

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
INTERIM PRESIDENT

E. FELICIA BRANNON  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

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.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

June 16, 2014

Council District: # 5

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

JOB ADDRESS: **10603 WEST VENICE BLVD., LOS ANGELES, CA**  
**(AKA: 3775 SOUTH KEYSTONE AVENUE, LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **4314-001-037**

On November 9, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **10603 West Venice Blvd., (aka: 3775 South Keystone 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 15, 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	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	550.00
Accumulated Interest (1%/month)	144.20
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,220.62</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 **\$1,220.62** 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 **\$1,220.62** 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*  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Property Title Report**

**Work Order No. T10238**  
**Dated as of: 05/01/2014**

**Prepared for: City of Los Angeles**

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

**APN #: 4314-001-037**

**Property Address: 10603 W VENICE BLVD** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Instrument QUITCLAIM DEED**

**Grantor: AA & SS INVESTMENT, LLC A LIMITED LIABILITY COMPANY**

**Grantee: BRAKE MADNESS INC. A CALIFORNIA CORPORATION**

**Instrument: 20111668747**

**Book/Page: N/A**

**Dated: 12/09/2011**

**Recorded: 12/09/2011**

**Mailing Address: BRAKE MADNESS INC. A CALIFORNIA CORPORATION**  
**22115 PALAIS PLACE, CALABASAS, CA 91302**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**PARCEL 1:**

**LOT 21 OF TRACT NO. 3847, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGE(S) 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**PARCEL 2:**

**THAT PORTION OF BLOCK 26 OF THE PALM, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGE(S) 43, 44 AND 45 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 21 OF TRACT NO. 3847, AS PER MAP RECORDED IN BOOK 41 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 21 TO A LINE PARALLEL WITH AND DISTANT 30 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF SAID LOT 21; THENCE SOUTHWESTERLY ALONG**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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Work Order No. T10238

**SCHEDULE B (Continued)**

SAID PARALLEL LINE TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 21; THENCE NORTHWESTERLY ALONG AS SAID SOUTHEASTERLY PROLONGATION TO THE SOUTHEASTERLY LINE OF SAID LOT 21; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING.

**PARCEL 3:**

THAT PORTION OF BLOCK 26 OF THE PALMS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGE(S) 43, 44 AND 45 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 21 OF TRACT NO. 3847, AS PER MAP RECORDED IN BOOK 31 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 32 DEGREES 58 MINUTES 15 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ITS SOUTHEASTERLY PROLONGATION, 161.97 FEET TO A POINT, SAID POINT TO BE THE TRUE POINT OF BEGINNING FOR THE PURPOSES OF THIS DESCRIPTION; THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST, AND HAVING A RADIUS OF 20 FEET THROUGH A CENTRAL ANGLE OF 88 DEGREES 22 MINUTES 30 SECONDS AN ARC DISTANCE OF 30.85 FEET; THENCE SOUTH 55 DEGREES 24 MINUTES 15 SECONDS WEST, ALONG A LINE TANGENT TO SAID CURVE, 40.59

FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 21; THENCE ALONG LAST SAID PROLONGATION NORTH 32 DEGREES 58 MINUTES 15 SECONDS WEST TO A LINE PARALLEL WITH AND DISTANT 30 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOT 21; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO SAID HEREINBEFORE DESCRIBED COURSE, HAVING A BEARING AND LENGTH OF SOUTH 32 DEGREES 58 MINUTES 15 SECONDS EAST, 161.97 FEET; THENCE SOUTH 32 DEGREES 58 MINUTES 15 SECONDS EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, WATER, AND MINERAL RIGHTS WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF PARCEL 3 OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF FOR THE EXTRACTION OF SUCH OIL, GAS, WATER, OR MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, IN DEED RECORDED DECEMBER, 2, 1976, AS INSTRUMENT NO. 3744.

**MORTGAGES/LIENS**

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** BRAKE MADNESS, INC, A CALIFORNIA CORPORATION

**Lender/Beneficiary:** CENTER BANK, 253 NORTH WESTERN AVENUE, LOS ANGELES, CA 90004

**Trustee:** CHICAGO TITLE COMPANY

**Instrument:** 06/1239922

**Book/Page:** N/A

**Amount:** \$1,000,000.00

**Open Ended:** NO

**Dated:** 05/26/2006

**Recorded:** 06/06/2006

**Maturity Date:** 05/26/2036

**Mailing Address:** CENTER BANK,  
253 NORTH WESTERN AVENUE, LOS ANGELES, CA 90004

MEMORANDUM OF LOAN MODIFICATION, DATED 10/02/2013, RECORDED 12/23/2013, AS INSTRUMENT NO. 20131793868, ASSAYAG AND MAUSS, 2915 REDHILL AVE #200, COSTA MESA, CA 92626; BBNC BANK, 3731 WILSHIRE BLVD, #1000, LOS ANGELES, CA 90010

**INTUITIVE REAL ESTATE SOLUTIONS**

5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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Work Order No. T10238

**SCHEDULE B (Continued)**

SAID DEED OF TRUST FURTHER SUBJECT TO SUBSTITUTION OF TRUSTEE DATED 08/15/2011 RECORDED 10/14/2011, AS INSTRUMENT NO. 20111391780. TD SERVICE COMPANY, 1820 E FIRST ST #210, PO BOX 11988, SANTA ANA, CA 92711-1988

**Type of Instrument** DEED OF TRUST WITH ASSIGNMENT OF RENTS

**Trustor/Mortgagor:** BRAKE MADNESS, INC., A CALIFORNIA CORPORATION

**Lender/Beneficiary:** EDF RESOURCE CAPITAL, INC.,

**Trustee:** FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION,

**Instrument:** 20071123322

**Book/Page:** N/A

**Amount:** \$824,000.00

**Open Ended:** NO

**Dated:** 03/26/2007

**Recorded:** 05/09/2007

**Maturity Date:** 03/26/2037

**Mailing Address:** EDF RESOURCE CAPITAL, INC., 1050 IRON POINT ROAD FOLSOM, CA 95630

SAID DEED OF TRUST SUBJECT TO AN ASSIGNMENT OF DEED OF TRUST FROM EDF RESOURCE CAPITAL, INC., (ASSIGNOR), TO U.S. SMALL BUSINESS ADMINISTRATION, DATED 03/26/2007 RECORDED 05/09/2007, AS INSTRUMENT NO. 20071123323.

**Mailing Address:** U.S. SMALL BUSINESS ADMINISTRATION,  
NO ADDRESS PROVIDED.

RECORDING REQUESTED BY

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

Name: Abolfazl Shajari  
Street: 22115 Palais Place  
Address:  
City & State: Calabasas CA, 91302  
Zip:

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ None  
 unincorporated area  City of Los Angeles, CA

Parcel No. 4314-001-037

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and in the property.

*The Grantor And the Grantee in this conveyance are comprised of the same parties who continue to hold the same Proportionate Interest R+T 11925 D*

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

AA & SS Investment, LLC A Limited Liability Company

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

**Brake Madness Inc. A California Corporation,**

the following described real property in the city of Los Angeles

County of Los Angeles, CA, state of California

10603 Venice Boulevard/3775 Keystone Avenue, Los Angeles, CA 90034

See Attached Property Description Exhibit A

Dated: 12/9/11

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On Dec 9, 2011 before me,

J. Williams NOTARY PUBLIC  
(here insert name and title of the officer)

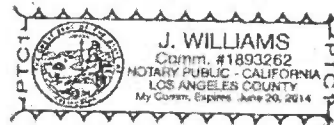
personally appeared ABOLFAZL SHAJARI

*[Signature]*  
AA & SS Investment LLC.  
President Abolfazl Shajari

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

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

WITNESS my hand and official seal  
Signature *[Signature]*



MAIL TAX STATEMENT TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name: Abolfazl Shajari Address: 22115 Palais Place City: Calabasas State: CA 91302

**PROVIDENT TITLE COMPANY**

190176-2

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RECORDATION REQUESTED BY  
CENTER BANK  
Small Business Administration Loan Department  
253 NORTH WESTERN AVENUE  
LOS ANGELES, CA 90004

06 1239922

WHEN RECORDED MAIL TO  
CENTER BANK  
Small Business Administration Loan Department  
253 NORTH WESTERN AVENUE  
LOS ANGELES CA 90004

SEND TAX NOTICES TO:  
BRAKE MADNESS, INC  
10603 VENICE BOULEVARD / 3775 KEYSTONE  
AVENUE  
LOS ANGELES, CA 90034

FOR RECORDER'S USE ONLY

**DEED OF TRUST**

THIS DEED OF TRUST is dated May 26, 2006, among BRAKE MADNESS, INC , A CALIFORNIA CORPORATION, whose address is 10603 VENICE BOULEVARD / 3775 KEYSTONE AVENUE, LOS ANGELES, CA 90034 ("Trustor"), CENTER BANK, whose address is Small Business Administration Loan Department , 253 NORTH WESTERN AVENUE, LOS ANGELES, CA 90004 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"), and CHICAGO TITLE COMPANY, whose address is 535 NORTH BRAND BOULEVARD, 3RD FLOOR, GLENDALE , CA 91203 (referred to below as "Trustee")

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

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 10603 VENICE BOULEVARD / 3775 KEYSTONE AVENUE, LOS ANGELES, CA 90034. The Assessor's Parcel Number for the Real Property is 4314-001-037

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,

06/06/06

DEED OF TRUST  
(Continued)

Loan No 910150949

Page 8

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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 Trustor 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 CENTER BANK, its successors and assigns.

**Note** The word "Note" means the promissory note dated May 26, 2006, 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. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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

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

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

**Related Documents** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental 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.

**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 CHICAGO TITLE COMPANY, whose address is 535 NORTH BRAND BOULEVARD, 3RD FLOOR, GLENDALE, CA 91203 and any substitute or successor trustees.

**Trustor** The word "Trustor" means BRAKE MADNESS, INC.

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

TRUSTOR

BRAKE MADNESS, INC.

By:   
ABOLFAZL SHAJARI aka ABBY SHAJARI, President of BRAKE MADNESS, INC.

By:   
ALI SHAJARI, Secretary of BRAKE MADNESS, INC.

90/90/90

06 1239922

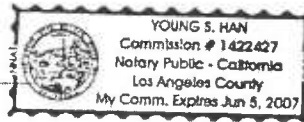
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California )  
 )  
COUNTY OF Los Angeles )  
 )

On May 30, 2006, before me, Young S. Han, Notary Public, personally appeared ABOLFAZL SHAJARI aka ABBY SHAJARI ALI SHAJARI, personally known to me (or provided 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



(Seal)

(DO NOT RECORD)  
REQUEST FOR FULL RECONVEYANCE  
(To be used only when obligations have been paid in full)

To \_\_\_\_\_, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to \_\_\_\_\_

Date \_\_\_\_\_ Beneficiary \_\_\_\_\_  
By \_\_\_\_\_  
Its \_\_\_\_\_

14349-100 Lending - Rev. 6/14/04/02 - Use original Transfer Stationer and 1991-0020 - All Rights Reserved. CA: C:\SERIALS\100-102 TR 0404 04 23

90/90/90

06 1239922



RECORDING REQUESTED BY

Stewart Title of California

AND WHEN RECORDED MAIL TO

ASSAYAG & MAUSS  
2915 REDHILL AVENUE #200  
COSTA MESA, CA 92625

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Memorandum of Loan Modification and Settlement  
Agreement Amending Deed of Trust (Los Angeles)

TITLE ORDER NO. 01180-23078

APN:

Signed in counterpart

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC.

COVERPS.DOC

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

BBCN BANK  
Eric Beidleman, Senior VP  
3731 Wilshire Blvd., #1000  
Los Angeles, California 90010

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MEMORANDUM OF LOAN MODIFICATION AND SETTLEMENT AGREEMENT  
AMENDING DEED OF TRUST  
(LOS ANGELES)

The undersigned Brake Madness, Inc., a California corporation and BBCN Bank, successor-by-merger with Center Bank, declare that they have entered into a loan modification and settlement agreement dated of even date herewith, wherein provision is made for:

- (a) amendment of that certain Deed of Trust ("Deed of Trust") dated May 26, 2006, executed by Brake Madness, Inc., a California corporation, as Trustor, to Chicago Title Company, as Trustee, in favor of Center Bank, as Beneficiary, and recorded June 6, 2006, as Instrument or Document No. 06 1239922, in the Official Records of the County of Los Angeles, State of California, and/or
- (b) amendment of certain obligations secured by that Deed of Trust.

This instrument is a memorandum of the loan modification and settlement agreement, and the same is incorporated herein by this reference with the same effect and as though set forth herein in its entirety. In addition, the rider(s) attached hereto is/are hereby incorporated into the Deed of Trust in its/their entirety.

*[Signature page follows.]*

Dated as of: 10/2 2013

"TRUSTOR"

BRAKE MADNESS, INC., A CALIFORNIA CORPORATION

By: [Signature]  
Name: BRUCE S. MADNESS  
Its: [Signature]

"BENEFICIARY"

BBCN BANK, SUCCESSOR-BY-MERGER WITH CENTER BANK

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

ACKNOWLEDGMENT

State of California

County of Los Angeles

On 10/12/13 before me, L. Smith, Notary Public  
(here insert name and title of the officer)

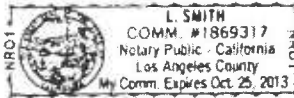
personally appeared Abolfazi Shajari

who 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.

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

WITNESS my hand and official seal.

Signature L. Smith (Seal)



Dated as of: 12/12, 2013

"TRUSTOR"

BRAKE MADNESS, INC., A CALIFORNIA CORPORATION

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

"BENEFICIARY"

BBCN BANK, SUCCESSOR-BY-MERGER WITH CENTER BANK

By: *[Signature]*  
Name: *ERIC VAN BEDIJPTMAN*  
Its: *SENIOR VICE PRESIDENT SPECIAL ASSETS*

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

ACKNOWLEDGMENT

State of California

County of Los Angeles

On 12/12/13 before me, Bon Y. Goo A Notary Public

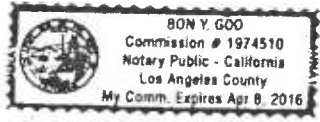
personally appeared Eric Van Beidleman (here insert name and title of the officer)

who 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.

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

WITNESS my hand and official seal.

Signature Bon Y. Goo (Seal)



# CHICAGO TITLE



2

RECORDING REQUESTED BY

T D. SERVICE COMPANY

and when recorded mail to  
T D. SERVICE COMPANY  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988

11600541

Space above this line for recorder's use

## SUBSTITUTION OF TRUSTEE



T S. No: 1.530853 CA Unit Code: L Loan No: 910150949/BRAKE MADN  
AP #1: 4314-001-037  
Property Address: 10603 VENICE BOULEVARD / 3775 KEYSTONE AVENUE, LOS ANGELES, CA 90034

NOTICE IS HEREBY GIVEN: That the undersigned present beneficiary desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner provided for in said Deed of Trust and does hereby substitute T.D. SERVICE COMPANY, 1820 E. First St., Suite 210, P.O. Box 11988, Santa Ana, CA 92705

CHICAGO TITLE COMPANY was the original Trustee in the Deed of Trust hereinafter described:

Trustor: BRAKE MADNESS, INC

Original Lender: CENTER BANK

Recorded June 6, 2006 as Instr. No. 06 1239922 in Book XXX Page XXX of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA

Effective Date 08/15/11

AFFIDAVIT ATTACHED

CENTER BANK

BY

BY

**Eric Beidleman**  
SVP-SAD Manager

24

3

Page 2  
T.S. No: L530853 CA Unit Code: L Loan No: 910150949/BRAKE MADN

STATE OF California )  
COUNTY OF Los Angeles )SS

On 8/16/2011 before me, Jihye Yi, a Notary Public, personally appeared  
Eric Beideman, who proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed to the within instrument and  
acknowledged to me that he executed the same in his/her/their authorized capacity(ies), and that by  
his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted,  
executed the instrument.

I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is  
true and correct

WITNESS my hand and official seal.

Signature  (Seal)





AFFIDAVIT

T.S. No: L530853 CA Unit Code: L Loan No: 910150949/BRAKE MADN/AA & SS I

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss.

On 10/13/11, I mailed a copy of the attached Substitution of Trustee to the Trustee of record under the Deed of Trust described in said Substitution; and

A copy of the attached Substitution has been mailed, in the manner provided in Section 2924b of the Civil Code of the State of California, to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I declare under penalty of perjury that the foregoing is true and correct.

*Maria D. Gutierrez*  
Signature of Affiant

STATE OF California )  
COUNTY OF Orange )SS

On 10/13/11 before me, L SERRANO, a Notary Public, personally appeared MARIA D GUTIERREZ, who 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.

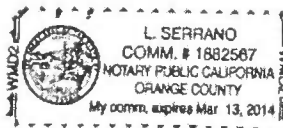
I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*[Handwritten Signature]*

(Seal)



AFFIDAV

Order No.  
Escrow No.

2

WHEN RECORDED MAIL TO:

Amy Pietrucha  
EDF RESOURCE CAPITAL, INC.  
1050 Iron Point Road  
Folsom, CA 95630



SPACE ABOVE THIS LINE FOR RECORDER'S USE

5<sup>27</sup>

**DEED OF TRUST WITH ASSIGNMENT OF RENTS**  
(This Deed of Trust contains an acceleration clause)

This DEED OF TRUST, made March 26, 2007, between BRAKE MADNESS, INC., a California corporation, herein called TRUSTOR, whose address 10603 Venice Blvd., Los Angeles CA 90034-6308, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and EDF RESOURCE CAPITAL, INC., herein called BENEFICIARY,

WITNESSETH: That Trustor does hereby give, grant, bargain, sell, warrant, convey, mortgage, transfer, grant a security interest in, set over, deliver, confirm and convey unto Trustee, in Trust, with Power of Sale and right of entry upon the terms and conditions of this Deed of Trust that property in the County of Los Angeles, State of California, as described in Exhibit A incorporated herein by reference, together with all buildings, structures, facilities and other improvements now or hereafter located on the property, and all building material, building equipment, supplies and fixtures of every kind and nature now or hereafter located on the property or attached to, contained in or used in connection with any such buildings, structures, facilities or other improvements, and all appurtenances and additions thereto and betterments, renewals, substitutions and replacements thereof, and the rents, issues and profits of all of the foregoing, owned by Trustor or in which Trustor has or shall acquire an interest, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$824,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

If the Trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the Beneficiary being first had and obtained, Beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	554	King	838	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	119	Plumas	166	1307	Siskiyou	508	762
Amador	133	438	Lassen	192	287	Riverside	2778	347	Solano	1287	621
Butte	1330	313	Los Angeles	T-3678	874	Sacramento	5039	124	Sonoma	2087	427
Calaveras	185	338	Mariposa	911	130	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1949	132	San Bernardino	8213	766	Sutter	655	585
Contra Costa	4694	1	Mariposa	80	453	San Francisco	A 804	506	Tehama	457	183
Del Norte	101	549	Merced	687	99	San Joaquin	2855	283	Tenny	108	505
El Dorado	704	835	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	83	San Mateo	4778	175	Tuolumne	177	180
GleNN	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2507	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6828	664	Yolo	703	16
Imperial	1180	701	Napa	704	742	Santa Cruz	1638	607	Yuba	396	803
Inyo	165	872	Nevada	363	94	Shasta	800	633			
Kern	3758	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

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DEED OF TRUST  
(Continued)

Shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said Subdivision A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

- a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.
- b) CDC or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

TRUSTOR: BRAKE MADNESS, INC.

*[Signature]*  
By: Abolfazi Shajari, President

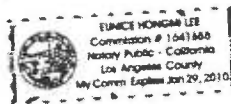
*[Signature]*  
By: Ali Shajari, Secretary

STATE OF CALIFORNIA      )  
COUNTY OF LA                )

On 4-24 - 2007, before me, Eunice Hongme Lee, Notary Public, personally appeared Abolfazi Shajari and Ali Shajari, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by 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 *[Signature]*



(Seal)

07 1123322

10737

Order No.  
Escrow No.  
Loan No.

2

WHEN RECORDED MAIL TO:

Amy Pietrucha  
EDF RESOURCE CAPITAL, INC  
1050 Iron Point Road  
Folsom, CA 95630



SPACE ABOVE THIS LINE FOR RECORDER'S USE

3

**CORPORATION ASSIGNMENT OF DEED OF TRUST**


FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to the U.S. SMALL BUSINESS ADMINISTRATION all beneficial interest under that certain Deed of Trust dated March 23, 2007, executed by BRAKE MADNESS, INC., a California corporation, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, Trustee, and recorded concurrently herewith as Instrument No. 07-1123322, of Official Records in the office of the County Recorder of Los Angeles County, California, describing land herein as shown in Exhibit A incorporated herein by reference.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

26

Dated: March 23, 2007

EDF RESOURCE CAPITAL, INC.

By:   
Frank F. Dinsmore, Chief Executive Officer


STATE OF CALIFORNIA

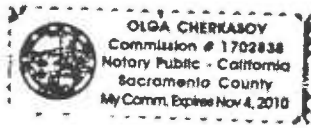
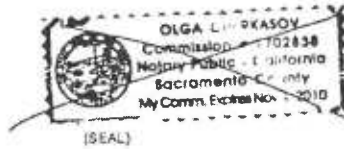
COUNTY OF SACRAMENTO

} ss.

On March 26, 2007 before me, Olga Cherkasov, Notary Public, personally appeared FRANK F. DINSMORE, personally known to me (as provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that he/she/they are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature 



4

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary *Alga Cherkasov*

Date Commission Expires *11-4-2010*

Notary Identification Number  
(For Notaries commissioned after 1-1-1992) *1702838*

Manufacturer/Vendor Identification Number  
(For Notaries commissioned after 1-1-1992) *NNA1*

Place of Execution of this Declaration **NORWALK**

Date **MAY 9 2007**

071123 323

CIVIC CENTER TITLE SERVICES

*[Handwritten Signature]*  
Signature (Firm name if any)

MARVIN COLE, AGENT

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: June 16, 2014

JOB ADDRESS: 10603 WEST VENICE BLVD., LOS ANGELES, CA

(AKA: 3775 SOUTH KEYSTONE AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 4314-001-037

Last Full Title: 05/01/2014

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). BRAKE MADNESS INC.  
C/O ABOLFAZI SHAJARI  
22115 PALAIS PLACE  
CALABASAS, CA 91302  
CAPACITY: OWNERS
  
- 2). CENTER BANK  
253 NORTH WESTERN AVENUE  
LOS ANGELES, CA 90004  
CAPACITY: INTERESTED PARTIES
  
- 3). EDF RESOURCE CAPITAL, INC.  
1050 IRON POINT ROAD  
FOLSOM, CA 95630  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**3775 KEYSTONE AVE, LOS ANGELES, CA 90034**



CoreLogic  
 RealQuest Professional

## Owner Information

Bldg Card: 000 of 002

Owner Name: BRAKE MADNESS INC  
 Mailing Address: 22115 PALAIS PL, CALABASAS CA 91302-5878 C016 C/O ABOLFAZI SHAJARI  
 Vesting Codes: // CO

## Location Information

Legal Description: LOT (EX OF ST) COM AT MOST N COR OF LOT 21 TR NO 3847 TH SE ON NE LINE OF SD LOT AND SE PROLONGATION THEREOF 161.97 FT TH SW ON A CURVE CONCAVE TO NW (R=20 FT) 30.85 FT TH S 5524'50" W THE PALM

County:	LOS ANGELES, CA	APN:	4314-001-037
Census Tract / Block:	2699.03 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	3847
Legal Book/Page:	41-86	Map Reference:	42-B6 / 672-F1
Legal Lot:	21	Tract #:	3847
Legal Block:		School District:	LOS ANGELES
Market Area:	C13	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

Recording/Sale Date:	12/09/2011 / 12/09/2011	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1668747		

## Last Market Sale Information

Recording/Sale Date:	06/06/2006 / 04/04/2006	1st Mtg Amount/Type:	\$1,000,000 / CONV
Sale Price:	\$2,300,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	1239922
Document #:	1239921	2nd Mtg Amount/Type:	\$800,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$567.90
New Construction:		Multi/Split Sale:	
Title Company:	PROVIDENT TITLE		
Lender:	CENTER BK		
Seller Name:	SHUFFLEBOTHAM W H & B A TRUST		

## Prior Sale Information

Prior Rec/Sale Date:	04/07/1977 /	Prior Lender:	
Prior Sale Price:	\$89,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

## Property Characteristics

Year Built / Eff:	1978 /	Total Rooms/Offices		Garage Area:	
Gross Area:	4,050	Total Restrooms:	2.00	Garage Capacity:	
Building Area:	4,050	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

Zoning:	LAC2	Acres:	0.21	County Use:	OFFICE BLDG (1700)
Lot Area:	9,101	Lot Width/Depth:	x	State Use:	
Land Use:	OFFICE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

## Tax Information

Total Value:	\$1,800,000	Assessed Year:	2013	Property Tax:	\$22,550.47
Land Value:	\$1,500,000	Improved %:	17%	Tax Area:	67
Improvement Value:	\$300,000	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$1,800,000				

### Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**3775 KEYSTONE AVE, LOS ANGELES, CA 90034**

**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	\$2,300,000	\$275,000	\$7,000,000	\$1,292,028
Bldg/Living Area	4,050	3,465	4,600	3,948
Price/Sqft	\$567.90	\$75.55	\$1,629.42	\$326.68
Year Built	1978	1928	2008	1957
Lot Area	9,101	3,256	14,190	6,391
Bedrooms	0	0	0	0
Bathrooms/Restrooms	2	2	5	4
Stories	0.00	1.00	2.00	1.60
Total Value	\$1,800,000	\$71,028	\$1,459,058	\$644,785
Distance From Subject	0.00	2.85	16.54	10.89

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		3775 KEYSTONE AVE	\$2,300,000	1978		2	06/06/2006	4,050	9,101	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	1772 SAWTELLE BLVD	\$1,610,500	1955			10/24/2013	3,465	4,043	2.85
<input checked="" type="checkbox"/>	2	525 HYDE PARK PL	\$410,000	1961			05/06/2014	3,782	6,000	4.37
<input checked="" type="checkbox"/>	3	6420 HOMEWOOD AVE		1951			05/27/2014	4,600	6,993	6.84
<input checked="" type="checkbox"/>	4	1556 WILCOX AVE	\$1,425,000	2008			03/10/2014	4,320	6,138	6.99
<input checked="" type="checkbox"/>	5	15239 LA CRUZ DR		1954			05/29/2014	4,025	3,256	7.03
<input checked="" type="checkbox"/>	6	1410 W OLYMPIC BLVD	\$1,000,000	1950			02/04/2014	3,600	4,755	7.98
<input checked="" type="checkbox"/>	7	3405 CAHUENGA BLVD W	\$7,000,000	1953			04/10/2014	4,296	4,409	8.34
<input checked="" type="checkbox"/>	8	2706 ARTESIA BLVD	\$1,650,000	1970			04/09/2014	3,500	6,533	10.48
<input checked="" type="checkbox"/>	9	3166 LOS FELIZ BLVD	\$1,250,000	1939			11/01/2013	3,954	7,499	10.71
<input checked="" type="checkbox"/>	10	10750 BURBANK BLVD	\$532,000	1980			01/31/2014	3,722	4,752	10.79
<input checked="" type="checkbox"/>	11	3361 GLENDALE BLVD	\$1,275,000	1958		2	10/29/2013	4,335	3,909	10.89
<input checked="" type="checkbox"/>	12	7128 SEVILLE AVE	\$350,000	1950			04/15/2014	3,892	7,462	11.01
<input checked="" type="checkbox"/>	13	3706 E CESAR E CHAVEZ AVE	\$500,000	1928		5	10/22/2013	4,370	7,770	12.74
<input checked="" type="checkbox"/>	14	6904 ATLANTIC AVE	\$275,000	1954			01/28/2014	3,640	5,535	12.96
<input checked="" type="checkbox"/>	15	2172 TORRANCE BLVD	\$850,000	1930			03/17/2014	3,958	6,323	13.59
<input checked="" type="checkbox"/>	16	1601 W VALLEY BLVD	\$1,289,000	1956			10/03/2013	4,048	10,007	15.77
<input checked="" type="checkbox"/>	17	1516 GARFIELD AVE	\$410,000	1963			05/28/2014	4,248	4,855	15.79
<input checked="" type="checkbox"/>	18	13159 PARAMOUNT BLVD	\$525,000	1954			02/11/2014	3,989	5,494	15.94
<input checked="" type="checkbox"/>	19	1910 HUNTINGTON DR	\$1,450,000	1977			12/31/2013	3,626	14,190	16.15
<input checked="" type="checkbox"/>	20	2048 MONTROSE AVE	\$1,455,000	1958			10/29/2013	3,600	7,890	16.54



**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**3775 KEYSTONE AVE, LOS ANGELES, CA 90034****20 Comparable(s) Selected.**

Report Date: 06/16/2014

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$2,300,000	\$275,000	\$7,000,000	\$1,292,028
Bldg/Living Area	4,050	3,465	4,600	3,948
Price/Sqft	\$567.90	\$75.55	\$1,629.42	\$326.68
Year Built	1978	1928	2008	1957
Lot Area	9,101	3,256	14,190	6,391
Bedrooms	0	0	0	0
Bathrooms/Restrooms	2	2	5	4
Stories	0.00	1.00	2.00	1.60
Total Value	\$1,800,000	\$71,028	\$1,459,058	\$644,785
Distance From Subject	0.00	2.85	16.54	10.89

\* = user supplied for search only

Comp #: **1** Distance From Subject: **2.85 (miles)**  
 Address: **1772 SAWTELLE BLVD, LOS ANGELES, CA 90025**  
 Owner Name: **MASADA AYAKO**  
 Seller Name: **MASADA A TRUST**  
 APN: **4261-019-011** Map Reference: **41-E4 / 632-A5** Building Area: **3,465**  
 County: **LOS ANGELES, CA** Census Tract: **2673.00** Total Rooms/Offices:  
 Subdivision: **BARRETT VILLA TR** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **10/24/2013** Prior Rec Date: Yr Built/Eff: **1955 / 1965**  
 Sale Date: **03/26/2013** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,610,500** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **1523185** Acres: **0.09**  
 1st Mtg Amt: Lot Area: **4,043**  
 Total Value: **\$596,223** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **4.37 (miles)**  
 Address: **525 HYDE PARK PL, INGLEWOOD, CA 90302-1601**  
 Owner Name: **SOUTH OVERLAND INVESTMENT PROP**  
 Seller Name: **ONWAEZE OGOCHUKWU V & ADETOUN**  
 APN: **4014-027-025** Map Reference: **51-A5 / 673-C7** Building Area: **3,782**  
 County: **LOS ANGELES, CA** Census Tract: **6009.11** Total Rooms/Offices:  
 Subdivision: **4350** Zoning: **INR3\*** Total Restrooms:  
 Rec Date: **05/06/2014** Prior Rec Date: **04/22/2002** Yr Built/Eff: **1961 / 1961**  
 Sale Date: **04/21/2014** Prior Sale Date: **03/20/2002** Air Cond:  
 Sale Price: **\$410,000** Prior Sale Price: **\$375,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **467969** Acres: **0.14**  
 1st Mtg Amt: Lot Area: **6,000**  
 Total Value: **\$287,789** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **6.84 (miles)**  
 Address: **6420 HOMEWOOD AVE, LOS ANGELES, CA 90028**  
 Owner Name: **RESCORE HOLLYWOOD LLC**  
 Seller Name: **SHOLS LLC**  
 APN: **5546-017-015** Map Reference: **34-C4 / 593-F5** Building Area: **4,600**  
 County: **LOS ANGELES, CA** Census Tract: **1908.02** Total Rooms/Offices:  
 Subdivision: **3540** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **05/27/2014** Prior Rec Date: Yr Built/Eff: **1951 / 1970**  
 Sale Date: **05/19/2014** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: Prior Sale Price: Pool:  
 Sale Type: **N** Prior Sale Type: Roof Mat:  
 Document #: **541731** Acres: **0.16**  
 1st Mtg Amt: Lot Area: **6,993**  
 Total Value: **\$379,917** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **6.99 (miles)**  
 Address: **1556 WILCOX AVE, LOS ANGELES, CA 90028-7309**  
 Owner Name: **6430 SELMA LLC**  
 Seller Name: **WILLIAMS ROBERT E TRUST**  
 APN: **5546-013-038** Map Reference: **34-C3 / 593-E4** Building Area: **4,320**  
 County: **LOS ANGELES, CA** Census Tract: **1907.00** Total Rooms/Offices:  
 Subdivision: **1754** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **03/10/2014** Prior Rec Date: **03/09/2004** Yr Built/Eff: **2008 / 2008**  
 Sale Date: **02/10/2014** Prior Sale Date: **09/21/2003** Air Cond:  
 Sale Price: **\$1,425,000** Prior Sale Price: **\$655,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **239258** Acres: **0.14**  
 1st Mtg Amt: Lot Area: **6,138**  
 Total Value: **\$1,459,058** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **7.03 (miles)**  
 Address: **15239 LA CRUZ DR, PACIFIC PALISADES, CA 90272-3610**  
 Owner Name: **SUNSET LA CRUZ INVESTORS 2 LLC**  
 Seller Name: **OLIVER DEBRA L**  
 APN: **4412-002-017** Map Reference: **40-D3 / 631-A5** Building Area: **4,025**  
 County: **LOS ANGELES, CA** Census Tract: **2627.06** Total Rooms/Offices:  
 Subdivision: **RIOS ALLOTS** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **05/29/2014** Prior Rec Date: **08/09/2000** Yr Built/Eff: **1954 / 1954**  
 Sale Date: **05/09/2014** Prior Sale Date: **08/07/2000** Air Cond: **NONE**  
 Sale Price: Prior Sale Price: **\$686,000** Pool:  
 Sale Type: **N** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **553486** Acres: **0.07**  
 1st Mtg Amt: Lot Area: **3,256**  
 Total Value: **\$839,423** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **7.98 (miles)**  
 Address: **1410 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3904**  
 Owner Name: **BERESHIT INVESTMENTS LLC/DELTA CENTER LLC**  
 Seller Name: **LEE TAMMY**  
 APN: **5137-013-005** Map Reference: **44-B3 / 634-C4** Building Area: **3,600**  
 County: **LOS ANGELES, CA** Census Tract: **2100.10** Total Rooms/Offices:  
 Subdivision: **TENTH & VALENCIA STREET** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **02/04/2014** Prior Rec Date: **10/17/2003** Yr Built/Eff: **1950 / 1950**  
 Sale Date: **01/30/2014** Prior Sale Date: **10/08/2003** Air Cond: **CENTRAL**  
 Sale Price: **\$1,000,000** Prior Sale Price: **\$599,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **120844** Acres: **0.11**  
 1st Mtg Amt: **\$658,000** Lot Area: **4,755**  
 Total Value: **\$691,595** # of Stories: **1.00**  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **8.34 (miles)**  
 Address: **3405 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1329**  
 Owner Name: **NOEL CHI LP**  
 Seller Name: **ROSS FAMILY TRUST**  
 APN: **2425-025-026** Map Reference: **563-C7 / 563-C7** Building Area: **4,296**  
 County: **LOS ANGELES, CA** Census Tract: **1437.00** Total Rooms/Offices:  
 Subdivision: **7462** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **04/10/2014** Prior Rec Date: **01/29/1993** Yr Built/Eff: **1953 / 1965**  
 Sale Date: **04/01/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$7,000,000** Prior Sale Price: **\$351,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **364979** Acres: **0.10**  
 1st Mtg Amt: **\$3,500,000** Lot Area: **4,409**  
 Total Value: **\$978,462** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **10.48 (miles)**  
 Address: **2706 ARTESIA BLVD, REDONDO BEACH, CA 90278-3378**  
 Owner Name: **DJ & E PROPERTIES LLC**  
 Seller Name: **HOLLIS ROBERT R**  
 APN: **4082-001-036** Map Reference: **62-F5 / 763-C1** Building Area: **3,500**  
 County: **LOS ANGELES, CA** Census Tract: **6206.01** Total Rooms/Offices:  
 Subdivision: **REDONDO VILLA TR** Zoning: **RBC-2** Total Restrooms:  
 Rec Date: **04/09/2014** Prior Rec Date: **02/04/1980** Yr Built/Eff: **1970 / 1970**  
 Sale Date: **03/11/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,650,000** Prior Sale Price: **\$49,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **358628** Acres: **0.15**  
 1st Mtg Amt: **\$500,000** Lot Area: **6,533**  
 Total Value: **\$346,213** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **10.71 (miles)**  
 Address: **3166 LOS FELIZ BLVD, LOS ANGELES, CA 90039-1507**  
 Owner Name: **3166 LOS FELIZ BLVD LLC**  
 Seller Name: **COSTIN M A & G S LIVING TRUST**  
 APN: **5435-018-031** Map Reference: **25-B6 / 594-D1** Building Area: **3,954**  
 County: **LOS ANGELES, CA** Census Tract: **1883.00** Total Rooms/Offices:  
 Subdivision: **5006** Zoning: **LAC4** Total Restrooms:  
 Rec Date: **11/01/2013** Prior Rec Date: **07/02/1980** Yr Built/Eff: **1939 / 1945**  
 Sale Date: **10/30/2013** Prior Sale Date:  
 Sale Price: **\$1,250,000** Prior Sale Price: **\$275,400** Air Cond: **NONE**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:  
 Document #: **1560483** Acres: **0.17** Roof Mat:  
 1st Mtg Amt: **\$1,150,000** Lot Area: **7,499**  
 Total Value: **\$486,168** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **10.79 (miles)**  
 Address: **10750 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2516**  
 Owner Name: **MOORE ROBERT L/FREUND JENNIFER**  
 Seller Name: **THOMAS HARRY L**  
 APN: **2416-017-002** Map Reference: **23-E1 / 563-A1** Building Area: **3,722**  
 County: **LOS ANGELES, CA** Census Tract: **1253.10** Total Rooms/Offices:  
 Subdivision: **10203** Zoning: **LAC2** Total Restrooms:  
 Rec Date: **01/31/2014** Prior Rec Date: **03/08/1985** Yr Built/Eff: **1980 / 1980**  
 Sale Date: **01/29/2014** Prior Sale Date:  
 Sale Price: **\$532,000** Prior Sale Price: **\$399,500** Air Cond: **CENTRAL**  
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Pool:  
 Document #: **107939** Acres: **0.11** Roof Mat: **TAR & GRAVEL**  
 1st Mtg Amt: **\$480,000** Lot Area: **4,752**  
 Total Value: **\$658,970** # of Stories: **2.00**  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **10.89 (miles)**  
 Address: **3361 GLENDALE BLVD, LOS ANGELES, CA 90039-1825**  
 Owner Name: **RR WEIMER LLC**  
 Seller Name: **OWEN DONNA J TRUST**  
 APN: **5435-007-007** Map Reference: **35-C1 / 594-E1** Building Area: **4,335**  
 County: **LOS ANGELES, CA** Census Tract: **1883.00** Total Rooms/Offices:  
 Subdivision: **2004** Zoning: **LAC4** Total Restrooms: **2.00**  
 Rec Date: **10/29/2013** Prior Rec Date: **05/14/2004** Yr Built/Eff: **1958 /**  
 Sale Date: **10/07/2013** Prior Sale Date: **01/27/2004** Air Cond:  
 Sale Price: **\$1,275,000** Prior Sale Price: **\$875,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1541178** Acres: **0.09**  
 1st Mtg Amt: **\$875,000** Lot Area: **3,909**  
 Total Value: **\$808,209** # of Stories:  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **11.01 (miles)**  
 Address: **7128 SEVILLE AVE, HUNTINGTON PARK, CA 90255-4906**  
 Owner Name: **TORREBLANCA JOSE M & CARMEN A**  
 Seller Name: **NGUYEN VAN D & NGUYET T**  
 APN: **6322-027-005** Map Reference: **52-F5 / 674-J7** Building Area: **3,892**  
 County: **LOS ANGELES, CA** Census Tract: **5331.04** Total Rooms/Offices:  
 Subdivision: **THIRD ADD** Zoning: **HPCPY** Total Restrooms:  
 Rec Date: **04/15/2014** Prior Rec Date: **03/07/1997** Yr Built/Eff: **1950 / 1950**  
 Sale Date: **01/15/2014** Prior Sale Date:  
 Sale Price: **\$350,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type:  
 Document #: **379575** Acres: **0.17** Pool:  
 1st Mtg Amt: Lot Area: **7,462** Roof Mat: **TAR & GRAVEL**  
 Total Value: **\$330,640** # of Stories: **1.00**  
 Land Use: **OFFICE BUILDING** Park Area/Cap#: **/**

Comp #: 13 Distance From Subject: 12.74 (miles)  
 Address: 3706 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90063-2219  
 Owner Name: ASHISH & SAYED LLC  
 Seller Name: OZA HIMMAT G & MALVIKAH H  
 APN: 5232-026-015 Map Reference: 45-C4 / 635-D5 Building Area: 4,370  
 County: LOS ANGELES, CA Census Tract: 5311.01 Total Rooms/Offices:  
 Subdivision: WELLINGTON HEIGHTS Zoning: LCC3\* Total Restrooms: 5.00  
 Rec Date: 10/22/2013 Prior Rec Date: 10/22/1999 Yr Built/Eff: 1928 / 1980  
 Sale Date: 10/16/2013 Prior Sale Date: 10/09/1999 Air Cond: NONE  
 Sale Price: \$500,000 Prior Sale Price: \$115,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 Document #: 1508308 Acres: 0.18 COMPOSITION  
 1st Mtg Amt: Lot Area: 7,770  
 Total Value: \$393,123 # of Stories: 2.00  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 14 Distance From Subject: 12.96 (miles)  
 Address: 6904 ATLANTIC AVE, BELL, CA 90201  
 Owner Name: CORE INVESTMENTS LLC  
 Seller Name: HOMEBOY INDUSTRIES INC  
 APN: 6326-036-402 Map Reference: 53-C6 / 675-D7 Building Area: 3,640  
 County: LOS ANGELES, CA Census Tract: 5338.03 Total Rooms/Offices:  
 Subdivision: 11629 Zoning: BLC3YY Total Restrooms:  
 Rec Date: 01/28/2014 Prior Rec Date: Yr Built/Eff: 1954 / 1954  
 Sale Date: 11/22/2013 Prior Sale Date:  
 Sale Price: \$275,000 Prior Sale Price:  
 Sale Type: FULL Prior Sale Type:  
 Document #: 93216 Acres: 0.13  
 1st Mtg Amt: \$250,000 Lot Area: 5,535  
 Total Value: \$71,028 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 15 Distance From Subject: 13.59 (miles)  
 Address: 2172 TORRANCE BLVD, TORRANCE, CA 90501-2609  
 Owner Name: THOMPSON KEVIN E & STACEY A/KERSHAW ROBERT R & ANN M  
 Seller Name: SOBEL REGINA E TRUST  
 APN: 7355-007-022 Map Reference: 68-D4 / 763-G6 Building Area: 3,958  
 County: LOS ANGELES, CA Census Tract: 6509.01 Total Rooms/Offices:  
 Subdivision: TORRANCE TR Zoning: TODC-CTR Total Restrooms:  
 Rec Date: 03/17/2014 Prior Rec Date: Yr Built/Eff: 1930 / 1975  
 Sale Date: 03/04/2014 Prior Sale Date:  
 Sale Price: \$850,000 Prior Sale Price:  
 Sale Type: FULL Prior Sale Type:  
 Document #: 264421 Acres: 0.15  
 1st Mtg Amt: Lot Area: 6,323  
 Total Value: \$481,541 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 16 Distance From Subject: 15.77 (miles)  
 Address: 1601 W VALLEY BLVD, ALHAMBRA, CA 91803  
 Owner Name: DAI CHING TING LLC  
 Seller Name: GOLDSTEIN M LIVING TRUST  
 APN: 5350-030-029 Map Reference: 37-B5 / 595-J7 Building Area: 4,048  
 County: LOS ANGELES, CA Census Tract: 4809.02 Total Rooms/Offices:  
 Subdivision: RAMONA Zoning: ALCPD\* Total Restrooms:  
 Rec Date: 10/03/2013 Prior Rec Date: Yr Built/Eff: 1956 / 1956  
 Sale Date: 09/18/2013 Prior Sale Date:  
 Sale Price: \$1,289,000 Prior Sale Price:  
 Sale Type: FULL Prior Sale Type:  
 Document #: 1431612 Acres: 0.23  
 1st Mtg Amt: Lot Area: 10,007  
 Total Value: \$719,430 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 17 Distance From Subject: 15.79 (miles)  
 Address: 1516 GARFIELD AVE, COMMERCE, CA 90022-5422  
 Owner Name: CHRETIEN ANA  
 Seller Name: UGARTE ROSA  
 APN: 6351-013-011 Map Reference: 54-B2 / 676-B2 Building Area: 4,248  
 County: LOS ANGELES, CA Census Tract: 5319.02 Total Rooms/Offices:  
 Subdivision: 8649 Zoning: LCC2\* Total Restrooms:  
 Rec Date: 05/28/2014 Prior Rec Date: 07/28/2000 Yr Built/Eff: 1963 / 1963  
 Sale Date: 03/14/2014 Prior Sale Date: 07/17/2000 Air Cond: CENTRAL  
 Sale Price: \$410,000 Prior Sale Price: \$200,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL  
 Document #: 546134 Acres: 0.11 COMPOSITION  
 1st Mtg Amt: \$328,000 Lot Area: 4,855  
 Total Value: \$411,141 # of Stories: 2.00  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 15.94 (miles)  
 Address: 13159 PARAMOUNT BLVD, SOUTH GATE, CA 90280-7955  
 Owner Name: GIANT STEPS TRAINING PROGRAMS  
 Seller Name: SPOELSTRA FAM LIVING TRUST  
 APN: 6243-036-026 Map Reference: 59-F6 / 735-H1 Building Area: 3,989  
 County: LOS ANGELES, CA Census Tract: 5362.00 Total Rooms/Offices:  
 Subdivision: HOLLYDALE Zoning: SGC3\* Total Restrooms:  
 Rec Date: 02/11/2014 Prior Rec Date: Yr Built/Eff: 1954 / 1954  
 Sale Date: 02/05/2014 Prior Sale Date: Air Cond: NONE  
 Sale Price: \$525,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 146975 Acres: 0.13  
 1st Mtg Amt: \$367,500 Lot Area: 5,494  
 Total Value: \$383,883 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 16.15 (miles)  
 Address: 1910 HUNTINGTON DR, SOUTH PASADENA, CA 91030-4886  
 Owner Name: CAMPUS ENTS LLC  
 Seller Name: SOUTH PASADENA MEDICAL CTR PTS  
 APN: 5320-031-014 Map Reference: 37-A3 / 595-J3 Building Area: 3,626  
 County: LOS ANGELES, CA Census Tract: 4805.00 Total Rooms/Offices:  
 Subdivision: ONENTA PARK Zoning: SPR310000\* Total Restrooms:  
 Rec Date: 12/31/2013 Prior Rec Date: 05/28/2004 Yr Built/Eff: 1977 / 1977  
 Sale Date: 12/17/2013 Prior Sale Date: 03/24/2004 Air Cond: YES  
 Sale Price: \$1,450,000 Prior Sale Price: \$1,075,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1824589 Acres: 0.33  
 1st Mtg Amt: Lot Area: 14,190  
 Total Value: \$1,241,178 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 16.54 (miles)  
 Address: 2048 MONTROSE AVE, MONTROSE, CA 91020-1605  
 Owner Name: 2048 MONTROSE LLC  
 Seller Name: JUSTELLE PROPERTIES LLC  
 APN: 5807-010-032 Map Reference: 18-F3 / 534-H3 Building Area: 3,600  
 County: LOS ANGELES, CA Census Tract: 3005.02 Total Rooms/Offices:  
 Subdivision: 1701 Zoning: LCC2\* Total Restrooms:  
 Rec Date: 10/29/2013 Prior Rec Date: 07/20/2005 Yr Built/Eff: 1958 / 1958  
 Sale Date: 10/17/2013 Prior Sale Date: 04/15/2005 Air Cond: YES  
 Sale Price: \$1,455,000 Prior Sale Price: \$1,200,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 1538866 Acres: 0.18  
 1st Mtg Amt: \$900,000 Lot Area: 7,890  
 Total Value: \$1,331,705 # of Stories:  
 Land Use: OFFICE BUILDING Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: June 16, 2014

JOB ADDRESS: 10603 WEST VENICE BLVD., LOS ANGELES, CA

(AKA: 3775 SOUTH KEYSTONE AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 4314-001-037

CASE# 426519

ORDER NO: A-2881475

EFFECTIVE DATE OF ORDER TO COMPLY: November 4, 2011

COMPLIANCE EXPECTED DATE: November 9, 2011

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2881475

11059021727548

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

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

ORDER TO COMPLY

BRAKE MADNESS INC.  
10603 W VENICE BLVD  
LOS ANGELES, CA 90034

CASE #: 426519  
ORDER #: A-2881475  
EFFECTIVE DATE: November 04, 2011  
COMPLIANCE DATE: November 09, 2011

PROPERTY OWNER OF  
SITE ADDRESS: 10603 W VENICE BLVD AKA: 3775 S KEYSTONE AVE  
ASSESSORS PARCEL NO.: 4314-001-037  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: PRO MOTO

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

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

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on August 15, 2011 and billed on invoice # 526815.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

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

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



**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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3393. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:   
 RUSSELL TYNE  
 3550 WILSHIRE BLVD. SUITE 1800  
 LOS ANGELES, CA 90010  
 (213)252-3393  
  
 REVIEWED BY

Date: October 28, 2011

HRH  
 NOV 01 2011  
 On \_\_\_\_\_ the  
 Date  
 undersigned mailed this notice by  
 regular mail, postage prepaid, to  
 the addressee as shown on the last  
 equalized assessment roll  
 \_\_\_\_\_  
 Signature

