

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

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SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

May 31, 2013

Council District: # 9

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

JOB ADDRESS: 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN) : 5001-001-020

On May 20, 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: **5150 South Vermont Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on April 21, 2010 and January 25, 2011, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 355.00
System Development Surcharge	47.39
Non-Compliance Code Enforcement Fee	550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	627.48
Title Report fee	53.00
Grand Total	\$ 3,007.87

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 **\$3,007.87** 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 **\$3,007.87** 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
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. T9317
Type of Report: GAP Report
Order Date: 02-21-2013

Prepared for: City of Los Angeles
Dated as of: 01-31-2013

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5001-001-020

Situs Address: 5150 S Vermont Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 02-19-2010
As Document Number: 10-0229630
Documentary Transfer Tax: \$2,520.00
In Favor of: **Karen Kim, a Married Woman as her Sole and Separate Property**

Mailing Address: **Karen Kim**
5150 S. Vermont Ave.
Los Angeles, CA 90037

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 32 and 33 of Resubdivision of Lots 2 to 62 and part of Lots 1 and 63 of Burck's Golden Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page(s) 159 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: T9317

-Schedule B Continued-

1. A Deed of Trust Recorded on 02-19-2010
as Document Number 10-0229631
Amount: \$364,000.00
Trustor: Karen Kim, a Married Woman as her Sole and Separate Property
Trustee: Old Republic Title Company
Beneficiary: Pacific City Bank

Mailing Address: Pacific City Bank ✓
Note Department
3701 Wilshire Blvd., #418
Los Angeles, CA 90010

An Assignment of Rents as additional security Recorded on 02-19-2010
as Document Number 10-0229632
In Favor of: Pacific City Bank

Mailing Address: Pacific City Bank
Note Department
3701 Wilshire Blvd., #418
Los Angeles, CA 90010

A Hazardous Substances Certificate and Indemnity Agreement Recorded on 02-19-2010
as Document Number 10-0229633
Filed by: Pacific City Bank
(see attached document for details)

2. A Notice of Pending Lien Recorded 12-03-2010
as Document Number 10-1780108
Filed by the City of Los Angeles Dept. of Building and Safety

3. A Notice of Pending Lien Recorded 07-01-2011
as Document Number 11-0898820
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: 5001-001-020
 Described As: LOT 33 ANDRESUB OF LOTS 2 TO 62 AND PART OF LOTS 1AND 63 OF BURCKS GOLDEN TRACT LOTS 32
 Address: 5150 S VERMONT AVE LOS ANGELES CA 90037
 City: LOS ANGELES CITY-44
 Billing Address: 5150 S VERMONT AVE LOS ANGELES CA 90037
 Assessed Owner(s): KIM,KAREN

Tax Rate Area:	0006660	Value	Conveyance Date:	01/31/1991
Use Code:	2670	Land:	Conveying Instrument:	147264
Auto service, no gas		Improvements:	Date Transfer Acquired:	
Region Code:	25	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	LAC2	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	8,200.51
		All Other:		
		Net Taxable Value:		
		575,498.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	4,100.26	410.02	12/10/2012	PAID	11/20/2012	0.00
2nd	4,100.25	420.03	04/10/2013	UNPAID		4,100.25
Total Balance:						4,100.25

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	127.69
36.92	LA CO PARK DISTRICTS	32.66
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	168.54
61.11	L.A. CNTY WEST MOSQ ABATE	5.72
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	30.47
188.51	LOS ANGELES LIGHT MAINT	445.68
188.71	L.A. POLICE/911 BOND TAX	4.74
188.69	L.A. STORMWATER POLL ABATE.	101.80

Open Orders with same APN			
Company	Department	Title Unit	Order #
CTI		55	126031153
CTI		59	810076391
NAM		62	6015069

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

*** END OF REPORT ***

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20100229630



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/19/10 AT 01:44PM

FEES:	22.00
TAXES:	3,136.00
OTHER:	0.00
PAID:	3,158.00



LEADSHEET



201002190150009

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002547920

SEQ:
02

Daily ERDS



THIS FORM IS NOT TO BE DUPLICATED

STEWART

RECORDING REQUESTED BY:
Stewart Title of California, Inc.,
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Karen Kim
5150 S. Vermont Ave.
Los Angeles, CA 90037

ORDER NO. 3234-281707
ESCROW NO. 3218-281707
APN. 5001-001-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

44

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: \$616.00

CITY TAX \$2,520.00

80

- Monument Preservation Fee is:
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Pacific City Bank

hereby GRANT(S) to
Karen Kim, a married woman as her sole and separate property

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:
See "Exhibit A" attached hereto
(property commonly known as: 5150 S. Vermont Ave., Los Angeles, CA)

DATE: February 11, 2010

Pacific City Bank

By: Henry Kim
Henry Kim, Secretary

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

By:

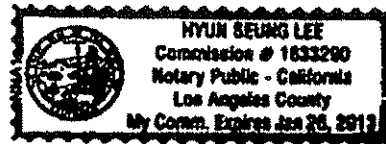
On FEB. 12, 2010 before me,
HYUN SEUNG LEE a Notary
Public, personally appeared HENRY KIM

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

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

WITNESS my hand and official seal.

Signature Hyun Seung Lee



(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit A
LEGAL DESCRIPTION

File Number: 281707

Lots 32 and 33 of Resubdivision of Lots 2 to 62 and part of Lots 1 and 63 of Burck's Golden Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page(s) 159 of Maps, in the Office of the County Recorder of said County.

APN: 5001-001-020

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20100229631



Pages:
0010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/19/10 AT 01:44PM

FEES:	80.00
TAXES:	0.00
OTHER:	0.00
PAID:	80.00



LEADSHEET



201002190150009

00001951446



002547920

SEQ:
03

Daily ERDS



THIS FORM IS NOT TO BE DUPLICATED

RECORDATION REQUESTED BY:

PACIFIC CITY BANK
ROWLAND HEIGHTS BRANCH
18160 COLIMA ROAD
ROWLAND HEIGHTS, CA 91748

WHEN RECORDED MAIL TO:

PACIFIC CITY BANK
NOTE DEPARTMENT
3701 WILSHIRE BLVD., #418
LOS ANGELES, CA 90010

34-281707

5001-001-020

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated February 9, 2010, among KAREN KIM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, whose address is 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA 90037 ("Trustor"); PACIFIC CITY BANK, whose address is ROWLAND HEIGHTS BRANCH, 18160 COLIMA ROAD, ROWLAND HEIGHTS, CA 91748 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and OLD REPUBLIC TITLE COMPANY, whose address is 450 NORTH BRAND BLVD., GLENDALE, CA 91203 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in LOS ANGELES County, State of California:

LOTS 32 AND 33 OF RESUBDIVISION OF LOTS 2 TO 62 AND PART OF LOTS 1 AND 63 OF BURCK'S GOLDEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Real Property or its address is commonly known as 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA 90037.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property;

**DEED OF TRUST
(Continued)**

Loan No: 0232479

Page 8

Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., Chapters 6.5 through 7.7 of Division 20 of the California Health and Safety Code, Section 25100, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means PACIFIC CITY BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated February 9, 2010, in the original principal amount of **\$364,000.00** from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

Trustee. The word "Trustee" means OLD REPUBLIC TITLE COMPANY, whose address is 450 NORTH BRAND BLVD., GLENDALE, CA 91203 and any substitute or successor trustees.

Trustor. The word "Trustor" means KAREN KIM.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

X
KAREN KIM



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20100229632



Pages:
0006

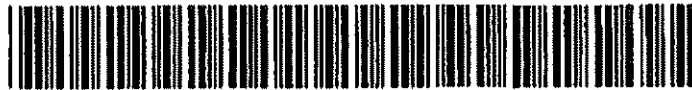
Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/19/10 AT 01:44PM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00



LEADSHEET



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SEQ:
04

Daily ERDS



THIS FORM IS NOT TO BE DUPLICATED

RECORDATION REQUESTED BY:

PACIFIC CITY BANK
ROWLAND HEIGHTS BRANCH
18160 COLIMA ROAD
ROWLAND HEIGHTS, CA 91748

WHEN RECORDED MAIL TO:

PACIFIC CITY BANK
NOTE DEPARTMENT
3701 WILSHIRE BLVD., #418
LOS ANGELES, CA 90010

34-281707

FOR RECORDER'S USE ONLY

5001-001-020

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated February 9, 2010, is made and executed between KAREN KIM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, whose address is 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA 90037 (referred to below as "Grantor") and PACIFIC CITY BANK, whose address is 18160 COLIMA ROAD, ROWLAND HEIGHTS, CA 91748 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in LOS ANGELES County, State of California:

LOTS 32 AND 33 OF RESUBDIVISION OF LOTS 2 TO 62 AND PART OF LOTS 1 AND 63 OF BURCK'S GOLDEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Property or its address is commonly known as 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA 90037.

This is an absolute assignment of Rents made in connection with an obligation secured by property pursuant to California Civil Code section 2938.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs

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20100229633



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/19/10 AT 01:44PM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00



LEADSHEET



201002190150009

00001951448



002547920

SEQ:
05

Daily ERDS



THIS FORM IS NOT TO BE DUPLICATED

RECORDATION REQUESTED BY:

PACIFIC CITY BANK
ROWLAND HEIGHTS BRANCH
18160 COLIMA ROAD
ROWLAND HEIGHTS, CA 91748

WHEN RECORDED MAIL TO:

PACIFIC CITY BANK
NOTE DEPARTMENT
3701 WILSHIRE BLVD., #418
LOS ANGELES, CA 90010

34-281707
5001-001-020

FOR RECORDER'S USE ONLY

HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT

THIS HAZARDOUS SUBSTANCES AGREEMENT dated February 9, 2010, is made and executed among KAREN KIM, whose address is 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA 90037 (sometimes referred to below as "Borrower" and sometimes as "Indemnitor"); and PACIFIC CITY BANK, ROWLAND HEIGHTS BRANCH, 18160 COLIMA ROAD, ROWLAND HEIGHTS, CA 91748 (referred to below as "Lender"). For good and valuable consideration and to induce Lender to make a loan to Borrower, each party executing this Agreement hereby represents and agrees with Lender as follows:

PROPERTY DESCRIPTION. The word "Property" as used in this Agreement means the following Real Property located in LOS ANGELES County, State of California:

LOTS 32 AND 33 OF RESUBDIVISION OF LOTS 2 TO 62 AND PART OF LOTS 1 AND 63 OF BURCK'S GOLDEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Real Property or its address is commonly known as 5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA 90037.

REPRESENTATIONS. The following representations are made to Lender, subject to disclosures made and accepted by Lender in writing or contained in the Property Report:

Use of Property. After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that there has been any use, generation, manufacture, storage, treatment, refinement, transportation, disposal, release, or threatened release of any Hazardous Substances by any person on, under, or about the Property.

Hazardous Substances. After due inquiry and investigation, Indemnitor has no knowledge, or reason to believe, that the Property, whenever and whether owned by previous Occupants, has ever contained asbestos, PCBs, lead paints or other Hazardous Substances, whether used in construction or stored on the Property.

No Notices. Indemnitor has received no summons, citation, directive, letter or other communication, written or oral, from any agency or department of any county or state or the U.S. Government concerning any intentional or unintentional action or omission on, under, or about the Property which has resulted in the releasing, spilling, leaking, pumping, pouring, emitting, emptying or dumping of Hazardous Substances into any waters, ambient air or onto any lands or where damage may have resulted to the lands, waters, fish, shellfish, wildlife, biota, air or other natural resources.

AFFIRMATIVE COVENANTS. Indemnitor covenants with Lender as follows:

Use of Property. Indemnitor will not use and does not intend to use the Property to generate, manufacture, refine, transport, treat, store, handle or dispose of any Hazardous Substances, PCBs, lead paint or asbestos.

Compliance with Environmental Laws. Indemnitor shall cause the Property and the operations conducted on it to comply with any and all Environmental Laws and orders of any governmental authorities having jurisdiction under any Environmental Laws and shall obtain, keep in effect and comply with all governmental permits and authorizations required by Environmental Laws with respect to such Property or operations. Indemnitor shall furnish Lender with copies of all such permits and authorizations and any amendments or renewals of them and shall notify Lender of any expiration or revocation of such permits or authorizations.

Preventive, Investigatory and Remedial Action. Indemnitor shall exercise extreme care in handling Hazardous Substances if Indemnitor uses or encounters any. Indemnitor, at Indemnitor's expense, shall undertake any and all preventive, investigatory or remedial action (including emergency response, removal, containment and other remedial action) (a) required by any applicable Environmental Laws or orders by any governmental authority having jurisdiction under Environmental Laws, or (b) necessary to prevent or minimize property damage (including damage to Occupant's own property), personal injury or damage to the environment, or the threat of any such damage or injury, by releases of or exposure to Hazardous Substances in connection with the Property or operations of any Occupant on the Property. In the event Indemnitor fails to perform any of Indemnitor's obligations under this section of the Agreement, Lender may (but shall not be required to) perform such obligations at Indemnitor's expense. All such costs and expenses incurred by Lender under this section and otherwise under this Agreement shall be reimbursed by Indemnitor to Lender upon demand with interest at the Note default rate, or in the absence of a default rate, at the Note interest rate. Lender and Indemnitor intend that Lender shall have full recourse to Indemnitor for any sum at any time due to Lender under this Agreement. In performing any such obligations of Indemnitor, Lender shall at all times be deemed to be the agent of Indemnitor and shall not by reason of such performance be deemed to be assuming any responsibility of Indemnitor under any Environmental Law or to any third party. Indemnitor hereby irrevocably

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4902557)

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:

RESUBDIVISION OF LOTS 2 TO 62 AND PART OF 1 AND 63 OF BURCK'S GOLDEN TRACT 32 M B 11-
RESUBDIVISION OF LOTS 2 TO 62 AND PART OF 1 AND 63 OF BURCK'S GOLDEN TRACT 33 M B 11-

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 5001-001-020
AKA 5150 S VERMONT AVE
LOS ANGELES

Owner:
KIM KAREN
5150 S VERMONT AVE
LOS ANGELES CA,900373536

DATED: This 01st Day of November, 2010

CITY OF LOS ANGELES

By

Karen Penera

KP 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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5046384)

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:

RESUBDIVISION OF LOTS 2 TO 62 AND PART OF 1 AND 63 OF BURCK'S GOLDEN TRACT 32 M B 11-
RESUBDIVISION OF LOTS 2 TO 62 AND PART OF 1 AND 63 OF BURCK'S GOLDEN TRACT 33 M B 11-

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 5001-001-020
AKA 5150 S VERMONT AVE
LOS ANGELES

Owner:

KIM KAREN
5150 S VERMONT AVE
LOS ANGELES CA, 90037

DATED: This 17th Day of June, 2011

CITY OF LOS ANGELES

BY 

Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **May 31, 2013**

JOB ADDRESS: **5150 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5001-001-020**

Last Full Title: **01-31-2013**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). KAREN KIM
5150 S. VERMONT AVE
LOS ANGELES, CA 90037

CAPACITY: OWNER

2). PACIFIC CITY BANK
NOTE DEPARTMENT
3701 WILSHIRE BLVD., #418
LOS ANGELES, CA 90010

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536



Owner Information

Bldg Card: 000 of 003

Owner Name: **KIM KAREN**
 Mailing Address: **5150 S VERMONT AVE, LOS ANGELES CA 90037-3536 C025**
 Vesting Codes: **MW // SE**

Location Information

Legal Description: **RESUB OF LOTS 2 TO 62 AND
 PART OF LOTS 1 AND 63 OF
 BURCKS GOLDEN TRACT LOTS 32
 AND LOT 33**

County:	LOS ANGELES, CA	APN:	5001-001-020
Census Tract / Block:	2321.10 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	BURCKS GOLDEN TR RESUB
Legal Book/Page:	11-159	Map Reference:	51-F3 / 674-A4
Legal Lot:	33	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	02/19/2010 / 02/11/2010	1st Mtg Amount/Type:	\$364,000 / CONV
Sale Price:	\$560,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	229631
Document #:	229630	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$140.88
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE/CA		
Lender:	PACIFIC CTY BK		
Seller Name:	PACIFIC CTY BK		

Prior Sale Information

Prior Rec/Sale Date:	04/07/1988 / 03/1988	Prior Lender:	
Prior Sale Price:	\$310,000	Prior 1st Mtg Amt/Type:	\$310,000 / PRIVATE PARTY
Prior Doc Number:	474953	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1939 /	Total Rooms/Offices		Garage Area:	
Gross Area:	3,975	Total Restrooms:		Garage Capacity:	
Building Area:	3,975	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:	LAC2	Acres:	0.30	County Use:	AUTO SVC-NO GAS (2670)
Lot Area:	13,002	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$575,498	Assessed Year:	2012	Property Tax:	\$8,200.51
Land Value:	\$426,486	Improved %:	26%	Tax Area:	6660
Improvement Value:	\$149,012	Tax Year:	2012	Tax Exemption:	
Total Taxable Value:	\$575,498				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536

12 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: 12

	Subject Property	Low	High	Average
Sale Price	\$560,000	\$250,000	\$2,700,000	\$1,658,400
Bldg/Living Area	3,975	3,547	4,428	3,847
Price/Sqft	\$140.88	\$66.23	\$683.54	\$427.54
Year Built	1939	1905	1978	1951
Lot Area	13,002	4,873	18,467	13,595
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$575,498	\$64,950	\$905,557	\$451,382
Distance From Subject	0.00	3.71	19.70	12.38

*= 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										
		5150 S VERMONT AVE	\$560,000	1939			02/19/2010	3,975	13,002	0.0
Comparables										
<input checked="" type="checkbox"/>	1	719 E 9TH ST	\$2,260,000	1905			02/04/2013	4,428	4,873	3.71
<input checked="" type="checkbox"/>	2	7907 SANTA FE AVE	\$2,030,000	1957			12/14/2012	3,869	18,467	4.01
<input checked="" type="checkbox"/>	3	7923 SANTA FE AVE	\$2,030,000	1978			12/14/2012	3,600	16,672	4.03
<input checked="" type="checkbox"/>	4	11461 W WASHINGTON BLVD	\$1,389,000	1960			10/16/2012	3,741	13,335	7.16
<input checked="" type="checkbox"/>	5	327 S WOODS AVE	\$250,000	1960			08/30/2012	3,775	14,184	8.17
<input checked="" type="checkbox"/>	6	3548 SANTA ANITA AVE	\$550,000	1940			04/09/2013	3,964	15,604	15.26
<input checked="" type="checkbox"/>	7	11646 VALLEY BLVD	\$2,200,000	1959			12/11/2012	3,547	14,531	15.99
<input checked="" type="checkbox"/>	8	1085 LONG BEACH BLVD	\$2,700,000	1928			04/16/2013	3,950	12,483	16.01
<input checked="" type="checkbox"/>	9	9265 SUNLAND BLVD	\$675,000	1973			12/31/2012	3,600	13,237	17.28
<input checked="" type="checkbox"/>	10	303 S PACIFIC AVE		1930			04/05/2013	3,692	16,814	17.57
<input checked="" type="checkbox"/>	11	17720 SATICOY ST A		1959			04/24/2013	3,894	8,134	19.63
<input checked="" type="checkbox"/>	12	6938 RESEDA BLVD	\$2,500,000	1970			12/31/2012	4,106	14,802	19.7

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5150 S VERMONT AVE, LOS ANGELES, CA 90037-3536

12 Comparable(s) Selected.

Report Date: 05/07/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$560,000	\$250,000	\$2,700,000	\$1,658,400
Bldg/Living Area	3,975	3,547	4,428	3,847
Price/Sqft	\$140.88	\$66.23	\$683.54	\$427.54
Year Built	1939	1905	1978	1951
Lot Area	13,002	4,873	18,467	13,595
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$575,498	\$64,950	\$905,557	\$451,382
Distance From Subject	0.00	3.71	19.70	12.38

*= user supplied for search only

Comp #: 1 Distance From Subject: 3.71 (miles)
 Address: 719 E 9TH ST, LOS ANGELES, CA 90021-1816
 Owner Name: ESSY INVESTMENT GROUP LLC
 Seller Name: WONG WILLIAM & C Y TRUST
 APN: 5146-025-035 Map Reference: 44-D4 / 634-F6 Building Area: 4,428
 County: LOS ANGELES, CA Census Tract: 2260.02 Total Rooms/Offices:
 Subdivision: CLARK & BRYAN Zoning: LAM2 Total Restrooms:
 Rec Date: 02/04/2013 Prior Rec Date: Yr Built/Eff: 1905 / 1929
 Sale Date: 01/23/2013 Prior Sale Date: Air Cond: NONE
 Sale Price: \$2,260,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 179552 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,873
 Total Value: \$65,935 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 4.01 (miles)
 Address: 7907 SANTA FE AVE, HUNTINGTON PARK, CA 90255-6630
 Owner Name: ALLIANCE FOR COLLEGE-READY PUB
 Seller Name: 7907 SANTA FE LLC
 APN: 6202-038-046 Map Reference: 58-E1 / 704-H1 Building Area: 3,869
 County: LOS ANGELES, CA Census Tract: 5353.00 Total Rooms/Offices:
 Subdivision: FLORENCE STATION Zoning: LCC3* Total Restrooms:
 Rec Date: 12/14/2012 Prior Rec Date: 08/14/2008 Yr Built/Eff: 1957 / 1961
 Sale Date: 12/06/2012 Prior Sale Date: 07/10/2008 Air Cond:
 Sale Price: \$2,030,000 Prior Sale Price: \$1,590,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1938244 Acres: 0.42
 1st Mtg Amt: Lot Area: 18,467
 Total Value: \$647,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 4.03 (miles)
 Address: 7923 SANTA FE AVE, HUNTINGTON PARK, CA 90255-6613
 Owner Name: ALLIANCE FOR COLLEGE-READY PUB
 Seller Name: 7907 SANTA FE LLC
 APN: 6202-038-047 Map Reference: 58-E1 / 704-H1 Building Area: 3,600
 County: LOS ANGELES, CA Census Tract: 5353.00 Total Rooms/Offices:
 Subdivision: FLORENCE STATION Zoning: LCC3* Total Restrooms:
 Rec Date: 12/14/2012 Prior Rec Date: 08/14/2008 Yr Built/Eff: 1978 / 1978
 Sale Date: 12/06/2012 Prior Sale Date: 07/10/2008 Air Cond:
 Sale Price: \$2,030,000 Prior Sale Price: \$1,590,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1938244 Acres: 0.38
 1st Mtg Amt: Lot Area: 16,672
 Total Value: \$553,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 7.16 (miles)
 Address: 11461 W WASHINGTON BLVD, CULVER CITY, CA 90066-6014
 Owner Name: NELSON FAMILY LIVING TRUST
 Seller Name: NELSON FAMILY TRUST
 APN: 4233-002-037 Map Reference: 50-A3 / 672-E4 Building Area: 3,741
 County: LOS ANGELES, CA Census Tract: 7028.02 Total Rooms/Offices:
 Subdivision: 7665 Zoning: LAC3-1 Total Restrooms:
 Rec Date: 10/16/2012 Prior Rec Date: 05/23/1994 Yr Built/Eff: 1960 / 1961
 Sale Date: 08/17/2012 Prior Sale Date: Air Cond:
 Sale Price: \$1,389,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat: ROLL
 Document #: 1556467 Acres: 0.31 COMPOSITION
 1st Mtg Amt: Lot Area: 13,335
 Total Value: \$768,665 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 5 Distance From Subject: 8.17 (miles)
 Address: 327 S WOODS AVE, LOS ANGELES, CA 90022-1941
 Owner Name: FELIX SONIA/FELIX SONIA Y
 Seller Name: ROTUNNO LEWIS C
 APN: 5248-003-011 Map Reference: 45-F5 / 635-H6 Building Area: 3,775
 County: LOS ANGELES, CA Census Tract: 5303.01 Total Rooms/Offices:
 Subdivision: SAN ANTONIO RHO Zoning: LCM1* Total Restrooms:
 Rec Date: 08/30/2012 Prior Rec Date: Yr Built/Eff: 1960 / 1960
 Sale Date: 08/08/2012 Prior Sale Date: Air Cond:
 Sale Price: \$250,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1297830 Acres: 0.33
 1st Mtg Amt: \$250,000 Lot Area: 14,184
 Total Value: \$64,950 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 6 Distance From Subject: 15.26 (miles)
 Address: 3548 SANTA ANITA AVE, EL MONTE, CA 91731-2427
 Owner Name: HUANG SHAOMIN
 Seller Name: URIAS SANDRA P
 APN: 8579-002-004 Map Reference: 38-D6 / 597-C7 Building Area: 3,964
 County: LOS ANGELES, CA Census Tract: 4327.00 Total Rooms/Offices:
 Subdivision: 3220 Zoning: EMC2D* Total Restrooms:
 Rec Date: 04/09/2013 Prior Rec Date: 05/17/2002 Yr Built/Eff: 1940 /
 Sale Date: 01/31/2013 Prior Sale Date: 05/01/2002 Air Cond: NONE
 Sale Price: \$550,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: N Roof Mat:
 Document #: 522197 Acres: 0.36
 1st Mtg Amt: Lot Area: 15,604
 Total Value: \$352,834 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 7 Distance From Subject: 15.99 (miles)
 Address: 11646 VALLEY BLVD, EL MONTE, CA 91732-3036
 Owner Name: NELSON ENTS 1/NELSON ENTS 3
 Seller Name: NELSON ENTS 1
 APN: 8566-021-014 Map Reference: 47-E1 / 637-E1 Building Area: 3,547
 County: LOS ANGELES, CA Census Tract: 4334.03 Total Rooms/Offices:
 Subdivision: 3480 Zoning: EMC3* Total Restrooms:
 Rec Date: 12/11/2012 Prior Rec Date: 12/27/1979 Yr Built/Eff: 1959 /
 Sale Date: 11/20/2012 Prior Sale Date: Air Cond:
 Sale Price: \$2,200,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1904259 Acres: 0.33
 1st Mtg Amt: Lot Area: 14,531
 Total Value: \$127,797 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 8 Distance From Subject: 16.01 (miles)
 Address: 1085 LONG BEACH BLVD, LONG BEACH, CA 90813-3220
 Owner Name: AMCAL URBAN VILLAGE LLC
 Seller Name: TOMATOBANK NA
 APN: 7273-007-013 Map Reference: 75-C4 / 795-D6 Building Area: 3,950
 County: LOS ANGELES, CA Census Tract: 5763.01 Total Rooms/Offices:
 Subdivision: BARTOW Zoning: LBP29 Total Restrooms:
 Rec Date: 04/16/2013 Prior Rec Date: 05/08/2006 Yr Built/Eff: 1928 / 1930
 Sale Date: 04/05/2013 Prior Sale Date: 04/21/2006 Air Cond:
 Sale Price: \$2,700,000 Prior Sale Price: \$5,022,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat: ROLL
 Document #: 563665 Acres: 0.29 COMPOSITION
 1st Mtg Amt: Lot Area: 12,483
 Total Value: \$560,000 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 9 Distance From Subject: 17.28 (miles)
 Address: 9265 SUNLAND BLVD, SUN VALLEY, CA 91352-2055
 Owner Name: RUVALCABA ISMAEL & ANGELICA
 Seller Name: DEMYANEK WALTER JR & DEBORAH A
 APN: 2408-002-007 Map Reference: 9-E5 / 503-A6 Building Area: 3,600
 County: LOS ANGELES, CA Census Tract: 1211.02 Total Rooms/Offices:
 Subdivision: 8942 Zoning: I.AM2 Total Restrooms:
 Rec Date: 12/31/2012 Prior Rec Date: 06/27/2003 Yr Built/Eff: 1973 / 1976
 Sale Date: 11/29/2012 Prior Sale Date: 06/04/2003 Air Cond:
 Sale Price: \$675,000 Prior Sale Price: \$450,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 2027768 Acres: 0.30
 1st Mtg Amt: \$573,700 Lot Area: 13,237
 Total Value: \$605,361 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 10 Distance From Subject: 17.57 (miles)
 Address: 303 S PACIFIC AVE, SAN PEDRO, CA 90731-2623
 Owner Name: 325 PACIFIC LP
 Seller Name: CRA OF LA
 APN: 7451-018-900 Map Reference: 79-A3 / 824-B5 Building Area: 3,692
 County: LOS ANGELES, CA Census Tract: 2966.00 Total Rooms/Offices:
 Subdivision: 5984 Zoning: LAC2 Total Restrooms:
 Rec Date: 04/05/2013 Prior Rec Date: 04/29/1997 Yr Built/Eff: 1930 /
 Sale Date: 04/04/2013 Prior Sale Date: Air Cond:
 Sale Price: Prior Sale Price: \$230,000 Pool:
 Sale Type: N Prior Sale Type: FULL Roof Mat:
 Document #: 509434 Acres: 0.39
 1st Mtg Amt: \$3,380,000 Lot Area: 16,814
 Total Value: \$231,365 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 11 Distance From Subject: 19.63 (miles)
 Address: 17720 SATICOY ST A, RESEDA, CA 91335-3349
 Owner Name: RODRIGUEZ MARCOS O/OCHOA MARIA C
 Seller Name: WELLS FARGO BK NA
 APN: 2120-033-029 Map Reference: 14-D3 / 531-B4 Building Area: 3,894
 County: LOS ANGELES, CA Census Tract: 1318.00 Total Rooms/Offices:
 Subdivision: 8789 Zoning: LAC2 Total Restrooms:
 Rec Date: 04/24/2013 Prior Rec Date: 12/06/2004 Yr Built/Eff: 1959 / 1961
 Sale Date: 01/11/2013 Prior Sale Date: 08/13/2003 Air Cond:
 Sale Price: Prior Sale Price: \$80,000 Pool:
 Sale Type: N Prior Sale Type: FULL Roof Mat:
 Document #: 614720 Acres: 0.19
 1st Mtg Amt: Lot Area: 8,134
 Total Value: \$534,118 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 12 Distance From Subject: 19.7 (miles)
 Address: 6938 RESEDA BLVD, RESEDA, CA 91335-4206
 Owner Name: ZAGHIAN SAEED
 Seller Name: L & S REALTY-RESEDA BLVD LLC
 APN: 2125-009-019 Map Reference: 14-C4 / 530-J5 Building Area: 4,106
 County: LOS ANGELES, CA Census Tract: 1323.00 Total Rooms/Offices:
 Subdivision: 14859 Zoning: LAC2 Total Restrooms:
 Rec Date: 12/31/2012 Prior Rec Date: 01/12/2004 Yr Built/Eff: 1970 / 1970
 Sale Date: 12/21/2012 Prior Sale Date: 12/29/2003 Air Cond:
 Sale Price: \$2,500,000 Prior Sale Price: \$1,704,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 2035448 Acres: 0.34
 1st Mtg Amt: Lot Area: 14,802
 Total Value: \$905,557 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **5150 SOUTH VERMONT, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5001-001-020**

Date: **May 31, 2013**

CASE#: **78662**
ORDER NO: **A-2513799**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 30, 2010**
COMPLIANCE EXPECTED DATE: **May 20, 2010**
DATE COMPLIANCE OBTAINED: **January 25, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2513799

1010601201135629

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

KAREN KIM
5150 S VERMONT AVE
LOS ANGELES, CA 90037-3536

CASE #: 78662
ORDER #: A-2513799
EFFECTIVE DATE: April 30, 2010
COMPLIANCE DATE: May 20, 2010

PROPERTY OWNER OF
SITE ADDRESS: 5150 S VERMONT AVE
ASSESSORS PARCEL NO.: 5001-001-020
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: TORRES AUTO REPAIR AND BODY SHOP

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 #10.) Unapproved open storage in a C2 zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1.A.1, and 12.21A.1.(a) of the L.A.M.C.

2. (V #8.) Vehicle hoist outside of building.

You are therefore ordered to: 1) Discontinue use and remove the vehicle hoist(s) located outside of an approved building, or submit plans, obtain all required permits, inspections, approvals, and clearances to enclose or otherwise obtain approval for said hoist(s).

Code Section(s) in Violation: 12.261.3.(f), 12.26 I.16.(a)(5) and 12.21A.1.(a) of the L.A.M.C.

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.

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 day 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.



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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: *C. Nuckols*

Date: April 22, 2010

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

dd
REVIEWED BY

HRH

APR 26 2010

On _____ the

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

Signature