

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

March 24, 2014

Council District: # 5

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

JOB ADDRESS: 8940 WEST NATIONAL BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4312-011-034

On November 11, 2012 and February 1, 2013, 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: **8940 West National Blvd., (aka: 8948 West National Blvd.), Los Angeles, California,** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

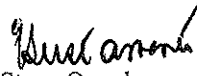
In addition, on January 22, 2013, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	3,590.00
Accumulated Interest (1%/month)	387.34
Title Report fee	48.00
Grand Total	\$ 5,531.90

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$5,531.90** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$5,531.90** 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

TEST: HOLLY WOLCOTT, 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

<i>Work Order No. T9478</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 06-13-2013</i>	<i>Dated as of: 06-10-2013</i>	<i>Fee: \$48.00</i>

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

For Assessors Parcel Number: 4312-011-034

Situs Address: 8940 W National Blvd. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

*The last Recorded Document Transferring Fee Title Recorded on: 09-27-1993
As Document Number: 93-1873057
Documentary Transfer Tax: \$1,422.00
In Favor of: Ramiro Licona and Cornelia Freudenstein De Licona, Husband and Wife as Community Property*

*Mailing Address: Ramiro Licona and Cornelia De Licona
4855 Marshal Drive
Culver City, CA 90230*

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lots 304 and 305 of Tract No. 625, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Page(s) 125 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: T9478

-Schedule B Continued-

1. A Deed of Trust Recorded on 09-18-2007
as Document Number 07-2141489

Amount: \$1,000,000.00

Trustor: Ramiro Licona and Cornelia Freudenstein De Licona, Husband and Wife as Community Property

Trustee: Lawyers Title Company, a California Corporation

Beneficiary: Lehman Brothers Bank, FSB

Mailing Address: Lehman Brothers Bank, FSB

Attn: Title Department

25510 Commercentre Drive, Suite 100

Lake Forest, CA 92630

An Assignment of Beneficial interest Recorded on 07-17-2008

as Document Number 08-1276001

Interest assigned to: Pacific Premier Bank

Mailing Address: Pacific Premier Bank

1600 Sunflower Ave., 2nd Floor

Costa Mesa, CA 92626

2. A Notice of Pending Lien Recorded 03-02-2012

as Document Number 12-0336059

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

3. A Notice of Pending Lien Recorded 05-17-2013

as Document Number 13-0749748

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: 4312-011-034
 Described As: LOT 305 ALL OFTRACT NO 625 SE 32.6 FT OF LOT 304 AND
 Address: 8940 NATIONAL BLVD LOS ANGELES CA 90034
 City: LOS ANGELES CITY-44
 Billing Address: 4855 MARSHALL DR CULVER CITY CA 90230
 Assessed Owner(s): LICONA,RAMIRO AND CORNELIA F

Tax Rate Area:	0000067	Value	Conveyance Date:	09/27/1993
Use Code:	2110	Land: 502,034.00	Conveying Instrument:	1873057
Fast food, walk-up		Improvements: 63,234.00	Date Transfer Acquired:	
Region Code:	25	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	LAMI	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:		
		All Other:		
		Net Taxable Value: 565,268.00	Total Tax:	7,902.67

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	3,951.34	395.13	12/10/2012	PAID	12/12/2012	0.00
2nd	3,951.33	405.13	04/10/2013	PAID	04/12/2013	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	122.55
36.92	LA CO PARK DISTRICTS	39.20
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	239.77
61.11	L.A. CNTY WEST MOSQ ABATE	5.72
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	36.57
188.51	LOS ANGELES LIGHT MAINT	200.84
188.71	L.A. POLICE/911 BOND TAX	6.58
188.69	L.A. STORMWATER POLL ABATE	97.70

Open Orders with same APN			
Company	Department	Title Unit	Order #
ORT		52	476005888

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

*** END OF REPORT ***

RECORDING REQUESTED BY

93 1873057

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

HAVA [Ramiro Licona
CORREY [Cornelia De Licona
ADDRESS [4855 Marshal Drive
CITY [Culver City, CA 90230
STATE []
ZIP []

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
SEP 27 1993 AT 8 A.M.

FEES \$25 F
A.E.N.F. 94 1

SPACE ABOVE THIS LINE FOR RECORDING USE

Title Order No. 701184-49

Escrow or Loan No. 9311442-S

THIS FORM FURNISHED BY PROVIDENT TITLE COMPANY

GRANT DEED

(30)

(4)

THE UNDERSIGNED GRANIOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 347.60 CITY TAX \$ 1,422.00
 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.

JEANNE SHINNICK

hereby GRANT(S) to

RAMIRO LICONA AND CORNELIA FREUDENSTEIN DE LICONA, husband and wife as
Community Property

the following described real property in the city of Los Angeles

County of Los Angeles State of California:

Lots 304 and 305 of Tract No. 625, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Page 125 of Maps, in the Office of the County Recorder of said County.

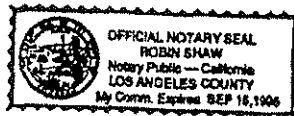
ALL FIN 4312-011-034

State of California }
County of Los Angeles } SS.

Jeanne Shinnick
Jeanne Shinnick

On 9/23/93 before me, Robin Shaw-----

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



WITNESS my hand and official seal
Signature *Robin Shaw* (Seal)

(This area for official notarial seal)

2

RECORDATION REQUESTED BY:

WHEN RECORDED MAIL TO:

Lehman Brothers Bank, FSB
Attn: Title Department
25510 Commercentre Drive, Suite 100
Lake Forest, CA 92630

09/18/07

20072141489

6157421-27

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated August 23, 2007, among Ramiro Licona and Cornelia Freudenstein De Licona, husband and wife as community property, whose address is 4855 Marshall Drive, Culver City, CA 90230 ("Trustor"); Lehman Brothers Bank, FSB, whose address is 25510 Commercentre Drive, Suite 100, Lake Forest, CA 92630 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Lawyers Title Company, a California corporation, whose address is 55 South Lake Avenue, Suite 600, Pasadena, CA 91101 (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:

See EXHIBIT "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 8940 National Boulevard, Los Angeles, CA 90034. The Assessor's Parcel Number for the Real Property is 4312-011-034.

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; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and

2/11

DEED OF TRUST
(Continued)

Loan No: 00210752

Page 8

9

specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means Lehman Brothers Bank, FSB, and its successors and assigns.

Borrower. The word "Borrower" means Ramiro Licon and Cornelia Freudenstein De Licon and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund 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.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor 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 Lehman Brothers Bank, FSB, its successors and assigns.

Note. The word "Note" means the promissory note dated August 23, 2007, in the original principal amount of \$1,000,000.00 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.

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 Lawyers Title Company, a California corporation, whose address is 55 South Lake Avenue, Suite 600, Pasadena, CA 91101 and any substitute or successor trustees.

Trustor. The word "Trustor" means Ramiro Licon and Cornelia Freudenstein De Licon.

07 2141489

DEED OF TRUST
(Continued)

Loan No: 00210752

Page 9

10

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS.

TRUSTOR:

X Ramiro Licona

X Cornelia Freudenstein-De Licona

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Los Angeles)

On September 12, 2007 before me, D. Khatchikian, Notary Public
(here insert name and title of the officer)

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



WITNESS my hand and official seal.

Signature D. Khatchikian

(Seal)

07 2141489

2

RECORDATION REQUESTED BY:

Pacific Premier Bank
1600 Sunflower Ave., 2nd Floor
Costa Mesa, CA 92626

WHEN RECORDED MAIL TO:

Pacific Premier Bank
1600 Sunflower Ave., 2nd Floor
Costa Mesa CA 92626
Loan No. 56-700167-21

07/17/08



20081276001

2476005888

ASSIGNMENT OF DEED OF TRUST, (LOAN DOCUMENTS)

FOR VALUE RECEIVED the undersigned LEHMAN BROTHERS BANK, FSB, (hereinafter "LBB"), to and in favor of ~~PACIFIC PREMIER BANK~~ (hereinafter "Assignee") effective as of the 7th day of JULY, 2008.

WHEREAS, LBB is the current beneficiary of that certain Deed of Trust executed by Ramiro Licona and Cornelia Freudenstein De Licona, husband and wife as community property, as Trustor and recorded on SEPTEMBER 18, 2007, as Instrument No. 20072141489, in the Official Records of Los Angeles County, California ("Deed of Trust"), which Deed of Trust was delivered to LBB to secure certain indebtedness and obligations as described in the Deed of Trust ("Indebtedness"), and which Deed of Trust encumbers that certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference, which property is also known as 8940 National Boulevard, Los Angeles, CA.

WHEREAS, the Deed of Trust and each and all of the loan, security, guaranty, and/or any other documents incident to or connected with the foregoing delivered in favor of LBB in connection with the Deed of Trust and/or the Indebtedness are hereinafter collectively referred to as the "Loan Documents."

WHEREAS, for good and valuable consideration, LBB hereby desires to absolutely assign the Loan Documents to Assignee (including without limitation the Deed of Trust).

NOW, THEREFORE, LBB agrees as follows:

1. LBB hereby absolutely grants, sells, assigns, transfers, and conveys to Assignee all of LBB's right, title and interest in, to and under the Deed of Trust, the Indebtedness and each and all of the other Loan Documents (including without limitation all evidence of Indebtedness, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust).

2. LBB hereby represents and warrants to and covenants with Assignee as of the date of recordation hereof, concerning the Loan Documents, as follows:

a. LBB is the true and lawful sole owner of the Loan Documents;

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. 5362370)

Telephone Number: (213) 482-6890

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

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

TR 625 304 M B 18-125

TR 625 305 M B 18-125

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 4312-011-034
AKA 8940 W NATIONAL BLVD AKA: 8948
LOS ANGELES

Owner:

LICONA RAMIRO AND CORNELIA F
4855 MARSHALL DR
CULVER CITY CA, 90230

DATED: This 23rd Day of February, 2012

CITY OF LOS ANGELES

By 

Steve Ongele, 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 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. 5732092)

Telephone Number: (213) 482-6890

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

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

TR 625 304 M B 18-125

TR 625 305 M B 18-125

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 4312-011-034
AKA 8940 W NATIONAL BLVD AKA: 8948
LOS ANGELES

Owner:

LICONA RAMIRO AND CORNELIA F
4855 MARSHALL DR
CULVER CITY CA, 90230

DATED: This 22nd Day of April, 2013

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN
JOB ADDRESS: 8940 WEST NATIONAL BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4312-011-034

Date: March 24, 2014

Last Full Title: 6/10/2013

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RAMIRO LICONA AND CORNELIA DE LICONA
4855 MARSHALL DRIVE
CULVER CITY, CA. 90230

CAPACITY: OWNERS

- 2). LEHMAN BROTHERS BANK, FSB
ATTN: TITLE DEPARTMENT
25510 COMMERCENTRE DRIVE, SUITE 100
LAKE FOREST, CA. 92630

CAPACITY: INTERESTED PARTY

- 3). PACIFIC PREMIER BANK
1600 SUNFLOWER AVENUE, 2ND FLOOR
COSTA MESA, CA. 92626

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
8940 NATIONAL BLVD, LOS ANGELES, CA 90034-3308



CoreLogic
 RealQuest Professional

Bldg Card: 000 of 002

Owner Information

Owner Name: **LICONA RAMIRO & CORNELIA F**
 Mailing Address: **4855 MARSHALL DR, CULVER CITY CA 90230-5874 C021**
 Vesting Codes: **HW / /**

Location Information

Legal Description: **TRACT NO 625 SE 32.6 FT OF LOT 304 AND ALL OF LOT 305**
 County: **LOS ANGELES, CA** APN: **4312-011-034**
 Census Tract / Block: **2701.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **625**
 Legal Book/Page: **18-125** Map Reference: **42-D5 / 632-H7**
 Legal Lot: **305** Tract #: **625**
 Legal Block: **625** School District: **LOS ANGELES**
 Market Area: **C09** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **09/27/1993 /** Deed Type: **GRANT DEED**
 Sale Price: **\$316,000** 1st Mtg Document #:
 Document #: **1873057**

Last Market Sale Information

Recording/Sale Date: **02/25/1993 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$425,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **360406** 2nd Mtg Amount/Type: **/**
 Deed Type: **TRUSTEE DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$75.15**
 New Construction: Multi/Split Sale:

Lender:

Seller Name: **FIDELITY TRUST DEED SERV**

Prior Sale Information

Prior Rec/Sale Date: **02/23/1993 /** Prior Lender:
 Prior Sale Price: **\$425,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **338891** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **TRUSTEE DEED**

Property Characteristics

Year Built / Eff: 1939 /	Total Rooms/Offices	Garage Area:
Gross Area: 5,655	Total Restrooms:	Garage Capacity:
Building Area: 5,655	Roof Type:	Parking Spaces: 9
Tot Adj Area:	Roof Material: ROLL COMPOSITION	Heat Type:
Above Grade:	Construction: FRAME	Air Cond:
# of Stories: 1.00	Foundation: CONCRETE	Pool:
Other Improvements:	Exterior wall: METAL	Quality: FAIR
	Basement Area:	Condition: FAIR

Site Information

Zoning: LAM1	Acres: 0.28	County Use: FAST FOOD-WALK (2110)
Lot Area: 12,390	Lot Width/Depth: x	State Use:
Land Use: FAST FOOD FRANCHISE	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$576,572	Assessed Year: 2013	Property Tax: \$7,801.11
Land Value: \$512,074	Improved %: 11%	Tax Area: 67
Improvement Value: \$64,498	Tax Year: 2013	Tax Exemption:
Total Taxable Value: \$576,572		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8940 NATIONAL BLVD, LOS ANGELES, CA 90034-3308

1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$425,000	\$950,000	\$950,000	\$950,000
Bldg/Living Area	5,655	6,488	6,488	6,488
Price/Sqft	\$75.15	\$146.42	\$146.42	\$146.42
Year Built	1939	1946	1946	1946
Lot Area	12,390	7,678	7,678	7,678
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	0.00	0.00	0.00
Total Value	\$576,572	\$138,076	\$138,076	\$138,076
Distance From Subject	0.00	17.53	17.53	17.53

*= 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										
		8940 NATIONAL BLVD	\$425,000	1939			02/25/1993	5,655	12,390	0.0
Comparables										
<input checked="" type="checkbox"/>	1	830 E VALLEY BLVD	\$950,000	1946			08/15/2013	6,488	7,678	17.53

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8940 NATIONAL BLVD, LOS ANGELES, CA 90034-3308**1 Comparable(s) Selected.**

Report Date: 03/18/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$425,000	\$950,000	\$950,000	\$950,000
Bldg/Living Area	5,655	6,488	6,488	6,488
Price/Sqft	\$75.15	\$146.42	\$146.42	\$146.42
Year Built	1939	1946	1946	1946
Lot Area	12,390	7,678	7,678	7,678
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	0.00	0.00	0.00
Total Value	\$576,572	\$138,076	\$138,076	\$138,076
Distance From Subject	0.00	17.53	17.53	17.53

* = user supplied for search only

Comp #:	1	Distance From Subject: 17.53 (miles)	
Address:	830 E VALLEY BLVD, SAN GABRIEL, CA 91776-3642		
Owner Name:	SG VALLEY 830 LLC		
Seller Name:	MORALES FAMILY TRUST		
APN:	5371-004-014	Map Reference:	37-F5 / 596-F6
County:	LOS ANGELES, CA	Census Tract:	4814.02
Subdivision:	6832	Zoning:	SLC3*
Rec Date:	08/15/2013	Prior Rec Date:	03/21/1978
Sale Date:	07/29/2013	Prior Sale Date:	
Sale Price:	\$950,000	Prior Sale Price:	\$70,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1198250	Acres:	0.18
1st Mtg Amt:	\$450,000	Lot Area:	7,678
Total Value:	\$138,076	# of Stories:	
Land Use:	FAST FOOD FRANCHISE	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN
JOB ADDRESS: 8940 WEST NATIONAL BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4312-011-034

Date: March 24, 2014

CASE#: 76074
ORDER NO: A-3126004

EFFECTIVE DATE OF ORDER TO COMPLY: October 17, 2012
COMPLIANCE EXPECTED DATE: November 11, 2012
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3126004

FOR INFORMATION

BOARD OF BUILDING AND SAFETY COMMISSIONERS

- HELENA JUBANY PRESIDENT
MARSHA L. BROWN VICE-PRESIDENT
VAN AMBATTIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR

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

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

ORDER TO COMPLY

RAMIRO AND CORNELIA F LICONA 4855 MARSHALL DR CULVER CITY, CA 90230

CASE #: 76074 ORDER #: A-3126004 EFFECTIVE DATE: October 17, 2012 COMPLIANCE DATE: November 11, 2012

PROPERTY OWNER OF SITE ADDRESS: 8940 W NATIONAL BLVD AKA: 8948 W NATIONAL BL

ASSESSORS PARCEL NO.: 4312-011-034 ZONE: M1; Limited Industrial Zone NAME OF BUSINESS IN VIOLATION: CALIFORNIA CAR SOUNDS

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 #1-BUILDING) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition.

Or

Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for a AUTO REPAIR use within a building approved for RETAIL STORE.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

- 2. (V #21.) Unapproved signs, pennants, banners, ribbons, streamer, balloons, or spinners.

You are therefore ordered to: 1) Discontinue the use of the unapproved/unpermitted signs, pennants, banners, ribbons, streamer, balloons, or spinners from the site.

Code Section(s) in Violation: 91.6202.1, 91.6205.11, 91.6216.1, 91.6216.2, 91.6216.3, 91.6216.4, 91.6216.5, 91.103.1, and 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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.

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. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A 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.

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. 15.

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. 7(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.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. 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. 17 L.A.M.C.

101105301254033

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

Inspector: 

Date: October 10, 2012

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


REVIEWED BY

OCT 11 2012
JRC

EXHIBIT D

ASSIGNED INSPECTOR: HENRY BAGHDASSARIAN

Date: March 24, 2014

JOB ADDRESS: 8940 WEST NATIONAL BLVD., UNIT A, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4312-011-034

CASE#: 489252

ORDER NO: A-3185355

EFFECTIVE DATE OF ORDER TO COMPLY: January 22, 2013

COMPLIANCE EXPECTED DATE: February 1, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3185355

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

RAMIRO AND CORNELIA F LICONA
4855 MARSHALL DR
CULVER CITY, CA 90230

CASE #: 489252
ORDER #: A-3185355
EFFECTIVE DATE: January 22, 2013
COMPLIANCE DATE: February 01, 2013

OWNER OF
SITE ADDRESS: 8940 W NATIONAL BLVD UNIT#A
ASSESSORS PARCEL NO.: 4312-011-034
ZONE: M1; Limited Industrial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. (V #1-BUILDING) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition.

Or

Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for a AUTO REPAIR use within a building approved for RETAIL STORE.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203 91.8204 of the 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. 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 a from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, 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 98.041 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.

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.

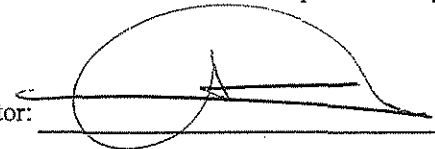
INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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.

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 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 15, 2013

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

Augustus.Albas@lacity.org


REVIEWED BY

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

JAN 15 2013

To the address as shown on the last equalized assessment roll. Initialed by _____

