

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

April 24, 2015

Council District: # 8

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

JOB ADDRESS: **5120 SOUTH WESTERN AVENUE, LOS ANGELES, CA**
(AKA: **5130 SOUTH WESTERN AVENUE, LOS ANGELES, CA**)
ASSESSORS PARCEL NO. (APN): **5003-004-029**

On July 22, 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") performed annual inspections on the vehicle repair facility located at: **5120 South Western Avenue, (aka: 5130 South Western Avenue), Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

| <u>Description</u> | <u>Amount</u> |
|------------------------------|------------------|
| Annual Inspection fee | \$ 457.00 |
| System Development Surcharge | 27.42 |
| Title Report fee | 42.00 |
| Grand Total | \$ 526.42 |

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 **\$526.42** 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 **\$526.42** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: 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

Property Title Report

Work Order No. T11134
Dated as of: 03/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5003-004-029

Property Address: 5120 S WESTERN AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Abm Mainul Hug, a married man as his sole and separate property

Grantor : Francisco Serrano, a married man as his sole and separate property and Eduardo Serrano, a single man as joint tenants

Deed Date : 5/14/2002

Recorded : 9/9/2002

Instr No. : 02-2103519

**Mailing Address: Abm Mainul Hug,
5130 S. Western Avenue, Los Angeles, CA 90062**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 1 Tract No. 1571, City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 20, Page(s) 48 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 5003-004-029

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$120,000.00

Dated : 8/28/2002

Trustor : Abm Mainul Hug

Trustee : Commonwealth Land Title Company

Beneficiary : Community Commerce Bank, a California Corporation

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. T11134

SCHEDULE B (Continued)

Recorded : 9/9/2002

Instr No. : 02-2103520

Maturity Date is: 9/3/2032

Mailing Address: Commonwealth Land Title Company,
655 North Central Avenue, Suite 2200, Glendale, CA 91203

Mailing Address: Community Commerce Bank, a California Corporation,
5444 E. Olympic Blvd, Los Angeles, CA 90022

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$245,900.00

Dated : 3/21/2005

Trustor : Abm Mainul Huq

Trustee : American Securities Company

Beneficiary : Wells Fargo Bank, National Association

Recorded : 4/7/2005

Instr No. : 05 0801785

Mailing Address: Wells Fargo Bank, National Association, Business Lending,
3033 Elder Street MAC No. U1851-015, Boise, ID 83705

Mailing Address: American Securities Company - Not Shown

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 10/10/2008

Instr No. : 20081822662

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 9/30/2011

Instr No. : 20111332271

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/11/2013

Instr No. : 20130055530

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 6/14/2013

Instr No. : 20130892541

MAILING ADDRESS : ABM Mainul Huq, 5130 S Western Ave, Los Angeles, CA 90062

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

RECORDING REQUESTED BY:

COMMONWEALTH TITLE COMPANY
1208241-11

WHEN RECORDED MAIL TO:

ABM MAINUL HUQ

5130 S. WESTERN AVENUE
LOS ANGELES, CA

02-2103519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(80) (48)
\$ 967.50

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ 236.50
ESCROW NO.: 00-173 (X) computed on full value of property conveyed, or
TITLE ORDER NO.: 1208241-11 () computed on the full value less liens or
ASSESSOR'S PARCEL NO.: 5003-001-029 encumbrances remaining at the time of sale

5003-4-29

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:
FRANCISCO SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND EDUARDO SERRANO,
A SINGLE MAN AS JOINT TENANTS.

hereby GRANT(S) to ABM MAINUL HUQ, a married man as his sole and separate property

The following real property in the CITY OF LOS ANGELES, Los Angeles County, State of California:

described as: Lot 1 Tract No. 1571, CITY OF LOS ANGELES, County of Los Angeles, State of California, as per map recorded in Book 20, Page(s) 48 of maps, in the office of the County Recorder of said County.

Date: May 14, 2002

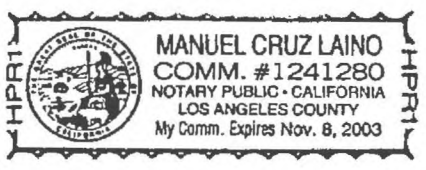
FRANCISCO SERRANO
FRANCISCO SERRANO

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

EDUARDO SERRANO
EDUARDO SERRANO

On August 29, 2002 before me, the undersigned,
Personally appeared Francisco Serrano
AND EDUARDO SERRANO

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 [Handwritten Signature]

ABM MAINUL HUQ

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: 5130 S. WESTERN AVENUE, LOS ANGELES, CA

RECORDING REQUESTED BY:

COMMONWEALTH TITLE COMPANY

WHEN RECORDED MAIL TO:

ABM MAINUL HUQ

5130 S. WESTERN AVENUE
LOS ANGELES, CA

02-2103518

SPACE ABOVE THIS LINE FOR RECORDER'S USE

G R A N T D E E D

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ 0
ESCROW NO.: 00-173 (X) computed on full value of property conveyed, or
TITLE ORDER NO.: 1208241-11 () computed on the full value less liens or
ASSESSOR'S PARCEL NO.: 5003-004-029 encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledge
Mashura Yesmin, a married woman.

hereby GRANT(S) to ABM MAINUL HUQ, A married man as his sole and separate property.

The following real property in THE CITY OF LOS ANGELES, Los Angeles County, State of
California:

described as: Lot 1 Tract No. 1571, CITY OF LOS ANGELES, County of Los Angeles, State
of California, as per map recorded in Book 20, Page(s) 48 of maps, in the office of the
County Recorder of said County.

Date August 30, 2002

x Mashura Yesmin
Mashura Yesmin

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On SEPTEMBER 2, 2002 before me, the undersigned,
Personally appeared Mashura Yesmin

"THIS CONVEYANCE ESTABLISHES SOLE AND
PROPERTY OF A SPOUSE, R & T 11911"

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]

(This area for official notarial seal)

ABM Mainul HQ

MAIL TAX STATEMENTS TO: 5130 S. WESTERN AVENUE, LOS ANGELES, CA

THIS CONVEYANCE ESTABLISHES SOLE AND SEPARATE PROPERTY OF A SPOUSE, R & T 11911

2

RECORDATION REQUESTED BY:

Commonwealth

02-2103520

WHEN RECORDED MAIL TO:

Community Commerce Bank
A California Corporation
5444 E. Olympic Blvd.
Los Angeles, CA 90022

SEND TAX NOTICES TO:

Abm Mainul Hug
150 North Serrano Avenue
Los Angeles, CA 90004

FOR RECORDER'S USE ONLY

5003 - 004-029

DEED OF TRUST

THIS DEED OF TRUST is dated August 28, 2002, among Abm Mainul Hug, A Married Man as His Sole and Separate Property, whose address is 150 North Serrano Avenue, Los Angeles, CA 90004 ("Trustor"); Community Commerce Bank, A California Corporation, whose address is Claremont Branch, 390 W. Foothill Boulevard, Claremont, CA 91711 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Commonwealth Land Title Company, whose address is 655 North Central Avenue, Suite 2200, 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 ^{City of Los Angeles} Los Angeles County, State of California:

LOT 1, OF TRACT NO. 1571, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Real Property or its address is commonly known as 5120 - 5126 - 5130 South Western Avenue, Los Angeles, CA 90062. The Assessor's Parcel Number for the Real Property is 5003-004-029

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.

08-5003520

1208241.11

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

TRUSTOR:

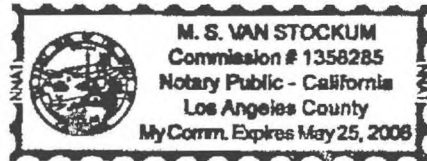
X Abm. Mainul Huq
Abm Mainul Huq, Individually

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Los Angeles)

On 8-28, 2002 before me, Michael S. Van Stockum, personally appeared **Abm Mainul Huq**, 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 [Handwritten Signature]

(Seal)

05-3211950

4/7/05

05 0801785

2

Recording Requested By,
And After Recording, Return To:
**WELLS FARGO BANK, NATIONAL
ASSOCIATION**
Business Lending
3033 Elder Street MAC# U1851-015
Boise, ID 83705

RR# 419919928

State of California

Courtesy Recording-No Title Liability

2935973



APN: 5003-004-029

100042127410718435

**DEED OF TRUST
AND ASSIGNMENT OF RENTS AND LEASES**

THIS DEED OF TRUST AND ASSIGNMENT (this "Deed of Trust") is executed as of March 21, 2005, by **ABM MAINUL HUQ**, ("Trustor"), to **AMERICAN SECURITIES COMPANY**, a corporation ("Trustee"), for the benefit of **WELLS FARGO BANK, NATIONAL ASSOCIATION** ("Beneficiary").

ARTICLE I. GRANT IN TRUST

1.1 Grant. For the purposes and upon the terms and conditions in this Deed of Trust, Trustor irrevocably grants, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, Trustor's interest in: (a) all real property located in Los Angeles County, California, and described on Exhibit A attached hereto; (b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property; (c) all tenements, hereditaments and appurtenances thereof and thereto; (d) all right, title and interest of Trustor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property; (e) all buildings, improvements and landscaping now or hereafter erected or located on said real property; (f) all development rights, governmental or quasi-governmental licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property; (g) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights

and other evidences of any such rights; and (h) all interest or estate which Trustor now has or may hereafter acquire in said real property and all additions and accretions thereto, and all awards or payments made for the taking of all or any portion of said real property by eminent domain or any proceeding or purchase in lieu thereof, or any damage to any portion of said real property (collectively, the "Subject Property"). The listing of specific rights or property shall not be interpreted as a limitation of general terms.

1.2 Address. The address of the Subject Property (if known) is: 5130 S. Western Ave, Los Angeles, CA 90062, Assessor's Parcel No. 5003-004-029. Neither the failure to designate an address nor any inaccuracy in the address designated shall affect the validity or priority of the lien of this Deed of Trust on the Subject Property as described on Exhibit A. In the event of any conflict between the provisions of Exhibit A and said address, Exhibit A shall control.

ARTICLE II. OBLIGATIONS SECURED

2.1 Obligations Secured. Trustor makes this grant and assignment for the purpose of securing the following obligations (each, a "Secured Obligation" and collectively, the "Secured Obligations"):

- a) payment to Beneficiary of all sums at any time owing and performance of all other obligations arising under or in connection with that certain promissory note, loan or credit agreement, confirmation letter and disclosure, or other evidence of debt ("Note") dated as of March 21, 2005, in the maximum principal amount of Two Hundred Forty-Five Thousand Nine Hundred and 00/100 Dollars (\$245,900.00), with interest as provided therein, executed by **Abm Mainul Huq** and payable to Beneficiary or its order, together with the payment and performance of any other indebtedness or obligations incurred in connection with the credit accommodation evidenced by the Note, whether or not specifically referenced therein;
- b) payment and performance of all obligations of Trustor under this Deed of Trust, together with all advances, payments or other expenditures made by Beneficiary or Trustee as or for the payment or performance of any such obligations of Trustor;
- c) payment and performance of all obligations, if any, and the contracts under which they arise, which any rider attached to and recorded with this Deed of Trust recites are secured hereby;
- d) payment and performance of all future advances and other obligations that the then record owner of the Subject Property may agree to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, when any such advance or other obligation is evidenced by a writing which recites that it is secured by this Deed of Trust; and
- e) all modifications, extensions and renewals of any of the Secured Obligations (including without limitation, (i) modifications, extensions or renewals at a different rate of interest, or (ii) deferrals or accelerations of the required principal payment dates or interest payment dates or both, in whole or in part), however evidenced, whether or not any such modification, extension or renewal is evidenced by a new or additional promissory note or notes, loan or credit agreement, confirmation letter and disclosure, change in terms agreement, or other evidence of debt.

2.2 Obligations. The term "obligations" is used herein in its most comprehensive sense and includes any and all advances, debts, obligations and liabilities heretofore, now or hereafter made, incurred or created, whether voluntary or involuntary and however arising, whether due or not due, absolute or contingent, liquidated or unliquidated, determined or undetermined, joint or several, including without limitation, all principal, interest, charges, including prepayment charges and late charges, and loan fees

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first set forth above.

TRUSTOR PLEASE NOTE: IN THE EVENT OF YOUR DEFAULT, CALIFORNIA PROCEDURE PERMITS THE TRUSTEE TO SELL THE SUBJECT PROPERTY AT A SALE HELD WITHOUT SUPERVISION BY ANY COURT AFTER EXPIRATION OF A PERIOD PRESCRIBED BY LAW (SEE SECTION 5.02(f) ABOVE). UNLESS YOU PROVIDE AN ADDRESS FOR THE GIVING OF NOTICE, YOU MAY NOT BE ENTITLED TO OTHER NOTICE OF THE COMMENCEMENT OF SALE PROCEEDINGS. BY EXECUTION OF THIS DEED OF TRUST, YOU CONSENT TO SUCH PROCEDURE. IF YOU HAVE ANY QUESTIONS CONCERNING IT, YOU SHOULD CONSULT YOUR LEGAL ADVISOR. BENEFICIARY URGES YOU TO GIVE PROMPT NOTICE OF ANY CHANGE IN YOUR ADDRESS SO THAT YOU MAY RECEIVE PROMPTLY ANY NOTICE GIVEN PURSUANT TO THIS DEED OF TRUST.

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Trustor(s):

ABM MAINUL HUQ

Address(es):

150 N. Serrano , Los Angeles, CA 90004

By: ABM Mainul Huq

By: _____

Name: Abm Mainul Huq

Title:

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STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 03-22-05, before me, GLORIA E. CARTER,

(notary name)

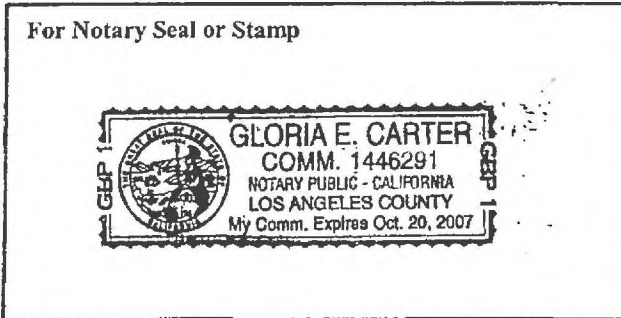
a Notary Public in and for said County and State, personally appeared:

Abm Mainul Huq

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.

Notary Signature Gloria E. Carter



888-270-3630

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Commission#: 1446291

Place of Execution: LOS ANGELES, CA.

Date Commission Expires: 10-20-2007

Date of Signing: 03-22-05

Notary Signature: Gloria E. Carter

REQUESTED BY
LOS ANGELES

RECORDED MAIL TO

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

10/10/08



20081822662

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. 4483205).

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 1571 1 MB 20-48

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 5003-004-029
AKA 5130 S WESTERN AVE
LOS ANGELES

Owner
ABM MAINUL HUQ
5130 S WESTERN AVE
LOS ANGELES CA, 90062

DATED This 19th Day of September, 2008

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

By Karen Penner
Karen Penner, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



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. 5221963)

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 1571 1 M B 20-48

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 5003-004-029
AKA 5130 S WESTERN AVE
LOS ANGELES

Owner
ABM MAINUL HUQ
5130 S WESTERN AVE
LOS ANGELES CA, 90062

DATED This 23rd Day of September, 2011

CITY OF LOS ANGELES

By 
Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



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. 5536304)

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 1571 1 M B 20-48

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 5003-004-029
AKA 5130 S WESTERN AVE
LOS ANGELES

Owner:

ABM MAINUL HUQ
5130 S WESTERN AVE
LOS ANGELES CA, 90062

DATED: This 05th Day of December, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 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. 5740550)

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 1571 1 M B 20-48

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 5003-004-029
AKA 5130 S WESTERN AVE
LOS ANGELES

Owner:

MAINUL HUQ ABM
5130 S WESTERN AVE
LOS ANGELES CA, 90062

DATED: This 05th Day of June, 2013

CITY OF LOS ANGELES

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

EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **April 24, 2015**

JOB ADDRESS: **5120 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

(AKA: **5130 SOUTH WESTERN AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5003-004-029**

Last Full Title: **03/08/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ABM MAINUL HUQ
5130 S. WESTERN AVE
LOS ANGELES, CA. 90062
CAPACITY: OWNER

- 2). COMMUNITY COMMERCE BANK
A CALIFORNIA CORPORATION
5444 E. OLYMPIC BLVD
LOS ANGELES, CA. 90022
CAPACITY: INTERESTED PARTIES

- 3). WELLS FARGO BANK
NATIONAL ASSOCIATION, BUSINESS LENDING
3033 ELDER ST. MAC NO U1851-015
BOISE, ID 83705
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
5130 S WESTERN AVE, LOS ANGELES, CA 90062-2332



Bldg Card: 000 of 002

Owner Information

Owner Name: **ABM MAINUL HUQ**
 Mailing Address: **5130 S WESTERN AVE, LOS ANGELES CA 90062-2332 C035**
 Vesting Codes: **//**

Location Information

Legal Description: **TR=1571 EX OF STS LOT 1**
 County: **LOS ANGELES, CA** APN: **5003-004-029**
 Census Tract / Block: **2324.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **1571**
 Legal Book/Page: **20-48** Map Reference: **/**
 Legal Lot: **1** Tract #: **1571**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C34** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **09/09/2002 / 05/14/2002** 1st Mtg Amount/Type: **\$120,000 / CONV**
 Sale Price: **\$215,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **2103520**
 Document #: **2103519** 2nd Mtg Amount/Type: **\$25,500 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ FIXED**
 Transfer Document #: Price Per SqFt: **\$105.39**
 New Construction: Multi/Split Sale:
 Title Company: **COMMONWEALTH**
 Lender: **COMMUNITY COMMERCE BK**
 Seller Name: **SERRANO FRANCISCO**

Prior Sale Information

Prior Rec/Sale Date: **10/20/1999 /** Prior Lender: **COMMUNITY COM'L BK**
 Prior Sale Price: **\$162,000** Prior 1st Mtg Amt/Type: **\$70,000 / CONV**
 Prior Doc Number: **1973021** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

| | | | | | |
|---------------------|---------------|---------------------|--|------------------|-------------|
| Year Built / Eff: | 1996 / | Total Rooms/Offices | | Garage Area: | |
| Gross Area: | 2,040 | Total Restrooms: | | Garage Capacity: | |
| Building Area: | 2,040 | Roof Type: | | Parking Spaces: | |
| Tot Adj Area: | | Roof Material: | | Heat Type: | |
| Above Grade: | | Construction: | | Air Cond: | NONE |
| # of Stories: | | Foundation: | | Pool: | |
| Other Improvements: | | Exterior wall: | | Quality: | |
| | | Basement Area: | | Condition: | |

Site Information

| | | | | | |
|-----------------|--------------------|-------------------|-------------|-----------------|-----------------------------|
| Zoning: | LAC2 | Acres: | 0.15 | County Use: | AUTO SVC SHOP (2600) |
| Lot Area: | 6,448 | Lot Width/Depth: | x | State Use: | |
| Land Use: | AUTO REPAIR | Commercial Units: | | Water Type: | |
| Site Influence: | | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$254,007 | Assessed Year: | 2014 | Property Tax: | \$3,446.01 |
| Land Value: | \$189,032 | Improved %: | 26% | Tax Area: | 204 |
| Improvement Value: | \$64,975 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$254,007 | | | | |

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

5130 S WESTERN AVE, LOS ANGELES, CA 90062-2332

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 | \$215,000 | \$100,000 | \$6,325,000 | \$1,544,705 |
| Bldg/Living Area | 2,040 | 1,736 | 2,268 | 1,958 |
| Price/Sqft | \$105.39 | \$54.11 | \$3,643.43 | \$820.05 |
| Year Built | 1996 | 1903 | 2009 | 1959 |
| Lot Area | 6,448 | 3,584 | 29,142 | 9,306 |
| Bedrooms | 0 | 2 | 2 | 2 |
| Bathrooms/Restrooms | 0 | 1 | 1 | 1 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$254,007 | \$56,773 | \$1,383,250 | \$329,536 |
| Distance From Subject | 0.00 | 1.50 | 20.56 | 10.60 |

*= user supplied for search only

| ✓ # F | Address | Sale Price | Yr Blt | Bed | Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|-------------------------|---------------------------|-------------|--------|-----|-----------------------|----------------|---------|----------|-------|
| Subject Property | | | | | | | | | |
| | 5130 S WESTERN AVE | \$215,000 | 1996 | | | 09/09/2002 | 2,040 | 6,448 | 0.0 |
| Comparables | | | | | | | | | |
| ✓ 1 | 6524 8TH AVE | \$225,000 | 1952 | | | 08/25/2014 | 2,078 | 3,584 | 1.5 |
| ✓ 2 | 1551 E WASHINGTON BLVD | \$820,000 | 1922 | | | 02/11/2015 | 1,959 | 9,692 | 4.08 |
| ✓ 3 | 11624 PRAIRIE AVE | \$585,000 | 1988 | 2 | 1 | 03/25/2015 | 1,750 | 4,999 | 5.07 |
| ✓ 4 | 1422 BEVERLY BLVD | \$5,040,000 | 1903 | | | 02/02/2015 | 1,792 | 4,620 | 5.32 |
| ✓ 5 | 8596 W PICO BLVD | \$3,125,000 | 1948 | | | 12/08/2014 | 2,174 | 9,547 | 5.61 |
| ✓ 6 | 13000 PRAIRIE AVE | \$500,000 | 1970 | | | 04/01/2015 | 2,268 | 5,811 | 6.02 |
| ✓ 7 | 11280 WASHINGTON BLVD | \$1,125,000 | 1971 | | | 12/31/2014 | 2,100 | 5,111 | 6.07 |
| ✓ 8 | 2817 E CESAR E CHAVEZ AVE | \$1,500,000 | 1932 | | | 09/30/2014 | 2,250 | 6,364 | 6.96 |
| ✓ 9 | 2600 MERCED ST | \$399,000 | 1930 | | | 02/10/2015 | 1,746 | 8,264 | 8 |
| ✓ 10 | 1855 WESTWOOD BLVD | \$4,900,000 | 1949 | | | 09/11/2014 | 1,782 | 6,892 | 8.13 |
| ✓ 11 | 407 N CRANE AVE | \$465,000 | 1949 | | | 04/02/2015 | 1,804 | 5,583 | 8.83 |
| ✓ 12 | 4751 E CESAR E CHAVEZ AVE | \$1,475,000 | 1970 | | | 01/28/2015 | 1,800 | 10,625 | 8.88 |
| ✓ 13 | 1236 E COMPTON BLVD | \$100,000 | 1940 | | | 12/19/2014 | 1,848 | 6,957 | 8.95 |
| ✓ 14 | 6103 VAN NUYS BLVD | \$6,325,000 | 1967 | | | 12/11/2014 | 1,736 | 12,066 | 15.08 |
| ✓ 15 | 13720 VANOWEN ST | \$1,000,000 | 1972 | | | 10/09/2014 | 2,060 | 27,023 | 15.37 |
| ✓ 16 | 15836 LAMBERT RD | \$450,000 | 1977 | | | 08/25/2014 | 1,976 | 7,700 | 18.67 |
| ✓ 17 | 7332 RESEDA BLVD | \$1,550,000 | 1980 | | | 03/03/2015 | 2,090 | 29,142 | 19.35 |
| ✓ 18 | 14960 VALLEY BLVD | \$500,000 | 2009 | | | 02/26/2015 | 2,020 | 7,317 | 19.63 |

| | | | | | | | | |
|---|----|-----------------------|-----------|------|------------|-------|-------|-------|
| ✓ | | | | | | | | |
| ✓ | 19 | 13057 VAN NUYS BLVD | \$450,091 | 1997 | 01/09/2015 | 2,125 | 7,099 | 19.88 |
| ✓ | 20 | 16045 OLD VALLEY BLVD | \$360,000 | 1956 | 01/27/2015 | 1,800 | 7,725 | 20.56 |

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5130 S WESTERN AVE, LOS ANGELES, CA 90062-2332

20 Comparable(s) Selected.

Report Date: 04/23/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$215,000 | \$100,000 | \$6,325,000 | \$1,544,705 |
| Bldg/Living Area | 2,040 | 1,736 | 2,268 | 1,958 |
| Price/Sqft | \$105.39 | \$54.11 | \$3,643.43 | \$820.05 |
| Year Built | 1996 | 1903 | 2009 | 1959 |
| Lot Area | 6,448 | 3,584 | 29,142 | 9,306 |
| Bedrooms | 0 | 2 | 2 | 2 |
| Bathrooms/Restrooms | 0 | 1 | 1 | 1 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$254,007 | \$56,773 | \$1,383,250 | \$329,536 |
| Distance From Subject | 0.00 | 1.50 | 20.56 | 10.60 |

*= user supplied for search only

Comp #: 1 Distance From Subject: 1.5 (miles)
 Address: 6524 8TH AVE, LOS ANGELES, CA 90043-4314
 Owner Name: GIAGNI DANIELK J/MITCHELL-GIAGNI PAMELA
 Seller Name: SNAILUM KYLE R
 APN: 4007-019-004 Map Reference: 51-C5 / Building Area: 2,078
 County: LOS ANGELES, CA Census Tract: 2348.00 Total Rooms/Offices:
 Subdivision: 4807 Zoning: LACM Total Restrooms:
 Rec Date: 08/25/2014 Prior Rec Date: 12/19/2012 Yr Built/Eff: 1952 /
 Sale Date: 08/20/2014 Prior Sale Date: 11/27/2012 Air Cond: NONE
 Sale Price: \$225,000 Prior Sale Price: \$160,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 891042 Acres: 0.08
 1st Mtg Amt: Lot Area: 3,584
 Total Value: \$160,725 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 2 Distance From Subject: 4.08 (miles)
 Address: 1551 E WASHINGTON BLVD, LOS ANGELES, CA 90021
 Owner Name: GUZMAN AIMEE Z
 Seller Name: MARTES G E 2000 TRUST
 APN: 5129-010-024 Map Reference: 44-D6 / Building Area: 1,959
 County: LOS ANGELES, CA Census Tract: 2260.01 Total Rooms/Offices:
 Subdivision: MCDONALD J G TR Zoning: LAM2 Total Restrooms:
 Rec Date: 02/11/2015 Prior Rec Date: Yr Built/Eff: 1922 /
 Sale Date: 09/23/2014 Prior Sale Date: Air Cond: NONE
 Sale Price: \$820,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 154419 Acres: 0.22
 1st Mtg Amt: Lot Area: 9,692
 Total Value: \$56,773 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 3 Distance From Subject: 5.07 (miles)
 Address: 11624 PRAIRIE AVE, HAWTHORNE, CA 90250-2606
 Owner Name: AWAD HAIDAR M/AWAD MAHMOUD H
 Seller Name: GUERRERO BEATRIZ M
 APN: 4048-016-059 Map Reference: 57-B5 / Building Area: 1,750
 County: LOS ANGELES, CA Census Tract: 6020.02 Total Rooms/Offices:
 Subdivision: 2603 Zoning: HACMY Y Total Restrooms: 1.00
 Rec Date: 03/25/2015 Prior Rec Date: 09/24/1997 Yr Built/Eff: 1988 / 1988
 Sale Date: 03/10/2015 Prior Sale Date: Air Cond:
 Sale Price: \$585,000 Prior Sale Price: \$240,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 322597 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,999
 Total Value: \$332,806 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 5.32 (miles)
 Address: 1422 BEVERLY BLVD, LOS ANGELES, CA 90026-5703
 Owner Name: LINC-WESTLAKE APARTMENTS LP
 Seller Name: BEVERLY & LUCAS LLC
 APN: 5153-030-003 Map Reference: 44-C2 / Building Area: 1,792
 County: LOS ANGELES, CA Census Tract: 2083.02 Total Rooms/Offices:
 Subdivision: LOS ANGELES IMPROV Zoning: LACW Total Restrooms:
 COS SUB Yr Built/Eff: 1903 / 1903
 Rec Date: 02/02/2015 Prior Rec Date: 02/24/2006 Air Cond: NONE
 Sale Date: 01/15/2015 Prior Sale Date: 02/21/2006 Pool:
 Sale Price: \$5,040,000 Prior Sale Price: \$900,000 Roof Mat:
 Sale Type: FULL Prior Sale Type: FULL
 Document #: 113550 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,620
 Total Value: \$334,431 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

| | | | |
|--------------|--|-------------------------------------|---------|
| Comp #: | 5 | Distance From Subject: 5.61 (miles) | |
| Address: | 8596 W PICO BLVD, LOS ANGELES, CA 90035-2410 | | |
| Owner Name: | 8590 PICO LLC | | |
| Seller Name: | SAHAR NAHUM J & ZMIRA | | |
| APN: | 4303-035-074 | Map Reference: | / |
| County: | LOS ANGELES, CA | Census Tract: | 2170.02 |
| Subdivision: | | Zoning: | LAC4 |
| Rec Date: | 12/08/2014 | Prior Rec Date: | |
| Sale Date: | 12/03/2014 | Prior Sale Date: | |
| Sale Price: | \$3,125,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1321062 | Acres: | 0.22 |
| 1st Mtg Amt: | | Lot Area: | 9,547 |
| Total Value: | \$1,383,250 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--------------|---|-------------------------------------|------------|
| Comp #: | 6 | Distance From Subject: 6.02 (miles) | |
| Address: | 13000 PRAIRIE AVE, HAWTHORNE, CA 90250-5308 | | |
| Owner Name: | DADVASH GHOLAM R | | |
| Seller Name: | ECHMALIAN CHARLES JR | | |
| APN: | 4050-003-029 | Map Reference: | 63-B1 / |
| County: | LOS ANGELES, CA | Census Tract: | 6025.08 |
| Subdivision: | 5545 | Zoning: | HACM |
| Rec Date: | 04/01/2015 | Prior Rec Date: | 03/24/1986 |
| Sale Date: | 12/22/2014 | Prior Sale Date: | |
| Sale Price: | \$500,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 351455 | Acres: | 0.13 |
| 1st Mtg Amt: | | Lot Area: | 5,811 |
| Total Value: | \$86,958 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--------------|---|-------------------------------------|---------|
| Comp #: | 7 | Distance From Subject: 6.07 (miles) | |
| Address: | 11280 WASHINGTON BLVD, CULVER CITY, CA 90230-4620 | | |
| Owner Name: | 11280 WASHINGTON LLC | | |
| Seller Name: | OZAKI F & F FAMILY TRUST | | |
| APN: | 4217-011-061 | Map Reference: | 50-A2 / |
| County: | LOS ANGELES, CA | Census Tract: | 7028.02 |
| Subdivision: | 7026 | Zoning: | CCC3* |
| Rec Date: | 12/31/2014 | Prior Rec Date: | |
| Sale Date: | 12/10/2014 | Prior Sale Date: | |
| Sale Price: | \$1,125,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1425594 | Acres: | 0.12 |
| 1st Mtg Amt: | \$562,500 | Lot Area: | 5,111 |
| Total Value: | \$126,558 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--------------|---|-------------------------------------|-------------|
| Comp #: | 8 | Distance From Subject: 6.96 (miles) | |
| Address: | 2817 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3107 | | |
| Owner Name: | B & D CAR WASH INC | | |
| Seller Name: | VITOSHA LLC | | |
| APN: | 5178-019-004 | Map Reference: | 45-B4 / |
| County: | LOS ANGELES, CA | Census Tract: | 2037.20 |
| Subdivision: | FOREST HEIGHTS TR | Zoning: | LAC2 |
| Rec Date: | 09/30/2014 | Prior Rec Date: | 01/02/2014 |
| Sale Date: | 09/22/2014 | Prior Sale Date: | 12/26/2013 |
| Sale Price: | \$1,500,000 | Prior Sale Price: | \$1,275,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1035808 | Acres: | 0.15 |
| 1st Mtg Amt: | \$1,400,000 | Lot Area: | 6,364 |
| Total Value: | \$261,813 | # of Stories: | 1.00 |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

Comp #: 9 Distance From Subject: 8 (miles)
 Address: 2600 MERCED ST, LOS ANGELES, CA 90065
 Owner Name: LOW KEY MAN LLC
 Seller Name: NITE LLC
 APN: 5453-008-014 Map Reference: 35-F4 / Building Area: 1,746
 County: LOS ANGELES, CA Census Tract: 1853.20 Total Rooms/Offices:
 Subdivision: MARSH ROBERT & COS COTTAGE HOME TR Zoning: LAM1 Total Restrooms:
 Rec Date: 02/10/2015 Prior Rec Date: 08/08/1997 Yr Built/Eff: 1930 /
 Sale Date: 02/04/2015 Prior Sale Date: Air Cond:
 Sale Price: \$399,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 146433 Acres: 0.19
 1st Mtg Amt: \$399,000 Lot Area: 8,264
 Total Value: \$276,781 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 10 Distance From Subject: 8.13 (miles)
 Address: 1855 WESTWOOD BLVD, LOS ANGELES, CA 90025-4611
 Owner Name: WESTWOOD REGENT LLC
 Seller Name: REICHMAN T S & Z TRUST
 APN: 4323-001-008 Map Reference: 41-E3 / Building Area: 1,782
 County: LOS ANGELES, CA Census Tract: 2672.00 Total Rooms/Offices:
 Subdivision: 5609 Zoning: LAC4 Total Restrooms:
 Rec Date: 09/11/2014 Prior Rec Date: 12/08/1997 Yr Built/Eff: 1949 /
 Sale Date: 08/29/2014 Prior Sale Date: 08/26/1997 Air Cond:
 Sale Price: \$4,900,000 Prior Sale Price: \$882,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 962847 Acres: 0.16
 1st Mtg Amt: \$2,700,000 Lot Area: 6,892
 Total Value: \$315,378 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 11 Distance From Subject: 8.83 (miles)
 Address: 407 N CRANE AVE, COMPTON, CA 90221
 Owner Name: HUERTA JUAN J/HERNANDEZ MARIA D
 Seller Name: MORRIS MELVIN
 APN: 6178-021-032 Map Reference: 65-B2 / Building Area: 1,804
 County: LOS ANGELES, CA Census Tract: 5416.05 Total Rooms/Offices:
 Subdivision: 9374 Zoning: COCL* Total Restrooms:
 Rec Date: 04/02/2015 Prior Rec Date: 01/09/2003 Yr Built/Eff: 1949 / 1954
 Sale Date: 02/23/2015 Prior Sale Date: 12/20/2002 Air Cond:
 Sale Price: \$465,000 Prior Sale Price: \$195,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 361022 Acres: 0.13
 1st Mtg Amt: \$329,000 Lot Area: 5,583
 Total Value: \$59,064 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 12 Distance From Subject: 8.88 (miles)
 Address: 4751 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022
 Owner Name: 4755 CHAVEZ LLC
 Seller Name: COMFORT ENTS LLC
 APN: 5235-020-045 Map Reference: 45-E4 / Building Area: 1,800
 County: LOS ANGELES, CA Census Tract: 5305.00 Total Rooms/Offices:
 Subdivision: 4949 Zoning: LCC3* Total Restrooms:
 Rec Date: 01/28/2015 Prior Rec Date: 10/15/2012 Yr Built/Eff: 1970 / 1970
 Sale Date: 01/23/2015 Prior Sale Date: 10/05/2012 Air Cond: NONE
 Sale Price: \$1,475,000 Prior Sale Price: \$610,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 100074 Acres: 0.24
 1st Mtg Amt: \$1,125,000 Lot Area: 10,625
 Total Value: \$247,116 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------|---------------------|
| Comp #: | 13 | | | Distance From Subject: | 8.95 (miles) |
| Address: | 1236 E COMPTON BLVD, COMPTON, CA 90221-3310 | | | | |
| Owner Name: | FONTENOT FREEMAN | | | | |
| Seller Name: | PRICE JOSEPH W | | | | |
| APN: | 6179-026-037 | Map Reference: | 65-B3 / | Building Area: | 1,848 |
| County: | LOS ANGELES, CA | Census Tract: | 5424.01 | Total Rooms/Offices: | |
| Subdivision: | 8482 | Zoning: | COCL* | Total Restrooms: | |
| Rec Date: | 12/19/2014 | Prior Rec Date: | 11/14/1997 | Yr Built/Eff: | 1940 / |
| Sale Date: | 11/17/2014 | Prior Sale Date: | 05/23/1996 | Air Cond: | |
| Sale Price: | \$100,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 1382366 | Acres: | 0.16 | | |
| 1st Mtg Amt: | | Lot Area: | 6,957 | | |
| Total Value: | \$79,603 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------|--------------------|------------------------|----------------------|
| Comp #: | 14 | | | Distance From Subject: | 15.08 (miles) |
| Address: | 6103 VAN NUYS BLVD, VAN NUYS, CA 91401 | | | | |
| Owner Name: | STONEGATE PROPERTY HOLDINGS/MASSCO INVESTMENTS LLC | | | | |
| Seller Name: | PFLOCK LUDWIG | | | | |
| APN: | 2241-021-018 | Map Reference: | 15-D5 / | Building Area: | 1,736 |
| County: | LOS ANGELES, CA | Census Tract: | 1283.03 | Total Rooms/Offices: | |
| Subdivision: | 1200 | Zoning: | LACM | Total Restrooms: | |
| Rec Date: | 12/11/2014 | Prior Rec Date: | 12/02/1999 | Yr Built/Eff: | 1967 / 1967 |
| Sale Date: | 12/05/2014 | Prior Sale Date: | 11/18/1999 | Air Cond: | |
| Sale Price: | \$6,325,000 | Prior Sale Price: | \$7,977,350 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 1340659 | Acres: | 0.28 | | |
| 1st Mtg Amt: | | Lot Area: | 12,066 | | |
| Total Value: | \$348,545 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------|----------------------|
| Comp #: | 15 | | | Distance From Subject: | 15.37 (miles) |
| Address: | 13720 VANOWEN ST, VAN NUYS, CA 91405-4117 | | | | |
| Owner Name: | ROLAND PROPERTY HOLDING LLC | | | | |
| Seller Name: | LADANYL FAMILY TRUST | | | | |
| APN: | 2238-010-030 | Map Reference: | 15-F4 / | Building Area: | 2,060 |
| County: | LOS ANGELES, CA | Census Tract: | 1281.01 | Total Rooms/Offices: | |
| Subdivision: | 1000 | Zoning: | LAC2 | Total Restrooms: | |
| Rec Date: | 10/09/2014 | Prior Rec Date: | 10/31/1975 | Yr Built/Eff: | 1972 / 1972 |
| Sale Date: | 10/06/2014 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$1,000,000 | Prior Sale Price: | \$285,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 1069177 | Acres: | 0.62 | | |
| 1st Mtg Amt: | | Lot Area: | 27,023 | | |
| Total Value: | \$193,098 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------|----------------------|
| Comp #: | 16 | | | Distance From Subject: | 18.67 (miles) |
| Address: | 15836 LAMBERT RD, WHITTIER, CA 90604-3342 | | | | |
| Owner Name: | ANAHEIM MOTORS INC | | | | |
| Seller Name: | LOZA JOHN & FRANCES | | | | |
| APN: | 8229-024-026 | Map Reference: | 84-C4 / | Building Area: | 1,976 |
| County: | LOS ANGELES, CA | Census Tract: | 5035.02 | Total Rooms/Offices: | |
| Subdivision: | | Zoning: | WHC2* | Total Restrooms: | |
| Rec Date: | 08/25/2014 | Prior Rec Date: | 05/13/1976 | Yr Built/Eff: | 1977 / 1977 |
| Sale Date: | 08/18/2014 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$450,000 | Prior Sale Price: | \$15,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 889615 | Acres: | 0.18 | | |
| 1st Mtg Amt: | \$200,000 | Lot Area: | 7,700 | | |
| Total Value: | \$112,693 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

Comp #: 17 Distance From Subject: 19.35 (miles)
 Address: 7332 RESEDA BLVD, RESEDA, CA 91335
 Owner Name: PETRO ENTS LLC
 Seller Name: GIAMELA WILLIAM M & PATRICIA L
 APN: 2119-019-032 Map Reference: / Building Area: 2,090
 County: LOS ANGELES, CA Census Tract: 1318.00 Total Rooms/Offices:
 Subdivision: LAP Zoning: LAP Total Restrooms:
 Rec Date: 03/03/2015 Prior Rec Date: 09/19/2013 Yr Built/Eff: 1980 / 1980
 Sale Date: 09/17/2014 Prior Sale Date: 09/07/2013 Air Cond:
 Sale Price: \$1,550,000 Prior Sale Price: \$1,140,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 229651 Acres: 0.67
 1st Mtg Amt: \$800,000 Lot Area: 29,142
 Total Value: \$1,140,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 18 Distance From Subject: 19.63 (miles)
 Address: 14960 VALLEY BLVD, LA PUENTE, CA 91746
 Owner Name: WALNUT TOP TIER GROUP INC
 Seller Name: REED JERRY D
 APN: 8208-010-024 Map Reference: 48-D5 / Building Area: 2,020
 County: LOS ANGELES, CA Census Tract: 4082.02 Total Rooms/Offices:
 Subdivision: 1343 Zoning: LCM1BE* Total Restrooms:
 Rec Date: 02/26/2015 Prior Rec Date: 03/19/1997 Yr Built/Eff: 2009 / 2009
 Sale Date: 02/05/2015 Prior Sale Date: Air Cond:
 Sale Price: \$500,000 Prior Sale Price: \$90,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 211978 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,317
 Total Value: \$336,124 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 19 Distance From Subject: 19.88 (miles)
 Address: 13057 VAN NUYS BLVD, PACOIMA, CA 91331-2575
 Owner Name: RIVERA GERARDO G
 Seller Name: APB PROPERTIES LLC
 APN: 2534-016-018 Map Reference: 9-A2 / Building Area: 2,125
 County: LOS ANGELES, CA Census Tract: 1043.20 Total Rooms/Offices:
 Subdivision: PACOIMA Zoning: LAC2 Total Restrooms:
 Rec Date: 01/09/2015 Prior Rec Date: Yr Built/Eff: 1997 / 1997
 Sale Date: 12/23/2014 Prior Sale Date: Air Cond:
 Sale Price: \$450,091 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 26939 Acres: 0.16
 1st Mtg Amt: Lot Area: 7,099
 Total Value: \$325,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 20 Distance From Subject: 20.56 (miles)
 Address: 16045 OLD VALLEY BLVD, LA PUENTE, CA 91744-5429
 Owner Name: OTHMAN NANCY
 Seller Name: DE LA ROSA FRANK
 APN: 8246-019-006 Map Reference: 48-F6 / Building Area: 1,800
 County: LOS ANGELES, CA Census Tract: 4077.02 Total Rooms/Offices:
 Subdivision: PUENTE Zoning: LPCM* Total Restrooms:
 Rec Date: 01/27/2015 Prior Rec Date: 01/09/2006 Yr Built/Eff: 1956 /
 Sale Date: 01/14/2015 Prior Sale Date: 11/06/2005 Air Cond: NONE
 Sale Price: \$360,000 Prior Sale Price: \$420,000 Pool:
 Sale Type: FULL Prior Sale Type: UNKNOWN Roof Mat:
 Document #: 90969 Acres: 0.18
 1st Mtg Amt: Lot Area: 7,725
 Total Value: \$414,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**

Date: **April 24, 2015**

JOB ADDRESS: **5120 SOUTH WESTERN AVENUE, LOS ANGELES, CA**

(AKA: **5130 SOUTH WESTERN AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5003-004-029**

CASE#: **77847**

ORDER NO: **A-3113205**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 28, 2012**

COMPLIANCE EXPECTED DATE: **October 03, 2012**

DATE COMPLIANCE OBTAINED: **August 30, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3113205

93075302501030

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAD SAMZADEH

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY

ABM MAINUL HUQ
5130 S WESTERN AVE
LOS ANGELES, CA 90062

CASE #: 77847
ORDER #: A-3113205
EFFECTIVE DATE: September 28, 2012
COMPLIANCE DATE: October 03, 2012

PROPERTY OWNER OF
SITE ADDRESS: 5130 S WESTERN AVE
ASSESSORS PARCEL NO.: 5003-004-029
ZONE: C2; Commercial Zone
NAME OF BUSINESS IN VIOLATION: JAMG 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 July 09, 2012 and billed on invoice # 553630.

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:

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.



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

PENALTY WARNING:

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

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

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

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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

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

REPEAT VIOLATIONS:

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

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

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: September 20, 2012

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


REVIEWED BY

NP
SEP 21 2012