

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "BUD" OVROM  
GENERAL MANAGER

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

August 31, 2012

Council District: # 14

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

JOB ADDRESS: **1024 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN) : **5130-001-023**

On January 13, 2009, 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: **1024 South Central 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 August 16, 2007, August 19, 2008, October 14, 2010 and September 14, 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	\$	1,624.00
System Development Surcharge		97.44
Non-Compliance Code Enforcement Fee		100.00
Late Charge/Collection fee (250%)		250.00
Accumulated Interest (1%/month)		76.75
Title Report fee		53.00
<b>Grand Total</b>	<b>\$</b>	<b><u>2,201.19</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,201.19** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,201.19** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

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

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Work Order No. T8806	Prepared for: City of Los Angeles	
Type of Report: GAP Report		
Order Date: 06-21-2012	Dated as of: 06-21-2012	Fee: \$48.00

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

For Assessors Parcel Number: 5130-001-023

Situs Address: 1024 S Central Ave. City: Los Angeles County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 10-21-1986  
As Document Number: 86-1415651  
Documentary Transfer Tax: \$None

In Favor of: Barbara Harutunian, Patricia Harutunian, and Samuel Harutunian, Co-Trustees of the Agnes Harutunian Trust established August 19, 1986 by Agnes Harutunian, Trustor

Mailing Address: Edith M. Doyle  
Attorney at Law  
3151 Airway Ave., Suite P-2B  
Costa Mesa, CA 92626

**-SCHEDULE B-**

-The Property Reported Herein is Described as follows:

Lots 155 and 156 of Alexandre Weill Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 26, Page(s) 85 and 86 of Miscellaneous Records, in the office of the County Recorder of said County.

Except the Southeasterly 90 feet of said Lot 155.

## **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: T8806

### ***-Schedule B Continued-***

1. *A Notice of Pending Lien Recorded 02-08-2008  
as Document Number 08-0235033  
Filed by the City of Los Angeles Dept. of Building and Safety*

2. *A Notice of Pending Lien Recorded 11-21-2008  
as Document Number 08-2064406  
Filed by the City of Los Angeles Dept. of Building and Safety*

3. *A Notice of Pending Lien Recorded 09-11-2009  
as Document Number 09-1389885  
Filed by the City of Los Angeles Dept. of Building and Safety*

4. *A Second Amended Judgment Recorded on 10-07-2009  
as Document Number 09-1528124  
Filed by: Martin Robles Lopez and Francisca Montes De Oca  
(see attached document for details)*

5. *A Notice of Pending Lien Recorded 12-16-2011  
as Document Number 11-1710779  
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: 5130-001-023  
 Described As: LOT 156 ALEXANDER WEILL TRACT LOT COM AT MOST N COR. OF LOT 156 TH SW ON SE LINE OF  
 Address:  
 City: LOS ANGELES CITY-44  
 Billing Address: 6005 NORTHSIDE DR LOS ANGELES CA 90022  
 Assessed Owner(s): HARUTUNIAN, BARBARA ET AL TRS

Tax Rate Area:	0013259	Value	Conveyance Date:	10/21/1986
Use Code:	300V	Land:	Conveying Instrument:	1415651
Vacant land, industrial		Improvements:	Date Transfer Acquired:	
Region Code:	23	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	LAM2	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:	10/15/2011	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	411.24
		All Other:		
		Net Taxable Value:		23,707.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	205.63	20.56	12/10/2011	PAID	12/15/2011	0.00
2nd	205.61	30.56	04/10/2012	PAID	04/18/2012	0.00
<b>Total Balance:</b>						<b>0.00</b>

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	0.49
188.51	LOS ANGELES LIGHT MAINT	97.97
61.81	SOUTHEAST MOSQ ABATE	7.55
188.71	L.A. POLICE/911 BOND TAX	4.56
30.71	L.A. COUNTY FLOOD CONTROL	0.62
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	2.27
36.92	LA CO PARK DISTRICTS	2.43

**\*\* PRIOR REDEEMED \*\***  
**\*\* PRIOR YEAR RETURNED CHECK(S) ON FILE DEFAULTED RC = 8**  
**\*\* PLEASE CONTACT TITLE-TAX FOR 4-PAY PLAN INFORMATION \*\***

**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 \*\*\*

Order No.  
Escrow No.  
Loan No.

86 1415651

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4 MIN. 8 A.M. OCT 21 1986  
P.A.S.I.

FEE  
\$5  
V

WHEN RECORDED MAIL TO:

EDITH M. DOYLE  
Attorney at Law  
3151 Airway Ave., Suite P-2B  
Costa Mesa, CA 92626

The transfer is by a Trustor to a revocable trust and is exempt from reassessment under Rev & TC §62(d).

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Agnes Harutunian  
6005 Northside Drive  
Los Angeles, CA 90022

DOCUMENTARY TRANSFER TAX \$ -0-

.... Computed on the consideration or value of property conveyed; OR  
.... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

*Edith M. Doyle*  
Signature of Declarant or Agent Determining Tax - Firm Name  
EDITH M. DOYLE, Attorney at Law

QUITCLAIM DEED

APN: 5130 001 023  
5130 001 024

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AGNES HARUTUNIAN

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to ~~X~~ BARBARA HARUTUNIAN, PATRICIA HARUTUNIAN, and SAMUEL HARUTUNIAN, Co-Trustees of The Agnes Harutunian Trust established August 19, 1986 by Agnes Harutunian, Trustor, ~~X~~

the real property in the City of Los Angeles  
County of Los Angeles

, State of California, described as

~~X~~ Lots 155 and 156 of Alexandre Weill Tract, as per map recorded in Book 26, Pages 85 and 86 of Miscellaneous Records, in the Office of the County Recorder of said County.

EXCEPT the Southeasterly 90 feet of said Lot 155. ~~X~~

SUBJECT TO: All covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

Dated 8/19/86

*Agnes Harutunian*  
AGNES HARUTUNIAN

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On August 19, 1986  
before me, the undersigned, a Notary Public in and for said State, personally appeared Agnes Harutunian

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.

WITNESS my hand and official seal.

Signature *Lynda D Valencia*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1085 (6/82)

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

02/08/08



20080235033

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. 4369921)

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:

ALEXANDRE WEILL TRACT 156 M R 26-85/86

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 5130-001-023  
AKA 1024 S CENTRAL AVE  
LOS ANGELES

Owner:

HARUTUNIAN BARBARA ET AL TRS AGNES H  
6005 NORTHSIDE DR  
LOS ANGELES CA,90022

DATED: This 01st Day of February, 2008

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

By

Grace Harper, 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

11/21/08



20082064406

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. 4503369)

Telephone Number: (213) 482-6890

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

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ALEXANDRE WEILL TRACT 156 M R 26-85/86

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 5130-001-023  
AKA 1024 S CENTRAL AVE  
LOS ANGELES

Owner:

HARUTUNIAN BARBARA ET AL TRS AGNES H  
6005 NORTHSIDE DR  
LOS ANGELES CA, 90022

DATED: This 05th Day of November, 2008

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

By

*ckabrian*

*ku* Karen Penera, 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

09/11/2009



\*20091389885\*

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 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4675147)

Telephone Number: (213) 482-6890

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

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ALEXANDRE WEILL TRACT 156 M R 26-85/86

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 5130-001-023  
AKA 1024 S CENTRAL AVE  
LOS ANGELES

Owner:

HARUTUNIAN TRS AGNES HARUTUNIAN TRU  
6005 NORTHSIDE DR  
LOS ANGELES CA,90022

DATED: This 02nd Day of September, 2009

CITY OF LOS ANGELES  
Department of Building and Safety

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



This page is part of your document - DO NOT DISCARD



20091528124



Pages:  
0008

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

10/07/09 AT 12:37PM

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



LEADSHEET



200910070060021

00001317554



002346806

SEQ:  
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

ORIGINAL

1 PISTONE & WOLDER, LLP  
2 THOMAS A. PISTONE, SBN 77774  
3 AMY A. MOUSAVI, SBN 228388  
4 2020 Main Street, Suite 900  
Irvine, California 92614-8203  
Telephone: (949) 622-8980  
Facsimile: (949) 622-8985

REC'D  
OCT 02 2009  
FILING WINDOW

**FILED**  
LOS ANGELES SUPERIOR COURT  
OCT - 0 2009  
JOHN A. CLARKE, CLERK  
*ECVill*  
BY E.C. VILLA, DEPUTY

5 Attorneys for Plaintiffs and Cross-Defendants  
6 MARTIN ROBLES LOPEZ and  
7 FRANCISCA MONTES DE OCA

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 COUNTY OF LOS ANGELES, CENTRAL DISTRICT

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MARTIN ROBLES LOPEZ, an individual; and )  
FRANCISCA MONTES DE OCA, an individual)

Plaintiffs,

v.

AGNES HARUTUNIAN TRUST, dated 1986; )  
BARBARA HARUTUNIAN, an individual and )  
Co-Trustee of the AGNES HARUTUNIAN )  
TRUST; PATRICIA HARUTUNIAN, an )  
individual and Co-Trustee of the AGNES )  
HARUTUNIAN TRUST; SAMUEL )  
HARUTUNIAN, an individual and Co-Trustee )  
of the AGNES HARUTUNIAN TRUST,

Defendants.

BARBARA HARUTUNIAN, an individual and )  
Co-Trustee of the AGNES HARUTUNIAN )  
TRUST; PATRICIA HARUTUNIAN, an )  
individual and Co-Trustee of the AGNES )  
HARUTUNIAN TRUST; SAMUEL )  
HARUTUNIAN, an individual and Co-Trustee )  
of the AGNES HARUTUNIAN TRUST,

Cross-Complainants,

v.

MARTIN ROBLES LOPEZ, an individual; and )  
FRANCISCA MONTES DE OCA, an )  
individual,

Cross-Defendants.

Case No.: BC 348682  
ASSIGNED FOR ALL PURPOSES TO  
Judge Rolf M. Treu  
Dept. 58

~~[Proposed]~~ SECOND AMENDED  
JUDGMENT

Trial Date: December 3, 2007  
Complaint Filed: March 9, 2006

1 . . . This matter came before this Court for a bench trial on December 3, 2007, in Department  
2 58 of the above-entitled Court, the Honorable Rolf M. Treu presiding. Plaintiffs were represented  
3 by Amy A. Mousavi, and Defendants were represented by Ronald K. Granit. Defendants  
4 appealed, and the Court of Appeal affirmed the validity of the Covenant. Having received and  
5 considered all of the evidence admitted, and having considered the Opinion rendered by the Court  
6 of Appeal,

7 **IT IS ORDERED, ADJUDGED AND DECREED that**

*To Each  
OF:* →

8 1) On the Cross-Complaint, Judgment is entered in favor of Cross-Defendants  
9 ~~MARTIN ROBLES LOPEZ and FRANCISCA MONTES DE OCA~~ and against Cross-  
10 Complainants BARBARA HARUTUNIAN, an individual and Co-Trustee of the AGNES  
11 HARUTUNIAN TRUST; PATRICIA HARUTUNIAN, an individual and Co-Trustee of the  
12 AGNES HARUTUNIAN TRUST; SAMUEL HARUTUNIAN, an individual and Co-Trustee of  
13 the AGNES HARUTUNIAN TRUST, on all claims.

14 2) On the Complaint, the Judgment is entered in favor of Plaintiffs MARTIN  
15 ROBLES LOPEZ and FRANCISCA MONTES DE OCA, and against Defendants AGNES  
16 HARUTUNIAN TRUST, dated 1986; BARBARA HARUTUNIAN, an individual and Co-Trustee  
17 of the AGNES HARUTUNIAN TRUST; PATRICIA HARUTUNIAN, an individual and Co-  
18 Trustee of the AGNES HARUTUNIAN TRUST; SAMUEL HARUTUNIAN, an individual and  
19 Co-Trustee of the AGNES HARUTUNIAN TRUST (hereinafter collectively "DEFENDANTS"),  
20 on all claims and as specifically set forth in paragraphs three (3) through eight (7), *infra*.

21 3) The Covenant and Agreement Regarding the Maintenance of Off-Street Parking  
22 Space (hereinafter "Covenant"), dated August 7, 1959 and recorded in Official Records of the  
23 County of Los Angeles at Book M335, page 829 , attached hereto as Exhibit "1," giving Plaintiffs  
24 MARTIN ROBLES LOPEZ and FRANCISCA MONTES DE OCA (hereinafter  
25 "PLAINTIFFS"), owners of real property located at 1106-1108 South Central Avenue, an  
26 EASEMENT consisting of three usable and accessible eight feet by eighteen feet automobile  
27 parking spaces to be maintained on the real property located at 1024 South Central Avenue,  
28 legally described as "Lot 156 of Alexandre Weill Tract in City of Los Angeles, County of Los

**PISTONE & WOLDER, LLP**  
A LIMITED LIABILITY PARTNERSHIP  
2020 MAIN STREET, SUITE 900  
IRVINE, CALIFORNIA 92614-8203  
TELEPHONE: (949) 622-8880

1 Angeles, State of California per map recorded in Book 26, Page(s) 85 and 86 of  
2 Miscellaneous Records, in the Office of the County Recorder," to serve the users of the  
3 buildings located at 1106-1108 South Central Avenue, IS VALID.

4 The Court therefore, Quiets Title to the above-described easement contained in the  
5 Covenant to Plaintiffs MARTIN ROBLES LOPEZ and FRANCISCA MONTES DE OCA,  
6 and ORDERS immediate enforcement of the COVENANT.

7 4) Defendants AGNES HARUTUNIAN TRUST, dated 1986; BARBARA  
8 HARUTUNIAN, an individual and Co-Trustee of the AGNES HARUTUNIAN TRUST;  
9 PATRICIA HARUTUNIAN, an individual and Co-Trustee of the AGNES HARUTUNIAN  
10 TRUST; SAMUEL HARUTUNIAN, an individual and Co-Trustee of the AGNES  
11 HARUTUNIAN TRUST and their agents, servants, and employees, and all persons acting  
12 under, in concert with, or for them, ARE PERMANENTLY ENJOINED from interfering  
13 with and obstructing Plaintiffs' use of Plaintiffs' Easement.

14 5) DEFENDANTS ARE ORDERED to immediately remove any and all pallets  
15 blocking Plaintiffs' Easement and to provide Plaintiffs with a key to the gate for Plaintiffs'  
16 access to their Easement.

17 6) Plaintiffs are awarded Costs against all DEFENDANTS in the amount of *To*  
18 ~~\$3,845.00.~~ *be determined after the timely filing of a*  
*memorandum of costs and disbursements*

19 7) This Judgment shall be recorded in the County Recorder's Office.

20  
21 Dated: 10-6-09

*Rolf M. Treu*  
Honorable Rolf M. Treu  
Judge of Superior Court



I certify that this is a true and correct copy of the original *Judgment* filed in this office consisting of 6 pages. *W. H. A. CLARKE*, Executive Officer/Clerk of the Superior Court of California, County of Los Angeles.

Date: OCT 07 2009 By: *Jessica Le*, Deputy  
Jessica Le

PISTONE & WOLDER, LLP  
A LIMITED LIABILITY PARTNERSHIP  
2020 MAIN STREET, SUITE 900  
IRVINE, CALIFORNIA 92614-8203  
TELEPHONE: (949) 622-8986

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

12/16/2011



\*20111710779\*

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. 5293139)

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:

ALEXANDRE WEILL TRACT 156 M R 26-85/86

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 5130-001-023  
AKA 1024 S CENTRAL AVE  
LOS ANGELES

Owner:

BARBARA HARUTUNIAN AND  
AGNES HARUTUNIAN TRUST  
6005 NORTHSIDE DR  
LOS ANGELES, CA 90022

DATED: This 05th Day of December, 2011

CITY OF LOS ANGELES

  
\_\_\_\_\_  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**

Date: **August 31, 2012**

JOB ADDRESS: **1024 SOUTH CENTRAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5130-001-023**

Last Full Title: **06-21-2012**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). BARBARA HARUTUNIAN, PATRICIA HARUTUNIAN AND  
SAMUEL HARUTUNIAN, TRUSTEES  
C/O EDITH M. DOYLE  
ATTORNEY AT LAW  
3151 AIRWAY AVE., SUITE P-2B  
COSTA MESA, CA 92626

CAPACITY: OWNERS

- 2). BARBARA & AGNES HARUTUNIAN, TRUSTEES  
6005 NORTHSIDE DR.  
LOS ANGELES, CA 90022

CAPACITY: OWNERS

- 3). BARBARA HARUTUNIAN  
6005 NORTHSIDE DR  
LOS ANGELES, CA 90022

CAPACITY: OWNERS

**Property Detail Report**



CoreLogic

RealQuest Professional

For Property Located At

**1024 S CENTRAL AVE, LOS ANGELES, CA 90021-2040**

**Owner Information:**

Owner Name: HARUTUNIAN BARBARA & AGNES /TR  
 Mailing Address: 6005 NORTHSIDE DR, LOS ANGELES CA 90022-4418 C056  
 Phone Number: Vesting Codes: / A / TE

**Location Information:**

Legal Description: ALEXANDRE WEILL TRACT SE 90 FT OF LOT 156  
 County: LOS ANGELES, CA APN: 5130-001-024  
 Census Tract / Block: 2260.02 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: WEILL ALEXANDRE TR  
 Legal Book/Page: Map Reference: 44-D5 / 634-F7  
 Legal Lot: 156 Tract #:  
 Legal Block: School District: LOS ANGELES  
 Market Area: Munic/Township:  
 Neighbor Code:

**Owner Transfer Information:**

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

**Last Market Sale Information:**

Recording/Sale Date: 10/21/1986 / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 1415651 2nd Mtg Amount/Type: /  
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale: MULTI

Title Company:  
 Lender:  
 Seller Name: OWNER RECORD

**Prior Sale Information:**

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

**Property Characteristics:**

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

**Site Information:**

Zoning: LAM2	Acres: 0.08	County Use: VACANT INDUSTRIAL (300V)
Lot Area: 3,420	Lot Width/Depth: x	State Use:
Land Use: INDUSTRIAL LOT	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

**Tax Information:**

Total Value: \$23,514	Assessed Year: 2011	Property Tax: \$311.42
Land Value: \$23,514	Improved %:	Tax Area: 13259
Improvement Value:	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$23,514		

### Comparable Summary

For Property Located At



**1024 S CENTRAL AVE, LOS ANGELES, CA 90021-2040**

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

- [▶ View Report](#)
     
 [▶ Configure Display Fields](#)
     
 [▶ Modify Comparable Search Criteria](#)

**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$0	\$207,500	\$17,790,000	\$12,772,875
Bldg/Living Area	0	41,785	41,785	41,785
Price/Sqft	\$0.00	\$13.52	\$13.52	\$13.52
Year Built	0	0	0	0
Lot Area	3,420	4,126	118,195	25,316
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$23,514	\$36,722	\$1,252,914	\$307,922
Distance From Subject	0.00	0.63	1.55	1.39

\*= 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
<b>Subject Property</b>											
			1024 S CENTRAL AVE					10/21/1986		3,420	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		640 STANFORD AVE	\$3,220,000				04/24/2012		4,126	0.63
<input checked="" type="checkbox"/>	2		618 IMPERIAL ST	\$725,000				11/28/2011		5,601	0.9
<input checked="" type="checkbox"/>	3		103 E 21ST ST	\$380,000				01/17/2012		9,932	1.22
<input checked="" type="checkbox"/>	4		2139 S LOS ANGELES ST	\$1,300,000				07/17/2012		8,025	1.25
<input checked="" type="checkbox"/>	5		940 E 2ND ST 3	\$565,000				07/16/2012	41,785		1.27
<input checked="" type="checkbox"/>	6		1120 S BOYLE AVE	\$207,500				02/06/2012		20,152	1.41
<input checked="" type="checkbox"/>	7		4000 LONG BEACH AVE	\$17,790,000				03/26/2012		5,359	1.44
<input checked="" type="checkbox"/>	8		4000 LONG BEACH AVE	\$17,790,000				03/26/2012		5,361	1.44
<input checked="" type="checkbox"/>	9		1838 E MARTIN LUTHER KING JR BLVD	\$17,790,000				03/26/2012		118,195	1.45
<input checked="" type="checkbox"/>	10		1721 E 40TH PL	\$17,790,000				03/26/2012		107,200	1.48
<input checked="" type="checkbox"/>	11		1720 E 40TH PL	\$17,790,000				03/26/2012		80,322	1.5
<input checked="" type="checkbox"/>	12		1833 E 40TH PL	\$17,790,000				03/26/2012		22,792	1.51
<input checked="" type="checkbox"/>	13		4051 S ALAMEDA ST	\$17,790,000				03/26/2012		51,049	1.52
<input checked="" type="checkbox"/>	14		1701 E 41ST ST	\$17,790,000				03/26/2012		10,720	1.53
<input checked="" type="checkbox"/>	15		1715 E 41ST ST	\$17,790,000				03/26/2012		5,359	1.54
<input checked="" type="checkbox"/>	16		1727 E 41ST ST	\$17,790,000				03/26/2012		5,361	1.54
<input checked="" type="checkbox"/>	17		1751 E 41ST ST	\$17,790,000				03/26/2012		5,360	1.54
<input checked="" type="checkbox"/>	18		1757 E 41ST ST	\$17,790,000				03/26/2012		5,360	1.54
<input checked="" type="checkbox"/>	19		1763 E 41ST ST	\$17,790,000				03/26/2012		5,360	1.54
<input checked="" type="checkbox"/>	20		1769 E 41ST ST	\$17,790,000				03/26/2012		5,361	1.55



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1024 S CENTRAL AVE, LOS ANGELES, CA 90021-2040****20 Comparable(s) Selected.**

Report Date: 08/22/2012

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$207,500	\$17,790,000	\$12,772,875
Bldg/Living Area	0	41,785	41,785	41,785
Price/Sqft	\$0.00	\$13.52	\$13.52	\$13.52
Year Built	0	0	0	0
Lot Area	3,420	4,126	118,195	25,316
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$23,514	\$36,722	\$1,252,914	\$307,922
Distance From Subject	0.00	0.63	1.55	1.39

\* = user supplied for search only

Comp #:	1			Distance From Subject:	0.63 (miles)
Address:	640 STANFORD AVE, LOS ANGELES, CA 90021				
Owner Name:	TP I INVESTMENT LLC				
Seller Name:	PCB REAL ESTATE HOLDINGS LLC				
APN:	5147-029-027	Map Reference:	44-D4 / 634-G5	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2063.00	Total Rooms/Offices:	
Subdivision:	WOLFSKILL ORCHARD	Zoning:	LAM2	Total Restrooms:	
Rec Date:	04/24/2012	Prior Rec Date:	11/16/2004	Yr Built/Eff:	/
Sale Date:	02/02/2012	Prior Sale Date:	11/05/2004	Air Cond:	
Sale Price:	\$3,220,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:	N	Roof Mat:	
Document #:	605243	Acres:	0.09		
1st Mtg Amt:	\$1,628,000	Lot Area:	4,126		
Total Value:	\$190,398	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	0.9 (miles)
Address:	618 IMPERIAL ST, LOS ANGELES, CA 90021				
Owner Name:	JIANG MIN D				
Seller Name:	608 IMPERIAL LLC				
APN:	5164-014-014	Map Reference:	44-E4 / 634-H6	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2060.31	Total Rooms/Offices:	
Subdivision:	GOODWIN	Zoning:	LAM3	Total Restrooms:	
Rec Date:	11/28/2011	Prior Rec Date:	04/01/2005	Yr Built/Eff:	/
Sale Date:	11/08/2011	Prior Sale Date:	02/14/2005	Air Cond:	
Sale Price:	\$725,000	Prior Sale Price:	\$2,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1601172	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,601		
Total Value:	\$307,572	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	1.22 (miles)
Address:	103 E 21ST ST, LOS ANGELES, CA 90011-1077				
Owner Name:	HOWARD JIMMY B/HENDRICKS JAYNE				
Seller Name:	NARA BK				
APN:	5127-025-012	Map Reference:	44-B5 / 634-D7	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2240.20	Total Rooms/Offices:	
Subdivision:	MARTIN TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	01/17/2012	Prior Rec Date:	09/06/2005	Yr Built/Eff:	/
Sale Date:	01/09/2012	Prior Sale Date:	08/01/2005	Air Cond:	
Sale Price:	\$380,000	Prior Sale Price:	\$600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	73999	Acres:	0.23		
1st Mtg Amt:		Lot Area:	9,932		
Total Value:	\$426,664	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	4			Distance From Subject:	1.25 (miles)
Address:	2139 S LOS ANGELES ST, LOS ANGELES, CA 90011				
Owner Name:	YAGHOUBTIL FRED/SHABANI HOMA				
Seller Name:	MANTELL S & M LIVING TRUST				
APN:	5127-028-013	Map Reference:	44-B5 / 634-D7	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2240.20	Total Rooms/Offices:	
Subdivision:	KINNEY TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	07/17/2012	Prior Rec Date:	07/30/1968	Yr Built/Eff:	/
Sale Date:	05/08/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$20,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1052209	Acres:	0.18		
1st Mtg Amt:	\$952,500	Lot Area:	8,025		
Total Value:	\$36,722	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	5			Distance From Subject:	1.27 (miles)
Address:	940 E 2ND ST 3, LOS ANGELES, CA 90012-4348				
Owner Name:	BENSINGER KERRY				
Seller Name:	CJUF III BARN LOFTS LLC				
APN:	5163-006-050	Map Reference:	/ 634-H4	Building Area:	41,785
County:	LOS ANGELES, CA	Census Tract:	2060.31	Total Rooms/Offices:	
Subdivision:		Zoning:	LAM3	Total Restrooms:	
Rec Date:	07/16/2012	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	07/10/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$565,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1046804	Acres:			
1st Mtg Amt:	\$417,000	Lot Area:			
Total Value:		# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	1.41 (miles)
Address:	1120 S BOYLE AVE, LOS ANGELES, CA 90023				
Owner Name:	ACEVEDO ALEJANDRO				
Seller Name:	QUIROZ ROSA M LIVING TRUST				
APN:	5170-007-014	Map Reference:	44-F5 / 634-J7	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2046.00	Total Rooms/Offices:	
Subdivision:	BANNER TR	Zoning:	LAMR1	Total Restrooms:	
Rec Date:	02/06/2012	Prior Rec Date:	05/06/1996	Yr Built/Eff:	/
Sale Date:	01/16/2012	Prior Sale Date:		Air Cond:	
Sale Price:	\$207,500	Prior Sale Price:	\$190,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	207392	Acres:	0.46		
1st Mtg Amt:		Lot Area:	20,152		
Total Value:	\$235,991	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	1.44 (miles)
Address:	4000 LONG BEACH AVE, LOS ANGELES, CA 90058				
Owner Name:	PIMA ALAMEDA PARTNERS LLC				
Seller Name:	HOROWITZ RALPH				
APN:	5117-019-018	Map Reference:	52-D2 / 674-G3	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2281.00	Total Rooms/Offices:	
Subdivision:	EAST JEFFERSON ST TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	03/26/2012	Prior Rec Date:	12/24/2003	Yr Built/Eff:	/
Sale Date:	03/26/2012	Prior Sale Date:	12/11/2003	Air Cond:	
Sale Price:	\$17,790,000	Prior Sale Price:	\$5,050,050	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	456856	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,359		
Total Value:	\$56,595	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #:	8			Distance From Subject:	1.44 (miles)
Address:	4000 LONG BEACH AVE, LOS ANGELES, CA 90058				
Owner Name:	PIMA ALAMEDA PARTNERS LLC				
Seller Name:	HOROWITZ RALPH				
APN:	5117-019-017	Map Reference:	52-D2 / 674-G3	Building Area:	
County:	LOS ANGELES, CA	Census Tract:	2281.00	Total Rooms/Offices:	
Subdivision:	EAST JEFFERSON ST TR	Zoning:	LAM2	Total Restrooms:	
Rec Date:	03/26/2012	Prior Rec Date:	12/24/2003	Yr Built/Eff:	/
Sale Date:	03/26/2012	Prior Sale Date:	12/11/2003	Air Cond:	
Sale Price:	\$17,790,000	Prior Sale Price:	\$5,050,050	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	456856	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,361		
Total Value:	\$56,595	# of Stories:			
Land Use:	INDUSTRIAL LOT	Park Area/Cap#:	/		

Comp #: 9 Distance From Subject: 1.45 (miles)  
 Address: 1838 E MARTIN LUTHER KING JR BLVD, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-019-016 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 2.71  
 1st Mtg Amt: Lot Area: 118,195  
 Total Value: \$1,252,914 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 10 Distance From Subject: 1.48 (miles)  
 Address: 1721 E 40TH PL, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-019-019 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 2.46  
 1st Mtg Amt: Lot Area: 107,200  
 Total Value: \$1,137,499 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 11 Distance From Subject: 1.5 (miles)  
 Address: 1720 E 40TH PL, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-029 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 1.84  
 1st Mtg Amt: Lot Area: 80,322  
 Total Value: \$853,401 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 12 Distance From Subject: 1.51 (miles)  
 Address: 1833 E 40TH PL, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-019-020 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.52  
 1st Mtg Amt: Lot Area: 22,792  
 Total Value: \$302,962 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 13 Distance From Subject: 1.52 (miles)  
 Address: 4051 S ALAMEDA ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-021-020 Map Reference: 52-E2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 1.17  
 1st Mtg Amt: Lot Area: 51,049  
 Total Value: \$540,449 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 14 Distance From Subject: 1.53 (miles)  
 Address: 1701 E 41ST ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-030 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.25  
 1st Mtg Amt: Lot Area: 10,720  
 Total Value: \$113,192 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 15 Distance From Subject: 1.54 (miles)  
 Address: 1715 E 41ST ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-031 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,359  
 Total Value: \$56,595 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 16 Distance From Subject: 1.54 (miles)  
 Address: 1727 E 41ST ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-033 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,361  
 Total Value: \$56,595 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 17 Distance From Subject: 1.54 (miles)  
 Address: 1751 E 41ST ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-035 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,360  
 Total Value: \$56,595 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 1.54 (miles)  
 Address: 1757 E 41ST ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-036 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,360  
 Total Value: \$56,595 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 1.54 (miles)  
 Address: 1763 E 41ST ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-037 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,360  
 Total Value: \$56,595 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 1.55 (miles)  
 Address: 1769 E 41ST ST, VERNON, CA 90058  
 Owner Name: PIMA ALAMEDA PARTNERS LLC  
 Seller Name: HOROWITZ RALPH  
 APN: 5117-020-038 Map Reference: 52-D2 / 674-G3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms/Offices:  
 Subdivision: EAST JEFFERSON ST TR Zoning: LAM2 Total Restrooms:  
 Rec Date: 03/26/2012 Prior Rec Date: 12/24/2003 Yr Built/Eff: /  
 Sale Date: 03/26/2012 Prior Sale Date: 12/11/2003 Air Cond:  
 Sale Price: \$17,790,000 Prior Sale Price: \$5,050,050 Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 456856 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,361  
 Total Value: \$56,595 # of Stories:  
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: August 31, 2012

JOB ADDRESS: 1024 SOUTH CENTRAL AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5130-001-023

CASE#: 186514

ORDER NO: A-2005662

EFFECTIVE DATE OF ORDER TO COMPLY: January 08, 2009

COMPLIANCE EXPECTED DATE: January 13, 2009

DATE COMPLIANCE OBTAINED: June 24, 2009

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-2005662

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

ORDER TO COMPLY

BARBARA ET AL HARUTUNIAN, TRS AGNES HARUTUNIAN  
TRUST  
6005 NORTHSIDE DR  
LOS ANGELES, CA 90022

CASE #: 186514  
ORDER #: A-2005662

EFFECTIVE DATE: January 08, 2009  
COMPLIANCE DATE: January 13, 2009

PROPERTY OWNER OF  
SITE ADDRESS: 1024 S CENTRAL AVE  
ASSESSORS PARCEL NO.: 5130-001-023  
ZONE: M2; Light Industrial Zone  
NAME OF BUSINESS IN VIOLATION: RAUL ANGELES

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.

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 #20-YARD) A review of records has revealed that the property at the above listed site address is being used for PALLET YARD and is in violation of the Los Angeles Municipal Code.

Failure to pay Annual Inspection Fee

You are therefore ordered to: The business operator and / or property owner of this site is therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on 8/19/08 and billed on invoice # 450336.

Failure to pay the above fee and all other charges within 5 days may result in all of the following; referral of the invoice to a collection agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings being initiated for this use. In addition, failure to comply with this order will cause additional fees to be assessed and may be subject to criminal prosecution. To verify the current amount due on the invoice referenced by this Order, for questions on how or where to pay, or if this invoice has already been paid, contact LADBS Financial Services at 213-482-6890.

If you have questions relating to the inspection of this property please call the inspector referenced on the last page of this order.

Code Section(s) in Violation: 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 11, and 98.0402(e), 98.0402 (g), 12.21A1(a) of the L.A.M.C.



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

www.ladbs.org  
10410142009586



**PENALTY WARNING:**

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

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 I. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

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

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

**REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

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

**APPEAL PROCEDURES:**

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

and/or

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

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

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

**NON-COMPLIANCE FEE WARNING:**

A proposed noncompliance fee 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NONCOMPLIANCE FEE AND A COLLECTION FEE EQUAL TO 50 PERCENT OF THE ORIGINAL NONCOMPLIANCE FEE.**



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org  
104101420098986

If you have any questions or require any additional information please feel free to contact me at (213)252-3030.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: 

Date: January 05, 2009

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

  
REVIEWED BY

HRH  
JAN 06 2008

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