-03-2008
as Document Number 08-1190718
Filed by the City of Los Angeles Dept. of Building and Safety

7. A Notice of Lien Recorded: 02-27-2009
Document No.: 09-0282282
Amount: \$2,262.89
Owner: Ivan A. Revolorio and Norma Chavez
Claimant: City of Los Angeles

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

8. A Notice of Pending Lien Recorded 02-25-2011
as Document Number 11-0304889
Filed by the City of Los Angeles Dept. of Building and Safety

9. A Notice of Pending Lien Recorded 07-01-2011
as Document Number 11-0899540
Filed by the City of Los Angeles Dept. of Building and Safety

10. A Notice of Pending Lien Recorded 05-04-2012
as Document Number 12-0670642
Filed by the City of Los Angeles Dept. of Building and Safety

11. A Notary Public Bond Recorded on 09-01-2011
as Document Number 11-1187417
Filed by: Luz Marina Garcia, as Principal, and Merchants Bonding Company (Mutual), a Corporation
(see attached document for details)

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

No Statement of information is required.

End of Report



01 1428055

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
AUG 07 2001
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$10 XX
2

D.T.T.

6261' 25"
11068' 75"

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6041 009 002

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Chicago Title

01 1428055

3

WHEN RECORDED MAIL TO:

Ivan Revolorio
Norma Chavez
9111 S. San Pedro St.
Los Angeles, Ca 90003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

90 94

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ 261.25 \$ 1,068.75
ESCROW NO.: 20074 (X) computed on full value of property conveyed, or
TITLE ORDER NO.: 16060281-H 55 () computed on the full value less liens or
ASSESSOR'S PARCEL NO.: 6041-009-002- encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:
Chung Won Kim and Kyong H. Kim, husband and wife as joint tenants

A.

hereby GRANT(S) to Ivan Revolorio, a single man and Norma Chavez, a single woman, as joint tenants.

The following real property in the the City of Los Angeles, Los Angeles County, State of California:

described as: Lot 1, 2 & 3 of Tract No. 12, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 122, Page 79 of Maps, in the office of the County Recorder of said County.

Date: January 30, 2001

Chung Won Kim
Chung Won Kim

Kyong H. Kim
Kyong H. Kim

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On July 30th 2001 before me, the undersigned,
Personally appeared Kyong H. Kim and
Chung Won Kim / his husband & wife

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Linneth Walker



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: 9111 South San Pedro Street, Los Angeles, CA 90003



01 1428056

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
AUG 07 2001 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 26 XX 5

CODE
20

D.A. FEE Code 20 \$ 4.00

CODE
19

CODE
9

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

Chicago

RECORDING REQUESTED BY:

When Recorded Mail To:

Small Business Loan Source, Inc.
5333 Westheimer, Suite 840
Houston, Texas 77056

01 1428056

2

Escrow No. 20074
Title Order No. 16060281 - H55

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6041-009-002+001

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made July 23rd, 2001, between

Ivan A. Revolorio, a single man and Norma Chavez, a single woman, all as joint tenants, herein called TRUSTOR, whose address is 9111 S. San Pedro Street, Los Angeles, California 90003

Chicago Title Company, a California corporation, herein called TRUSTEE, and

Small Business Loan Source, Inc., herein called BENEFICIARY,

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

Lots 1, 2 & 3 of Tract No. 9132, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 122, Page 79 of Maps, in the office of the Conty Recorder of said county.

See Exhibit "A" for Due on Sale Clause

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 \$ 190,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

INITIALS J.R. NC

01-1428056

3

APN:

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	833	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	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	388
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor 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.

01-1428056

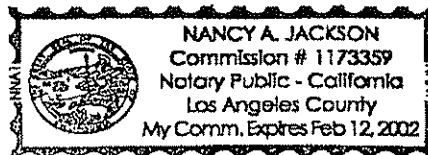
STATE OF CALIFORNIA
COUNTY OF Los ANGELES
ON July 23, 2001 before me,
NANCY A JACKSON personally appeared
IVAN REVOLORIO AND
NORMA CHAVEZ

Ivan Revolorio
Ivan Revolorio
Norma Chavez
Norma Chavez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Nancy A Jackson



This page is part of your document - DO NOT DISCARD

05 1402007

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM JUN 15 2005

TITLE(S) : _____



FEE

FEE \$ 37 P

D.T.T

CODE

20

D.A. FEE Code 20

\$ 8

CODE

19

CODE

9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

461 326 4004
05 1402007

ASSIGNMENT

3

For and in the consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, SMALL BUSINESS LOAN SOURCE, INC. ("Assignor"), whose mailing address is 9801 Westheimer, 11th Floor, Houston, Texas 77042 does hereby, through its duly appointed and authorized officers, bargain, sell, give, grant, convey, transfer, set over and assign, to SMALL BUSINESS LOAN SOURCE, LLC ("Assignee"), whose mailing address is 9801 Westheimer, 11th Floor, Houston, Texas 77042, its successors and assigns, all of Assignor's rights, title and interest in, to and under the following instruments and documents:

i) that certain Promissory Note, dated 7/23/2001 executed by Ivan Revolorio DBA

APN:	6041-009-027
Described As:	TR=9132 LOTS 1,2 AND 3
Address:	9121 S SAN PEDRO ST LOS ANGELES CA 90003
City:	LOS ANGELES CITY-44
Billing Address:	9111 S SAN PEDRO ST LOS ANGELES CA 90003
Assessed Owner(s):	REVOLORIO,IVAN A AND

Tax Rate Area:	0000461	Value	Conveyance Date:	08/07/2001	
Use Code:	2500	Land:	161,429.00	Conveying Instrument:	
Service station, full service		Improvements:	112,422.00	Date Transfer Acquired:	
Region Code:	26	Personal Property:		Vesting:	
Flood Zone:		Fixtures:		Year Built:	1955
Zoning Code:	LAR4	Inventory:		Year Last Modified:	1955
Taxability Code:		Exemptions		Square Footage	
Tax Rate:		Homeowner:		Land:	
Bill #:		Inventory:		Improvements:	1118
Issue Date:	10/15/2011	Personal Property:		Tax Defaulted:	
		Religious:		Total Tax:	4,330.97
		All Other:			
		Net Taxable Value:	273,851.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,165.49	216.54	12/10/2011	NOT PAID- DELINQUENT		2,382.03
2nd	2,165.48	226.54	04/10/2012	NOT PAID- DELINQUENT		2,392.02
Total Balance:						4,774.05

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	95.48
188.51	LOS ANGELES LIGHT MAINT	428.62
61.81	SOUTHEAST MOSQ ABATE	7.25
188.71	L.A. POLICE/911 BOND TAX	10.94
30.71	L.A. COUNTY FLOOD CONTROL	119.77
62.01	CO SANITATION DIST NO. 1	154.00
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	28.29
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	44.60
36.92	LA CO PARK DISTRICTS	30.26

Underlying Parcels:

Future Parcels:

Related Parcels:



LEAD SHEET

01 1428057

RECORDED/FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 AUG 07 2001 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 26 XX 5 JT

CODE 20

D.A. FEE Code 20 \$ 4.00

CODE 19

CODE 9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

Chicago

RECORDING REQUESTED BY:

01 1428057

2

ORDER # 16060281-H 55
ESCROW # 20074

WHEN RECORDED MAIL TO:
Chung Won Kim
Kyong H. Kim
9111 South San Pedro Street
Los Angeles, CA 90003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6041-009-002 9001

SHORT FORM DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made between Ivan Revolorio, a single man and Norma Chavez, a single woman, as joint tenants

herein called TRUSTOR,

whose address is 9111 South San Pedro Street, Los Angeles, California

United Title, a California corporation, herein called TRUSTEE, and

Chung Won Kim and Kyong H. Kim, husband and wife as joint tenants, herein called BENEFICIARY,

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

Lot 1, 2 & 3 of Tract No. 9132, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 122, Page 79 of Maps, in the office of the County Recorder of said County.

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

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$New*Second Loan 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.

*SECOND LOAN OF \$23,750.00

INITIALS F.E. N.C.

THIS DEED OF TRUST IS SUBORDINATE TO DEED OF TRUST TO FILE CONCURRENTLY HEREWITH.

3

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 22, 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
Alairieda	435	684	Kings	792	833	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	182
butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	29	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	462	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1876	860	Ventura	2062	388
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor 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.

Date: January 30, 2001

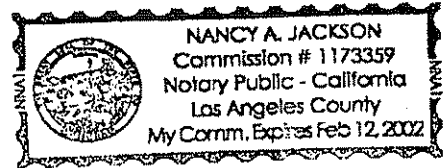
Ivan Revolorio

Norma Chavez

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On July 23 2001

before me, NANCY A JACKSON

IVAN REVOLORIO NORMA CHAVEZ personally appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal.



Signature Nancy A Jackson

(This area for official notarial seal)



LEAD SHEET

01 1775107

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

3:01 PM SEP 19 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE



TITLE(S)

FEE

D.T.T.

FEE \$ 20 - V

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown



THIS FORM IS NOT TO BE DUPLICATED

01 1775107

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional) Debbie Cook (713) 425-3936 Phone	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) Small Business Loan Source, Inc. 5333 Westheimer, Suite 840 Houston, Texas 77056	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME Automotive Technical Services				
OR 1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 9111 South San Pedro Street		CITY Los Angeles	STATE CA	POSTAL CODE 90003
1d. TAX ID #: SSN OR EIN 618-01-5670	ADD'L INFO RE ORGANIZATION DEBTOR N/A	1e. TYPE OF ORGANIZATION N/A	1f. JURISDICTION OF ORGANIZATION N/A	1g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR 2b. INDIVIDUAL'S LAST NAME Revolorio		FIRST NAME Ivan	MIDDLE NAME Anthony	SUFFIX
2c. MAILING ADDRESS 6715 Norwalk Blvd.		CITY Whittier	STATE CA	POSTAL CODE 90606
2d. TAX ID #: SSN OR EIN 618-01-5670	ADD'L INFO RE ORGANIZATION DEBTOR N/A	2e. TYPE OF ORGANIZATION N/A	2f. JURISDICTION OF ORGANIZATION N/A	2g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME Small Business Loan Source, Inc.				
OR 3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 5333 Westheimer, Suite 840		CITY Houston	STATE TX	POSTAL CODE 77056

4. This FINANCING STATEMENT covers the following collateral:
 All presently existing or hereafter arising, now owned or hereafter acquired accounts, contract rights, chattel paper, documents, instruments, money deposit accounts and all goods, inventory, machinery, and equipment whose sale, lease or other disposition by Debtor has given rise to any of the property described herein, which goods have been returned to or repossessed or stopped in transit by Debtor or Secured Party; and all books and records (including but not limited to computer tapes, disks, and programs, and other things upon which or in which such books or records are stored or maintained) together with all equipment, machinery, and inventory containing or used in connection with the use, preparation or maintenance of such books and records; and all proceeds of any said property, general intangibles, goods, inventory machinery, equipment, vehicles, insurance policies, deposit accounts and money, furniture and fixtures, and leasehold improvements, and all proceeds of any of said property. Debtor is not authorized to sell, transfer or otherwise convey or dispose of any of said property except finished inventory held for sale and sold in the Debtor's usual course of business.
 See attached: Exhibit "A" and "B"

5. ALTERNATIVE DESIGNATION (if applicable)	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> THIS FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum.		7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (if applicable) (ADDITIONAL FEE)		All Debtors Debtor 1 Debtor 2 (optional)		
8. OPTIONAL FILER REFERENCE DATA						

This page is part of your document - DO NOT DISCARD

06 1059382

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

11:21 AM MAY 12 2006

TITLE(S) : _____



FEE

D.T.T.

FREE 1T

CODE
20

CODE
19

CODE
9

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:
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

06 1059382

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6041-009-027
AKA 9111 S SAN PEDRO ST
LOS ANGELES

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. 4173696)

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 9132 1 M B 122-79

TR 9132 2 M B 122-79

TR 9132 3 M B 122-79

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.

DATED: This 03rd Day of May, 2006

REVOLORIO IVAN A AND CHAVEZ, NORMA
9111 S SAN PEDRO ST
LOS ANGELES CA, 90003

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By Grace Harper
Grace Harper, Bureau Chief
Resource Management Bureau

This page is part of your document - DO NOT DISCARD

06 1059390

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11:21 AM MAY 12 2006

TITLE(S) :



FEE FREE 1T

D.T.T.

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

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

06 1059390

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

APN# 6041-009-027
AKA 9111 S SAN PEDRO ST

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. 4170538)

Telephone Number: (213) 482-6890

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

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TR 9132 1 M B 122-79

TR 9132 2 M B 122-79

TR 9132 3 M B 122-79

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DATED: This 03rd Day of May, 2006

REVOLORIO IVAN & CHAVEZ NORMA
9111 S SAN PEDRO ST
LOS ANGELES CA, 90003

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By Grace Harper
Grace Harper, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

07/03/08



9

20081190718

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. 4464251)

Telephone Number: (213) 482-6890

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

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TR 9132 1 M B 122-79

TR 9132 2 M B 122-79

TR 9132 3 M B 122-79

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APN 6041-009-027
AKA 9121 S SAN PEDRO ST
LOS ANGELES

Owner:

REVOLORIO IVAN A AND CHAVEZ,NORMA
9111 S SAN PEDRO ST
LOS ANGELES CA,90003

DATED: This 27th Day of June, 2008

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

A handwritten signature in black ink, appearing to read "Karen Penera", written over a horizontal line.

Karen Penera, 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 LIEN

APN # 6041-009-027
AKA 9111-9121 SOUTH SAN PEDRO STREET, LOS ANGELES

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on November 5, 2008, the City of Los Angeles hereby claims a lien in the sum \$2,262.89, plus daily interest at the legal rate set forth in California Code of Civil Procedure section 685.010 from December 16, 2008, against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property, located at:

9111-9121 SOUTH SAN PEDRO STREET, LOS ANGELES

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

Lot 1, 2 & 3 of Tract No. 9132, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 122, Page(s) 79 of Maps, in the Office of the County Recorder of said County. (Full legal description on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012)

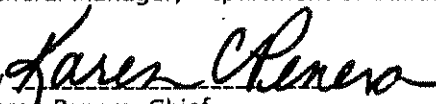
**THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE
CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.**

DATED: This 11th Day of February, 2009

OWNER(S):

Ivan A. Revolorio and Norma Chavez
9111 S. San Pedro Street
Los Angeles, CA 90003

CITY OF LOS ANGELES
ANDREW A. ADELMAN
General Manager, Department of Building and Safety

By 
Karen Penera, Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5002085)

Telephone Number: (213) 482-6890

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

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TR 9132 1 M B 122-79

TR 9132 2 M B 122-79

TR 9132 3 M B 122-79

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APN 6041-009-027
AKA 9121 S SAN PEDRO ST
LOS ANGELES

Owner:

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

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5068829)

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 9132 1 M B 122-79

TR 9132 2 M B 122-79

TR 9132 3 M B 122-79

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 6041-009-027
AKA 9121 S SAN PEDRO ST
LOS ANGELES

Owner:

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

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5388905)

Telephone Number: (213) 482-6890

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

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TR 9132 2 M B 122-79

TR 9132 3 M B 122-79

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APN 6041-009-027
AKA 9121 S SAN PEDRO ST
LOS ANGELES

Owner:

FILED

SEP 01 2011



DEAN C. LOGAN, COUNTY CLERK

DEPUTY

Luz Marina Garcia, 5465 Santa Monica Bl #204, Los Angeles, CA 90029

MERCHANTS BONDING COMPANY

2100 FLEUR DRIVE • DES MOINES IOWA 50321-1158 (800) 876-6827 • (800) 833-1211 FAX

NOTARY PUBLIC BOND

Bond No 40918096N Premium \$38 00

KNOW ALL PERSONS BY THESE PRESENTS

That we Luz Marina Garcia, as Principal, and MERCHANTS BONDING COMPANY (MUTUAL), a corporation duly licensed to do business in the State of California, as Surety, are held and firmly bound unto the State of California, in the sum of Fifteen Thousand (\$15,000) Dollars, lawful money of the United States of America, to be paid to the said State of California, or its assigns, for which payment, well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, firmly by these presents

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal was on the 7th day of August, 2011, duly appointed a Notary Public in the State of California for the term of four years from the date of his/her commission

NOW THEREFORE, if the Principal shall well, truly and faithfully perform all official duties required of him/her by law, and all such additional duties as may hereafter be imposed on him/her as such officer by any law of the State of California, then the above obligation to be void, otherwise to remain in full force and effect

Any proceeding under this bond may be instituted in any court of competent jurisdiction in the State of California

Signed and dated this 30th day of August, 2011



By Luz Marina Garcia, Principal

By Pamela Everett, Attorney-In-Fact

(Executed under penalty of perjury as provided in C.C.P 995-630b)

STATE OF California County of Los Angeles

CERTIFICATE OF ACKNOWLEDGMENT

On August 30, 2011 before me, Terilynn Garrett, Notary Public, personally appeared Pamela Everett, who 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 he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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



Terilynn Garrett, Notary Public

Do not stamp seal below this line

NEO 0601-0001 CA (2/10)

EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: July 31, 2013

JOB ADDRESS: 9111 SOUTH SAN PEDRO STREET, LOS ANGELES, CA

(AKA 9121 SOUTH SAN PEDRO STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6041-009-027

Last Full Title: 08/21/2012

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). IVAN REVOLORIO & NORMA CHAVEZ
9111 S SAN PEDRO STREET
LOS ANGELES, CA. 90003 CAPACITY: OWNERS

- 2). SMALL BUSINESS LOAN SOURCE, INC.
5333 WESTHEIMER, SUITE 840
HOUSTON, TX. 77056 CAPACITY: INTERESTED PARTIES

- 3). SMALL BUSINESS LOAN SOURCE, LLC
9801 WESTHEIMER, 11TH FLOOR
HOUSTON, TX. 77042 CAPACITY: INTERESTED PARTIES

- 4). CHUNG WON KIM & KYONG H. KIM
9111 S SAN PEDRO STREET
LOS ANGELES, CA. 90003 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

9121 S SAN PEDRO ST, LOS ANGELES, CA 90003-3840**Owner Information:**

Owner Name: REVOLORIO IVAN A/CHAVEZ NORMA
 Mailing Address: 9111 S SAN PEDRO ST, LOS ANGELES CA 90003-3840 C034
 Vesting Codes: / A / JT

Location Information:

Legal Description: TR=9132 LOTS 1,2 AND 3
 County: LOS ANGELES, CA APN: 6041-009-027
 Census Tract / Block: 2400.20 / 1 Alternate APN:
 Township-Range-Sect: Legal Book/Page: 122-79 Subdivision: 9132
 Legal Lot: 1 Map Reference: / 704-D3
 Legal Block: School District: 9132
 Market Area: Munic/Township: LOS ANGELES
 Neighbor Code:

Owner Transfer Information:

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

Last Market Sale Information:

Recording/Sale Date: 08/07/2001 / 1st Mtg Amount/Type: \$23,750 /
 01/30/2001 PRIVATE PARTY
 Sale Price: \$237,500 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 1428057
 Document #: 1428055 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$212.43
 New Construction: Multi/Split Sale:
 Title Company: CHICAGO TITLE CO.
 Lender:
 Seller Name: KIM CHUNG W & KYONG H

Prior Sale Information:

Prior Rec/Sale Date: 07/15/1982 / Prior Lender:
 Prior Sale Price: \$112,000 Prior 1st Mtg Amt/Type: \$82,000 / CONV
 Prior Doc Number: 709553 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics:

Year Built / Eff: 1955 / Total Rooms/Offices: Garage Area:
 1955 Total Restrooms: Garage Capacity:
 Gross Area: 1,118 Roof Type: Parking Spaces:
 Building Area: 1,118 Roof Material: Heat Type:
 Tot Adj Area: Construction: Air Cond:
 Above Grade: Foundation: Pool:
 # of Stories: Exterior wall: Quality:
 Other Improvements: Basement Area: Condition:

Site Information:

Zoning: LAR4 Acres: 0.40 County Use: SERVICE
 STA-FULL
 SVC (2500)
 Lot Area: 17,278 Lot Width/Depth: x State Use:
 Land Use: SERVICE Commercial Units: Water Type:
 STATION Sewer Type: Building Class:
 Site Influence:

Tax Information:

Total Value: \$279,327 Assessed Year: 2012 Property Tax: \$4,330.97
 Land Value: \$164,657 Improved %: 41% Tax Area: 461
 Improvement Value: \$114,670 Tax Year: 2011 Tax Exemption:
 Total Taxable Value: \$279,327

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

9121 S SAN PEDRO ST, LOS ANGELES, CA 90003-3840

2 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: 2

	Subject Property	Low	High	Average
Sale Price	\$237,500	\$1,814,000	\$1,814,000	\$1,814,000
Bldg/Living Area	1,118	950	1,120	1,035
Price/Sqft	\$212.43	\$1,909.47	\$1,909.47	\$1,909.47
Year Built	1955	1965	1989	1977
Lot Area	17,278	12,239	15,449	13,844
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$279,327	\$197,845	\$1,062,534	\$630,190
Distance From Subject	0.00	7.25	8.54	7.90

*= 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										
		9121 S SAN PEDRO ST	\$237,500	1955			08/07/2001	1,118	17,278	0.0
Comparables										
<input checked="" type="checkbox"/>	1	3309 W OLYMPIC BLVD	\$1,814,000	1989			11/28/2012	950	15,449	7.25
<input checked="" type="checkbox"/>	2	4436 SEPULVEDA BLVD		1965			12/07/2012	1,120	12,239	8.54

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

9121 S SAN PEDRO ST, LOS ANGELES, CA 90003-3840**2 Comparable(s) Selected.**

Report Date: 01/30/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$237,500	\$1,814,000	\$1,814,000	\$1,814,000
Bldg/Living Area	1,118	950	1,120	1,035
Price/Sqft	\$212.43	\$1,909.47	\$1,909.47	\$1,909.47
Year Built	1955	1965	1989	1977
Lot Area	17,278	12,239	15,449	13,844
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$279,327	\$197,845	\$1,062,534	\$630,190
Distance From Subject	0.00	7.25	8.54	7.90

* = user supplied for search only

Comp #:	1			Distance From Subject:	7.25 (miles)
Address:	3309 W OLYMPIC BLVD, LOS ANGELES, CA 90019-2319				
Owner Name:	WESTERN OIL INVESTMENTS LLC				
Seller Name:	EXXONMOBIL OIL CORP				
APN:	5080-007-006	Map Reference:	43-E3 / 633-H4	Building Area:	950
County:	LOS ANGELES, CA	Census Tract:	2131.00	Total Rooms/Offices:	
Subdivision:	COUNTRY CLUB HEIGHTS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/28/2012	Prior Rec Date:	09/19/1980	Yr Built/Eff:	1989 / 1989
Sale Date:	10/31/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,814,000	Prior Sale Price:	\$371,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1812120	Acres:	0.35		
1st Mtg Amt:	\$1,555,400	Lot Area:	15,449		
Total Value:	\$1,062,534	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	8.54 (miles)
Address:	4436 SEPULVEDA BLVD, CULVER CITY, CA 90230-4850				
Owner Name:	HO LINDA H				
Seller Name:	OLIVE FREEMAN PROPERTIES INC				
APN:	4215-010-028	Map Reference:	50-B2 / 672-F4	Building Area:	1,120
County:	LOS ANGELES, CA	Census Tract:	7027.00	Total Rooms/Offices:	
Subdivision:	9111	Zoning:	CCC3*	Total Restrooms:	
Rec Date:	12/07/2012	Prior Rec Date:		Yr Built/Eff:	1965 / 1965
Sale Date:	11/16/2012	Prior Sale Date:		Air Cond:	
Sale Price:		Prior Sale Price:		Pool:	
Sale Type:	N	Prior Sale Type:		Roof Mat:	
Document #:	1889698	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,239		
Total Value:	\$197,845	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: July, 31, 2013

JOB ADDRESS: 9111 SOUTH SAN PEDRO STREET, LOS ANGELES, CA

(AKA 9121 SOUTH SAN PEDRO STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6041-009-027

CASE# 76723

ORDER NO: A-2627865

EFFECTIVE DATE OF ORDER TO COMPLY: October 18, 2010

COMPLIANCE EXPECTED DATE: November 02, 2010

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2627865

1010601201135326

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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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

IVAN A REVOLORIO AND NORMA CHAVEZ
9111 S SAN PEDRO ST
LOS ANGELES, CA 90003

CASE #: 76723
ORDER #: A-2627865
EFFECTIVE DATE: October 18, 2010
COMPLIANCE DATE: November 02, 2010

PROPERTY OWNER OF
SITE ADDRESS: 9121 S SAN PEDRO ST

ASSESSORS PARCEL NO.: 6041-009-027
ZONE: R4; Multiple Dwelling Zone
NAME OF BUSINESS IN VIOLATION: MUNOZ TRANSMISSION

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

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

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

1. (V #12.) Cargo container.

You are therefore ordered to: 1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for the 8 ft x 20 ft cargo container on the site.

2) Discontinue the use of the cargo container and remove from the site.

Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1.(a), and 12.26E.2. of the L.A.M.C.

Location: Behind the service bays.

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

NO COMPLIANCE

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.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

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

APPEAL PROCEDURES:

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

and/or

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

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

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

NON-COMPLIANCE FEE WARNING:

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

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.

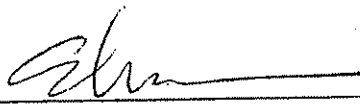
NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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.



101050120113533

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: 

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


REVIEWED BY

Date: October 06, 2010

~~FRM~~
OCT 07 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

EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: July, 31, 2013

JOB ADDRESS: 9111 SOUTH SAN PEDRO STREET, LOS ANGELES, CA

(AKA 9121 SOUTH SAN PEDRO STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6041-009-027

CASE# 76723

ORDER NO: A-2681074

EFFECTIVE DATE OF ORDER TO COMPLY: January 11, 2011

COMPLIANCE EXPECTED DATE: January 16, 2011

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

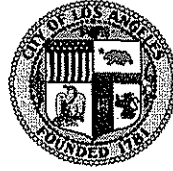
VIOLATIONS:

SEE ATTACHED ORDER # A-2681074

BOARD OF
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MARSHA L. BROWN
VICE-PRESIDENT
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CITY OF LOS ANGELES
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ANTONIO R. VILLARAIGOSA
MAYOR

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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

IVAN A REVOLORIO AND NORMA CHAVEZ
9111 S SAN PEDRO ST
LOS ANGELES, CA 90003

CASE #: 76723
ORDER #: A-2681074
EFFECTIVE DATE: January 11, 2011
COMPLIANCE DATE: January 16, 2011

PROPERTY OWNER OF
SITE ADDRESS: 9121 S SAN PEDRO ST

ASSESSORS PARCEL NO.: 6041-009-027
ZONE: R4; Multiple Dwelling Zone
NAME OF BUSINESS IN VIOLATION: MUNOZ TRANSMISSION

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 27, 2012 and billed on invoice # 561346.

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 10, 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

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 98.04 I 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.

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and/or

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- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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: January 03, 2011

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


REVIEWED BY