

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

August 15, 2014

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

JOB ADDRESS: **11234 WEST TUXFORD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2408-025-032**

On January 28, 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: **11234 West Tuxford Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, on December 13, 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
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	248.08
Title Report fee	42.00
Grand Total	\$ 2,699.50

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,699.50** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,699.50** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
for Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

RECEIVED
CITY CLERK'S OFFICE
2014 OCT 17 PM 2:18
CITY CLERK
DEPUTY
Council District # 6



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

Property Title Report

Work Order No. T10362
Dated as of: 06/27/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2408-025-032

Property Address: 11234 W TUXFORD ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: SARKIS TOROSYAN, A WIDOWER, AS TO AN UNDIVIDED 50% INTEREST

Grantee: MASIS AND VERZHIN BAGDASARYAN TRUST, DATED FEBRUARY 15, 2006, MASIS BAGDASARYAN, AS TRUSTEE, OR THE SUCCESSOR TRUSTEES

Instrument: 20072618337

Book/Page: N/A

Dated: 05/12/2007

Recorded: 11/28/2007

Mailing Address: MASIS BAGDASARYAN, TRUSTEE
6908 SHADY GROVE STREET, TUJUNGA, CA 91042

SCHEDULE B

LEGAL DESCRIPTION

LOT 8 AND THE SOUTHWEST 5 FEET OF LOT 9 OF TRACT NO. 8257, AS PER MAP RECORDED IN THE BOOK 121, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MASIS BAGDASARYAN, WHO ACQUIRED TITLE AS MASIS M. BAGDASARYAN VERZHIN BAGDASARYAN, FETROS TOROSYAN AND HRAYR TOROSYAN

Lender/Beneficiary: U.S. SMALL BUSINESS ADMINISTRATION

Trustee: GT SERVICE CORP., A CALIFORNIA CORPORATION

Instrument: 94/1896430

Book/Page: N/A

Amount: \$24,500.00

Open Ended: NO

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

Work Order No. T10362

SCHEDULE B (Continued)

Dated: 07/16/1994

Recorded: 10/19/1994

Maturity Date: 07/16/2024

Mailing Address: U.S SMALL BUSINESS ADMINISTRATION,
2719 NORTH AIR FRESNO DRIVE, SUITE 107, FRESNO, CALIFORNIA 93727-1547

Mailing address: U.S SMALL BUSINESS ADMINISTRATION
PO BOX NO. 13795, SACRAMENTO CALIFORNIA 95853-4795

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MASIS BAGDASARYAN AND VERZHIN BAGDASARYAN, HUSBAND AND WIFE,
AS JOINT TENANTS

Lender/Beneficiary: GOLDEN SECURITY BANK

Trustee: N/A

Instrument: 00/0486490

Book/Page: N/A

Amount: \$243,560.01

Open Ended: NO

Dated: 01/28/2000

Recorded: 03/31/2000

Maturity Date: 01/28/2030

Mailing Address: GOLDEN SECURITY BANK,
30 WEST VALLEY BLVD, ALHAMBRA, CA 91801-5048

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MASIS M BAGDASARYAN, HRAYR TOROSYAN, PETROS TOROSYAN AND
VERZHIN BAGDASARYAN

Lender/Beneficiary: BANK OF AMERICA

Trustee: PRLAP INC.

Instrument: 03/1834901

Book/Page: N/A

Amount: \$380,000.00

Open Ended: NO

Dated: 06/18/2003

Recorded: 06/26/2003

Maturity Date: 06/18/2033

Mailing Address: (1)BANK OF AMERICA, CCS-SMALL BUSINESS/PREMIER, CA 703-11-1,333
SOUTH BEAUDRY AVENUE, 11TH FLOOR, LOS ANGELES, CA 90017-1486

Mailing address: PRLAP INC., 10850 WHITE ROCK ROAD, STE 101, RANCHO CORDOVA,
CA 95670

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MASIS AND VERZHIN BAGDASARYAN TRUST, DATED FEBRUARY 15,2006
AND MASIS BAGDASARYAN AND VERZHIN BAGDASARYAN

Lender/Beneficiary: ADMINSTRATOR OF THE U.S. SMALL BUSINES ADMINSTRATION, AN
AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA

Trustee: LANDAMERICA GATEWAY TITLE COMPANY, A CALIFORNIA CORPORATION

Instrument: 20100741821

Book/Page: N/A

Amount: \$48,300.00

Open Ended: NO

Dated: 05/27/2010

Recorded: 06/01/2010

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

Work Order No. T10362

SCHEDULE B (Continued)

Maturity Date: 05/27/2040

Mailing Address: (1) U.S. SMALL BUSINESS ADMINISTRATION, 14925 KINGSPO
ROAD, FORT WORTH, TX 76155-2243

(2) 10737 GATEWAY WEST, #320, EL PASO, TX 79935

(3) LAND AMERICA GATEWAY TITLE COMPANY, A CALIFORNIA CORPORATION,
7530 N, GLEN OAKS BLVD, BURBANK, CA 91504

Trustor/Mortgagor: MASIS AND VERZHIN BAGDASARYAN TRUST DATED FEBRUARY 15, 2006
AND MASIS BAGDASARYAN AND VERZHIN BAGDASARYAN

Lender/Beneficiary: ADMINSTRATOR OF THE U.S. SMALL BUSINES ADMINSTRATION, AN
AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA

Trustee: LANDAMERICA GATEWAY TITLE COMPANY, A CALIFORNIA CORPORATION

Instrument: 20100741822

Book/Page: N/A

Amount: \$91,900.00

Open Ended: NO

Dated: 05/27/2010

Recorded: 06/01/2010

Maturity Date: 05/27/2040

Mailing Address: (1) U.S. SMALL BUSINESS ADMINISTRATION, 14925 KINGSPO
ROAD, FORT WORTH, TX 76155-2243

(2) 10737 GATEWAY WEST, #320, EL PASO, TX 79935

(3) LAND AMERICA GATEWAY TITLE COMPANY, A CALIFORNIA CORPORATION,
7530 N, GLEN OAKS BLVD, BURBANK, CA 91504

Type of Instrument: MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN

DOC#: 20120417183

RECORDED: 03/16/2012

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,
201 N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

11/28/07



20072618337

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Recording Requested By:
Masis Bagdasaryan,Trustee

When Recorded Return To:
Masis Bagdasaryan, Trustee
6908 Shady Grove Street
Tujunga, CA 91042

Mail Tax Statement to:
Same as Above

APN# **2408-025-032**

QUITCLAIM DEED

The undersigned Declares: Documentary transfer tax is **NONE***.

FOR VALID CONSIDERATION, SARKIS TOROSYAN, a widower, as to an undivided 50% interest, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to :

MASIS AND VERZHIN BAGDASARYAN TRUST, Dated February 15, 2006, MASIS BAGDASARYAN, as Trustee, or the successor trustees, all of his right, title and interest, in and to the following described real property in the City of Los Angeles (Sun Valley Area), County of Los Angeles, State of California:

LOT 8 and the Southwest 5 feet of lot 9 of Tract No. 8257, as per Map recorded in the Book 121, Pages 30 and 31 of Maps, in the office of the county recorder of said county.

* Note #1: "This is a bonafide gift and the grantor received nothing in return, R&T 11911".

Property commonly known as: 11234 Tuxford Street, Sun Valley, 91352

Date: **May 12, 2007**

SARKIS TOROSYAN

SARKIS TOROSYAN

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State of California)
)
County of Los Angeles)

On May 10, 2007, before me, Kristie Bryson, a Notary Public
in and for the state of California,

personally appeared: SARKIS TOROSYAN,

_____ personally known to me- OR- X 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 authorized capacity, and that by his signature on the instrument
the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kristie Bryson



DOT
MATURITY DATE: 07/16/2024

MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
COMMERCIAL LOAN SERVICE CENTER 992
2719 NORTH AIR FRESNO DRIVE, STE 107
FRESNO, CALIFORNIA 93727-1547

WHEN RECORDED MAIL TO:
U.S. SMALL BUSINESS ADMINISTRATION
P.O. BOX 13795
SACRAMENTO, CALIFORNIA 95853-4795
BAGDASARYAN-TOROSYAN

LOAN NO. DLB 72403230-02

94- 1896430

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

31 MIN. 8 AM. OCT 19 1994
PAST

FEE \$17 F

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECORDING REQUESTED BY
MFI TITLE
DEED OF TRUST

BY THIS DEED OF TRUST, made this 16th day of July, 1994, between
Masis Bagdasaryan, who acquired title as Masis M. Bagdasaryan, Verzhin Bagdasaryan,
Petros Torosyan and Hrayr Torosyan

herein called Trustor, whose address is

2747 Henrietta Avenue La Crescenta California 91214
(number and street) (city) (state) (zip)
and GT SERVICE CORP, a California corporation, P. O. Box 667, Burbank, California 91503-0667 herein called Trustee,
and U.S. SMALL BUSINESS ADMINISTRATION, an agency of the U.S. Government, with an office at 2719 North Air
Fresno Drive, Suite 107, Fresno, California 93727-1547, herein called Beneficiary, Trustor grants, transfers, and assigns
to Trustee, in trust, with power of sale, that property in Los Angeles County,
California, described as:

Lot 8 and the Southwest 5 feet of Lot 9, Tract No. 8257, in the City of Los Angeles,
as per map recorded in Book 121, Pages 30 and 31, of Maps, in the Office of the County
Recorder of said County.

A.P.N. 2408-025-032

Commonly known as: 11234 Tuxford Street, Sun Valley, California 91352

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same
except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect
and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing:

- (1) Payment of the indebtedness by a promissory note or notes in the principal sum of \$ 24,500.00
dated July 16, 1994, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of
any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest hereon, evidenced by
additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his
successor; (3) performance of each agreement of Trustor incorporated by reference or contained herein; (4) payment of
any guaranty or guaranties of the above referenced promissory note or notes.

Page 1

BAGDASARYAN-TOROSYAN
DLB 72403230-02

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Recordors of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	30	Kings	1018	954	Racer	1528	440	Shelby	697	427
Alpine	18	753	Lake	743	552	Plumas	227	236	Solano	1850	561
Amador	250	243	Lassen	271	307	Riverdale	1973	139405	Sonoma	2810	975
Butte	1670	678	Los Angeles	18512	781	Sacramento	731025	59	Stanislaus	2537	332
Calaveras	358	122	Madera	1176	234	San Benito	358	94	Butte	817	182
Colusa	406	347	Mariposa	2752	463	San Bernardino	0294	677	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	685	Trinity	181	300
Del Norte	174	626	Mendocino	942	242	San Joaquin	2813	6	Tulare	3137	567
El Dorado	1525	504	Merced	1940	361	San Luis Obispo	1750	491	Tulare	326	306
Fresno	0227	411	Middle	225	658	San Mateo	9481	600	Ventura	4182	652
Glenn	685	200	Mono	160	215	Santa Barbara	2486	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0523	715	Yuba	564	153
Imperial	1365	801	Napa	922	96	Santa Cruz	2359	744			
Inyo	205	860	Nevada	685	303	Shasta	1195	253			
Kern	4809	2351	Orange	10961	398	Sierra	59	439	San Diego		73-299548

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. In Section A, paragraph 5, and in the last paragraph of Section B, paragraph 5 of said provisions, the interest rate stated as "at seven percent" is hereby amended to read "at interest rate called for in the Promissory Note". The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

In compliance with section 101.1(d) of the rules and regulations of the Small Business Administration [13 C.F.R. 101.1 (d)], this instrument is to be construed and enforced in accordance with applicable federal law. The undersigned hereby waives any right or immunity purportedly conferred by state law limiting SBA's right to a deficiency judgment after either a judicial foreclosure or a summary foreclosure under the terms of this Deed of Trust.

State of California
County of LOS ANGELES) S.S.

Signature(s) of Trustor

On SEPTEMBER 31 1994 before me, a Notary Public in and for the State of California, personally appeared
MASIS BAGDASARYAN
VERZHN BAGDASARYAN
HIRAY TOROSYAN
PETROS TOROSYAN

Masis Bagdasaryan
Masis Bagdasaryan, who acquired title as
Masis M. Bagdasaryan
Verzhn Bagdasaryan
Verzhn Bagdasaryan
Hiray Torosyan
Hiray Torosyan
Petros Torosyan
Petros Torosyan

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 [Signature]



94 1896430

BEAL No.: 2280005754
SBA No.: 7240523002
Pool No.: 125
Barcode No.: 174062

01-2292979

Recording Requested By:
Wayne Roberts

When Recorded Return/Mail to:
Wayne Roberts
Carrington Mortgage Services, Inc.
1600 Pacific Avenue, Suite 2070
Dallas, TX 75201 (214) 220-7206

ASSIGNMENT OF NOTES AND LIENS (DEED OF TRUST)
(SBA Loan Sale #2)


THIS ASSIGNMENT OF NOTES AND LIENS (this "Assignment") is made by the U.S. SMALL BUSINESS ADMINISTRATION ("Assignor"), whose address is 490 Third Street, S.W., Washington, D.C. 20416, to LPP Mortgage Ltd. fka Loan Participant Partners, Ltd., a Texas limited partnership, whose address is 6000 Legacy Drive, Plano, Texas 75024-3610 ("Assignee"), pursuant to the terms of that certain Loan Sale Agreement dated as of August 3, 2000 (the "Sale Agreement") between Assignor and Assignee.

THIS ASSIGNMENT WITNESSES THAT, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Assignee, Assignor hereby assigns, transfers, sets over and conveys, effective as of August 31, 2000, to Assignee and its successors and assigns, without recourse and without representation or warranty, whether express, implied or created by operation of law, except as expressly set forth in the Sale Agreement, the following:

1. that certain DEED OF TRUST dated July 16, 1994 executed by MASIS BAGDASARYAN, WHO ACQUIRED TITLE AS MASIS M. BAGDASARYAN, VERZHIN BAGDASARYAN, PETROS TOROSYAN AND HRAYR TOROSYAN to GT SERVICE CORP., as Trustee, for the benefit of U.S. SMALL BUSINESS ADMINISTRATION, and recorded on October 19, 1994 as Instrument #94-1896450 in Book N/A at Page N/A, in the Recorder's Office of LOS ANGELES County, CALIFORNIA, as amended or modified (the "DEED OF TRUST"), which secures that certain promissory note dated July 16, 1994 in the amount of \$24,500.00 (the "Note");
2. such other documents, agreements, instruments and other collateral that evidence, secure or otherwise relate to Assignor's right, title or interest in and to the DEED OF TRUST and/or the Note, including without limitation the title insurance policies and hazard insurance policies that might presently be in effect.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed and delivered by its duly authorized agent as of this 10th day of July, 2001.

U.S. SMALL BUSINESS ADMINISTRATION, as Assignor

By: 
Rick Boggus, Attorney-in-Fact

3
01 2292979

State of TEXAS

County of DALLAS Before me, the undersigned authority, Notary Public, personally appeared Rick Boggus, who is personally well known to me (or sufficiently proven) to be the Attorney-in-Fact for the U.S. Small Business Administration, and the person who executed the foregoing instrument by virtue of the authority vested in him/her, and s/he acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

Given under my hand and seal this 10th day of July, 2001.

Kristi Hays
Kristi Hays, Notary Public
My Commission Expires: 6/4/2003



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RECORDATION REQUESTED BY:

GOLDEN SECURITY BANK
33 WEST VALLEY BLVD
ALHAMBRA, CA 91801-5048

WHEN RECORDED MAIL TO:

GOLDEN SECURITY BANK
33 WEST VALLEY BLVD
ALHAMBRA, CA 91801-5048

SEND TAX NOTICES TO:

MASIS BAGDASARYAN and VERZHIN
BAGDASARYAN
6908 SHADYGROVE
TUJUNGA, CA 91042

00 0486490

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED JANUARY 28, 2000, between MASIS BAGDASARYAN and VERZHIN BAGDASARYAN, HUSBAND AND WIFE AS JOINT TENANTS, whose address is 6908 SHADYGROVE, TUJUNGA, CA 91042 (referred to below as "Grantor"); and GOLDEN SECURITY BANK, whose address is 30 WEST VALLEY BLVD, ALHAMBRA, CA 91801-5048 (referred to below as "Lender").

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

LOT 9 OF TRACT NO. 8257, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 121, PAGE(S) 30 AND 31, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE SOUTHWEST 5 FEET OF SAID LAND

The Real Property or its address is commonly known as 11224 TUXFORD STREET, LOS ANGELES, CA 91352. The Assessor's Parcel Number for the Real Property is 2408-025-033. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code section 2938.

DEFINITIONS. The following words shall have the following meanings when used in this Assignment. Terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Assignment. The word "Assignment" means this Assignment of Rents between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Rents.

Event of Default. The words "Event of Default" mean and include without limitation any of the Events of Default set forth below in the section titled "Events of Default."

Grantor. The word "Grantor" means MASIS BAGDASARYAN and VERZHIN BAGDASARYAN.

Indebtedness. The word "indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Assignment, together with interest on such amounts as provided in this Assignment.

Lender. The word "Lender" means GOLDEN SECURITY BANK, its successors and assigns.

Note. The word "Note" means the promissory note or credit agreement dated January 28, 2000, in the original principal amount of \$243,560.01 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means the real property, and all improvements thereon, described above in the "Assignment" section.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Property Definition" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all leases, rents, revenues, income, issues, profits and proceeds from the Property together with the cash proceeds of the Rents, whether due now or later, including without limitation all Rents from all leases described on any exhibit attached to this Assignment.

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

ASSIGNMENT OF RENTS
(Continued)

00 0486490

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Page 4

circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Assignment in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of California as to all indebtedness secured by this Assignment.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Assignment (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Assignment shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT OF RENTS, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Masis Bagdasaryan x *Verzhin Bagdasaryan*
MASIS BAGDASARYAN VERZHIN BAGDASARYAN

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California
COUNTY OF Los Angeles) 56

On 2-23-00, before me, *Charlesteen M. Smith*
personally appeared MASIS BAGDASARYAN and VERZHIN BAGDASARYAN, 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 *Masis P. Charlesteen Smith* (Seal)

LASER PRO, Reg. U.S. Pat. & T.M. Off., ver. 3.000 (c) 2000 CF, ProServices, Inc. All rights reserved. (CA-G14 E3 28 P3 14 BAGDAS LN R3.0V3)

03 1834901

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NORTH AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

Bank of America, N.A.
CA9-703-11-1
333 South Beaudry Avenue, 11th Floor
Los Angeles, CA 90017-1486

15-28/03-63

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated June 18, 2003, among Masis M Bagdasaryan, Hrayr Torosyan, Petros Torosyan and Verzhin Bagdasaryan ("Trustor"); Bank of America, N.A., whose address is CCS-Small Business/ Premier, CA9-703-11-11, 333 South Beaudry Avenue, 11th Flr, Los Angeles, CA 90017-1486 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and PRLAP, Inc., whose address is 10850 White Rock Road, Ste. 101, Rancho Cordova, CA 95670 (referred to below as "Trustee").

2-4-08-0405-0050

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 11234 Tuxford Street, Sun Valley, CA 91042. The Assessor's Parcel Number for the Real Property is 2408-025-032-02-000

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 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 ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Trustor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's

DEED OF TRUST
(Continued)

Loan No: 6840131227

Page 9

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agreements, guaranties, 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 PRLAP, Inc., whose address is 10850 White Rock Road, Ste. 101, Rancho Cordova, CA 95670 and any substitute or successor trustees.

Trustor. The word "Trustor" means Masis M Bagdasaryan, Hrayr Torosyan, Petros Torosyan and Verzhin Bagdasaryan.

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

TRUSTOR:

Masis M Bagdasaryan
Masis M Bagdasaryan, Individually

Hrayr TOROSYAN
Hrayr Torosyan, Individually

Petros Torosyan
Petros Torosyan, Individually

Verzhin Bagdasaryan
Verzhin Bagdasaryan, Individually

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Los Angeles) SS

On June 23, 2003 before me, Pamela S DelPaine personally appeared Masis M Bagdasaryan; Hrayr Torosyan; Petros Torosyan; and Verzhin Bagdasaryan, 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: Pamela S DelPaine



(Seal)

03 1834901

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RECORDING REQUESTED BY AND
MAIL TO:
U.S. SMALL BUSINESS
ADMINISTRATION
14925 Kingsport Road
Fort Worth, TX 76135-2243



MASIS AND VERZHIN BAGDASARYAN
TRUST, DATED FEBRUARY 15, 2006 ET
AL
Application: 0904217567 / DLB 3796726000

MADE READY TO BE RECORDED

DEED OF TRUST
(Direct)

This Deed of Trust, made this 27th day of May, 2010, by and between MASIS AND VERZHIN BAGDASARYAN TRUST, DATED FEBRUARY 15, 2006, AND MASIS BAGDASARYAN AND VERZHIN BAGDASARYAN, 6908 SHADY GROVE ST., TUJUNGA, CA 91042 hereinafter referred to as "Trustor/Grantor", and LandAmerica Gateway Title Company, a California corporation, whose address is 7530 N. Glen Oaks Blvd, Burbank, CA 91504 hereinafter referred to as "Trustee", and the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America, hereinafter referred to as "Beneficiary", who maintains an office and place of business at 10737 Gateway West #320, El Paso, TX 79935.

WITNESSETH, that for and in consideration of \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the Trustor/Grantor does hereby bargain, sell, grant, assign, and convey unto the Trustee, his successors and assigns, in trust, with power of sale, all of the following described property situated and being in the County of LOS ANGELES, State of California.

Described in Exhibit "A" attached hereto and made a part hereof.

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the Trustor/Grantor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues, and profits of the above described property. To have and to hold the same unto the Trustee, and the successors in interest of the Trustee for the purpose of securing:

(1) Payment of the indebtedness evidenced by a promissory note or notes in the principal sum of \$48,300.00 dated May 27, 2010, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor/Grantor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor/Grantor or his successor; (3) performance of each agreement of Trustor/Grantor incorporated by reference or contained herein, (4) payment of any guarantee or

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0004217567 / DLB 3796726003

IN WITNESS WHEREOF, the Trustor/Grantor has executed this instrument and the Trustee and Beneficiary have accepted the delivery of this instrument as of the day and year aforesaid.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

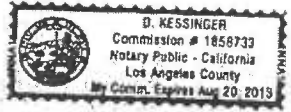
On 6/1/10 before me, D. Kessinger personally appeared MASIS BAGDASARYAN, TRUSTEE and MASIS BAGDASARYAN, INDIVIDUALLY and VERZHIN BAGDASARYAN, INDIVIDUALLY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

MASIS AND VERZHIN BAGDASARYAN TRUST, DATED FEBRUARY 15, 2006

By: Masis Bagdasaryan
MASIS BAGDASARYAN, TRUSTEE
Masis Bagdasaryan
MASIS BAGDASARYAN
Verzhin Bagdasaryan
VERZHIN BAGDASARYAN

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: D. Kessinger (Seal)



MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
10737 Gateway West #320
El Paso, TX 79935

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State of California

County of Los Angeles

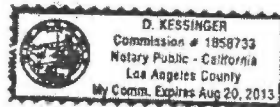
On 6-1-10 before me, D. Kessinger, Notary Public
(proper Name of Notary Public and Title)
 personally appeared Masis Bagdasaryan, Trustee & indiv. and Verzhin Bagdasaryan
Indiv.
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/are subscribed to the within 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 *D. Kessinger*

(Seal)



ACK/PABA - 10/11/08

2

RECORDING REQUESTED BY AND
MAIL TO:
U.S. SMALL BUSINESS
ADMINISTRATION
14925 Kingsport Road
Fort Worth, TX 76155-2243



MASIS AND VERZHIN BAGDASARYAN
TRUST, DATED FEBRUARY 15, 2006 ET
AL.
Application: 0004216721 / DLH 3796736003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST
(Direct)

This Deed of Trust, made this 27th day of May, 2010, by and between MASIS AND VERZHIN BAGDASARYAN TRUST, DATED FEBRUARY 15, 2006, AND MASIS BAGDASARYAN AND VERZHIN BAGDASARYAN, 6908 SHADY GROVE STREET, TUJUNGA, CA 91042 hereinafter referred to as "Trustor/Grantor", and LandAmerica Gateway Title Company, a California corporation, whose address is 7530 N. Glen Oaks Blvd, Burbank, CA 91504 hereinafter referred to as "Trustee", and the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America, hereinafter referred to as "Beneficiary", who maintains an office and place of business at 10737 Gateway West #320, El Paso, TX 79935.

WITNESSETH, that for and in consideration of \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the Trustor/Grantor does hereby bargain, sell, grant, assign, and convey unto the Trustee, his successors and assigns, in trust, with power of sale, all of the following described property situated and being in the County of LOS ANGELES, State of California.

Described in Exhibit "A" attached hereto and made a part hereof.

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the Trustor/Grantor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues, and profits of the above described property. To have and to hold the same unto the Trustee, and the successors in interest of the Trustee for the purpose of securing:

- (1) Payment of the indebtedness evidenced by a promissory note or notes in the principal sum of \$91,900.00 dated May 27, 2010, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor/Grantor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor/Grantor or his successor; (3) performance of each agreement of Trustor/Grantor incorporated by reference or contained herein, (4) payment of any guarantee or

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0004216721 / DLH 3796736003

IN WITNESS WHEREOF, the Trustor/Grantor has executed this instrument and the Trustee and Beneficiary have accepted the delivery of this instrument as of the day and year aforesaid.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 6/1/10 before me, D. Kessinger personally appeared MASIS BAGDASARYAN, TRUSTEE and MASIS BAGDASARYAN, INDIVIDUALLY and VERZHIN BAGDASARYAN, INDIVIDUALLY, 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.

MASIS AND VERZHIN BAGDASARYAN TRUST, DATED FEBRUARY 15, 2006

By Masis Bagdasaryan
MASIS BAGDASARYAN, TRUSTEE

Masis Bagdasaryan
MASIS BAGDASARYAN

Verzhin Bagdasaryan
VERZHIN BAGDASARYAN

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 D. Kessinger (Seal)



MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
10737 Gateway West #520
El Paso, TX 79935

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State of California

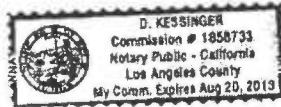
County of Los Angeles

On 6-1-10 before me, D. Kessinger, Notary Public
(Print Name of Notary Public and Title)
 personally appeared Masis Bagdasaryan, Trustee & indiv. and Verzhin Bagdasaryan
indiv.
 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/hers/their/authorized capacity(ies), and that by
 his/hers/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 *D. Kessinger* (Seal)



NOTARY PUBLIC (NEW CALIF.)

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. 5367476)

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 8257 8 MB 121-30/31

TR 8257 9 2 MB 121-30/31

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 2408-025-032

AKA 11234 W TUXFORD ST UNIT# A
LOS ANGELES

Owner:

BAGDASARYAN MASIS TR
6908 SHADYGROVE ST
TUJUNGA CA, 91042

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By *Steve Ongele*
Steve Ongele, Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At :
11234 TUXFORD ST, SUN VALLEY, CA 91352-2656



Owner Information

Owner Name: **BAGDASARYAN MASIS/M**
 Mailing Address: **6908 SHADYGROVE ST, TUJUNGA CA 91042-3144 C012**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TR=8257 (EX OF ST) LOT 8 AND SW 5 FT (EX OF ST) OF LOT 9		
County:	LOS ANGELES, CA	APN:	2408-025-032
Census Tract / Block:	1211.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	8257
Legal Book/Page:	121-30	Map Reference:	9-E6 / 502-J7
Legal Lot:	9	Tract #:	8257
Legal Block:		School District:	LOS ANGELES
Market Area:	SUNV	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	11/28/2007 / 05/12/2007	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2618337		

Last Market Sale Information

Recording/Sale Date:	10/30/1986 / 09/1986	1st Mtg Amount/Type:	\$90,000 / CONV
Sale Price:	\$150,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1471141	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$22.32
New Construction:		Multi/Split Sale:	
Title Company:	INVESTORS TITLE CO.		
Lender:	HIGHLAND S&L		
Seller Name:	BURROWS EUGENE V		

Prior Sale Information

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

Property Characteristics

Year Built / Eff:	1988 / 1988	Total Rooms/Offices:	3	Garage Area:	
Gross Area:	6,720	Total Restrooms:	7.00	Garage Capacity:	1
Building Area:	6,720	Roof Type:		Parking Spaces:	1
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	1.00	Foundation:	SLAB	Pool:	
Other Improvements:	LAUNDRY ROOM	Exterior wall:	SHINGLE SIDING	Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM2	Acres:	0.33	County Use:	AUTO SVC SHOP (2600)
Lot Area:	14,392	Lot Width/Depth:	75 x 191	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	7	Water Type:	
Site Influence:		Sewer Type:	TYPE UNKNOWN	Building Class:	

Tax Information

Total Value:	\$702,559	Assessed Year:	2013	Property Tax:	\$9,421.01
Land Value:	\$237,815	Improved %:	66%	Tax Area:	13
Improvement Value:	\$464,744	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$702,559				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11234 TUXFORD ST, SUN VALLEY, CA 91352-2656

13 Comparable(s) Selected.

Report Date: 07/09/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$150,000	\$1,000	\$4,096,000	\$1,507,038
Bldg/Living Area	6,720	5,720	7,075	6,308
Price/Sqft	\$22.32	\$0.16	\$578.94	\$232.28
Year Built	1988	1923	1988	1958
Lot Area	14,392	6,250	24,392	13,198
Bedrooms	0	0	0	0
Bathrooms/Restrooms	7	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$702,559	\$226,369	\$1,451,401	\$753,551
Distance From Subject	0.00	4.44	20.99	12.10

*= user supplied for search only

Comp #:	1	Distance From Subject:	4.44 (miles)
Address:	7605 VAN NUYS BLVD, VAN NUYS, CA 91405		
Owner Name:	SJ & P ASSOCIATE LLC		
Seller Name:	EILENBERG FAMILY PTSHP		
APN:	2210-031-003	Map Reference:	15-D2 / 532-A3
County:	LOS ANGELES, CA	Census Tract:	1272.10
Subdivision:	1532	Zoning:	LAC2
Rec Date:	04/04/2014	Prior Rec Date:	08/05/1998
Sale Date:	03/31/2014	Prior Sale Date:	12/31/1997
Sale Price:	\$2,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	338205	Acres:	0.52
1st Mtg Amt:		Lot Area:	22,535
Total Value:	\$692,607	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	5.06 (miles)
Address:	302 N VICTORY BLVD, BURBANK, CA 91502		
Owner Name:	RAAD RICHARD A & RILLA J		
Seller Name:	BURBANK VICTORY PROP LLC		
APN:	2451-012-011	Map Reference:	17-D6 / 563-G1
County:	LOS ANGELES, CA	Census Tract:	3108.00
Subdivision:	9558	Zoning:	BUC4YY
Rec Date:	12/05/2013	Prior Rec Date:	10/12/2004
Sale Date:	10/11/2013	Prior Sale Date:	10/01/2004
Sale Price:	\$1,975,000	Prior Sale Price:	\$1,400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1720373	Acres:	0.29
1st Mtg Amt:	\$1,777,500	Lot Area:	12,785
Total Value:	\$1,245,141	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	5.35 (miles)
Address:	15421 PLUMMER ST, NORTH HILLS, CA 91343		
Owner Name:	R & D ANDRADE INC		
Seller Name:	ALLISON CHRISTINA TRUST		
APN:	2656-011-028	Map Reference:	8-C4 / 501-G6
County:	LOS ANGELES, CA	Census Tract:	1172.01
Subdivision:	13164	Zoning:	LAP
Rec Date:	06/30/2014	Prior Rec Date:	
Sale Date:	05/05/2014	Prior Sale Date:	
Sale Price:	\$860,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	671425	Acres:	0.41
1st Mtg Amt:	\$750,000	Lot Area:	17,850
Total Value:	\$238,873	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	6.98 (miles)
Address:	3413 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1329		
Owner Name:	NOEL CHI LP		
Seller Name:	ROSS FAMILY TRUST		
APN:	2425-025-027	Map Reference:	563-C7 / 563-C7
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	7462	Zoning:	LAC2
Rec Date:	04/10/2014	Prior Rec Date:	02/03/1993
Sale Date:	04/03/2014	Prior Sale Date:	
Sale Price:	\$3,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	364991	Acres:	0.29
1st Mtg Amt:	\$3,000,000	Lot Area:	12,579
Total Value:	\$1,072,188	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	9.54 (miles)
Address:	18812 PARTHENIA ST, NORTHRIDGE, CA 91324-3829		
Owner Name:	BARMAKI MOHAMMAD R		
Seller Name:	FATEMI BEHZARD & DONIA		
APN:	2785-001-080	Map Reference:	7-B6 / 530-H1
County:	LOS ANGELES, CA	Census Tract:	1154.04
Subdivision:	3809	Zoning:	LAM1
Rec Date:	11/18/2013	Prior Rec Date:	07/05/2005
Sale Date:	09/13/2013	Prior Sale Date:	05/13/2005
Sale Price:	\$975,000	Prior Sale Price:	\$1,565,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1634238	Acres:	0.30
1st Mtg Amt:	\$500,000	Lot Area:	12,854
Total Value:	\$1,100,000	# of Stories:	/
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	10.57 (miles)
Address:	5150 SANTA MONICA BLVD, LOS ANGELES, CA 90029-2428		
Owner Name:	KOO JIN S		
Seller Name:	SINGER S & C LIVING TRUST		
APN:	5537-019-035	Map Reference:	34-E4 / 593-J5
County:	LOS ANGELES, CA	Census Tract:	1916.20
Subdivision:	NEUMAN TR	Zoning:	LAC2
Rec Date:	11/05/2013	Prior Rec Date:	03/22/1999
Sale Date:	10/10/2013	Prior Sale Date:	03/10/1999
Sale Price:	\$1,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1571179	Acres:	0.25
1st Mtg Amt:	\$1,260,000	Lot Area:	10,706
Total Value:	\$1,451,401	# of Stories:	/
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	12.73 (miles)
Address:	1716 S LA CIENEGA BLVD S, LOS ANGELES, CA 90035-4602		
Owner Name:	KHACHATURIAN H & R M TRUST		
Seller Name:	ARTINIAN EDDIE TRUST		
APN:	5066-006-029	Map Reference:	42-E3 / 632-J5
County:	LOS ANGELES, CA	Census Tract:	2167.00
Subdivision:	11717	Zoning:	LAC2
Rec Date:	11/19/2013	Prior Rec Date:	06/02/1986
Sale Date:	11/04/2013	Prior Sale Date:	
Sale Price:	\$4,096,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1640639	Acres:	0.56
1st Mtg Amt:		Lot Area:	24,392
Total Value:	\$541,777	# of Stories:	/
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	12.77 (miles)
Address:	4677 W PICO BLVD, LOS ANGELES, CA 90019-4237		
Owner Name:	4677 W PICO BLVD		
Seller Name:	VENICE PLAZA LLC		
APN:	5083-027-014	Map Reference:	43-B3 / 633-E4
County:	LOS ANGELES, CA	Census Tract:	2172.00
Subdivision:	4604	Zoning:	LAC4
Rec Date:	12/31/2013	Prior Rec Date:	08/22/2013
Sale Date:	10/29/2013	Prior Sale Date:	07/09/2013
Sale Price:	\$2,689,500	Prior Sale Price:	\$1,900,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1822522	Acres:	0.42
1st Mtg Amt:	\$1,512,262	Lot Area:	18,475
Total Value:	\$761,355	# of Stories:	/
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 13.99 (miles)	
Address:	4207 MONTCLAIR ST, LOS ANGELES, CA 90018-2256		
Owner Name:	US BODY & AUTO INC		
Seller Name:	4207 MONTCLAIR LLC		
APN:	5051-005-023	Map Reference:	/ 633-E7
County:	LOS ANGELES, CA	Census Tract:	2187.02
Subdivision:	4830	Zoning:	LAC2
Rec Date:	12/09/2013	Prior Rec Date:	08/02/2011
Sale Date:	11/22/2013	Prior Sale Date:	07/26/2011
Sale Price:	\$750,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1731687	Acres:	0.14
1st Mtg Amt:	\$637,000	Lot Area:	6,250
Total Value:	\$469,200	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 18.13 (miles)	
Address:	5721 COMPTON AVE, LOS ANGELES, CA 90011-4945		
Owner Name:	5721 TRUST		
Seller Name:	KAHOOLYZADEH BEZAD TRUST		
APN:	5104-028-025	Map Reference:	52-D4 / 674-F5
County:	LOS ANGELES, CA	Census Tract:	2291.00
Subdivision:	SEXTONS COMPTON AVE	Zoning:	LAM1
Rec Date:	11/26/2013	Prior Rec Date:	01/18/1989
Sale Date:	11/25/2013	Prior Sale Date:	01/1989
Sale Price:	\$1,000	Prior Sale Price:	\$150,000
Sale Type:		Prior Sale Type:	FULL
Document #:	1683408	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,706
Total Value:	\$764,062	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 18.25 (miles)	
Address:	7415 S WESTERN AVE, LOS ANGELES, CA 90047-2428		
Owner Name:	RAYSACK HOLDING LLC		
Seller Name:	LOS ANGELES H/O AID		
APN:	6017-009-004	Map Reference:	51-E6 / 703-H1
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	5107	Zoning:	LAC2
Rec Date:	11/20/2013	Prior Rec Date:	06/04/2001
Sale Date:	10/28/2013	Prior Sale Date:	04/04/2001
Sale Price:	\$495,000	Prior Sale Price:	\$185,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1652595	Acres:	0.15
1st Mtg Amt:	\$371,250	Lot Area:	6,548
Total Value:	\$226,369	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject: 18.47 (miles)	
Address:	610 W FLORENCE AVE, LOS ANGELES, CA 90044		
Owner Name:	SLE ENTS INC		
Seller Name:	BOECKMANN K L & T J TRUST		
APN:	6020-028-005	Map Reference:	52-A5 / 674-B7
County:	LOS ANGELES, CA	Census Tract:	2377.10
Subdivision:	FIGUEROA BLVD TR	Zoning:	LAC2
Rec Date:	07/02/2014	Prior Rec Date:	12/14/1994
Sale Date:	06/04/2014	Prior Sale Date:	
Sale Price:	\$610,000	Prior Sale Price:	\$142,061
Sale Type:	FULL	Prior Sale Type:	
Document #:	683554	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,545
Total Value:	\$562,320	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject: 20.99 (miles)	
Address:	11744 HAWTHORNE BLVD, HAWTHORNE, CA 90250-2318		
Owner Name:	YOUSOFI MASOOD/JAVANBAKHT KATAIOUN		
Seller Name:	ALLEN JACQUELINE		
APN:	4047-016-010	Map Reference:	57-A5 / 703-C7
County:	LOS ANGELES, CA	Census Tract:	6021.04
Subdivision:	FAIRFAX PARK	Zoning:	HAC2YY
Rec Date:	04/01/2014	Prior Rec Date:	
Sale Date:	03/17/2014	Prior Sale Date:	
Sale Price:	\$615,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	326623	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,344
Total Value:	\$670,869	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **August 15, 2014**

JOB ADDRESS: **11234 WEST TUXFORD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2408-025-032**

CASE# **77267**

ORDER NO: **A-3187103**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 23, 2013**

COMPLIANCE EXPECTED DATE: **January 28, 2013**

DATE COMPLIANCE OBTAINED: **June 20, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3187103

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHA
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

ORDER TO COMPLY

MASIS BAGDASARYAN, TR M AND V BAGDASARYAN TRUST
6908 SHADYGROVE ST
TUJUNGA, CA 91042

CASE #: 77267
ORDER #: A-3187103

EFFECTIVE DATE: January 23, 2013
COMPLIANCE DATE: January 28, 2013

PROPERTY OWNER OF
SITE ADDRESS: 11234 W TUXFORD ST UNIT# D

ASSESSORS PARCEL NO.: 2408-025-032
ZONE: M2; Light Industrial Zone
NAME OF BUSINESS IN VIOLATION: RUDY'S AUTO REPAIR

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 December 13, 2011 and billed on invoice # 536793.

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(c), 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:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-7520.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: _____

Date: January 17, 2013

HENRY BAGHDASSARIAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(818)374-7520
Henry.Baghdassarian@lacity.org

REVIEWED BY