

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

October 28, 2014

Council District: # 15

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

JOB ADDRESS: **1409 WEST ANAHEIM STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7411-005-017**

On September 1, 2012 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1409 West Anaheim 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, pursuant to Section 98.0421, the property owner was issued an order August 2, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	741.45
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,955.01</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,955.01** 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 **\$3,955.01** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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 WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

# EXHIBIT A



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

## Property Title Report

Work Order No. T10461  
Dated as of: 07/18/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 7411-005-017

Property Address: 1409 W ANAHEIM ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: LINDEN H. COMSTOCK AND JEANNETTE M. COMSTOCK, TRUSTEES, OR THEIR SUCCESSOR, UNDER THE LINDEN H. COMSTOCK AND JEANNETTE COMSTOCK FAMILY TRUST DATED APRIL 18, 1994.

Grantee: GARY L. COMSTOCK, AN UNMARRIED MAN

Instrument: 20082207202

Book/Page: N/A

Dated: 10/16/2007

Recorded: 12/16/2008

MAILING ADDRESS: MR. GARY COMSTOCK  
25418 CRENSHAW BLVD, TORRANCE, CA 90505

### SCHEDULE B

### LEGAL DESCRIPTION

LOT 12 AND 13 IN BLOCK 127 OF TRACT 3555 IN THE CITY OF (HARBOR CITY AREA) L.A., COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 76 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THERE FROM LOT 13, ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS IN, UNDER AND THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET OF THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE SURFACE THEREOF, AS EXCEPTED AND RESERVED BY TIDEWATER OIL COMPANY, A DELAWARE CORPORATION, IN DEED RECORDED IN BOOK D-3193, PAGE 880, OFFICIAL RECORDS.

ALSO EXCEPT THERE FROM LOT 13 ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS IN, UNDER AND THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET TO THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE THEREOF, AS RESERVED BY PHILLIPS PETROLEUM COMPANY, IN DEED RECORDED SEPTEMBER 8, 1971, AS INSTRUMENT NO. 567, OFFICIAL RECORDS.

**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. T10461

**SCHEDULE B (Continued)**

**MORTGAGES/LIENS**

*Type of Instrument* DEED OF TRUST

*Trustor/Mortgagor:* LINDEN H. COMSTOCK AND JEANNETTE COMSTOCK, HUSBAND AND WIFE AS JOINT TENANTS

*Lender/Beneficiary:* FRONTIER STATE BANK, A CALIFORNIA CORPORATION

*Trustee:* FRONTIER BANCORP, A CALIFORNIA CORPORATION

*Instrument:* 01/1623410

*Book/Page:* N/A

*Amount:* \$133,500.00

*Open Ended:* NO

*Dated:* 08/28/2001

*Recorded:* 08/30/2001

*Maturity Date:* 09/01/2002

*MAILING ADDRESS:* FRONTIER STATE BANK, A CALIFORNIA CORPORATION,  
2233 ARTESIA BOULEVARD,  
P.O. BOX 1130  
REDONDO BEACH, CA 90278

MODIFICATION OF NOTE AND DEED OF TRUST, DATED 11/05/2002 RECORDED  
12/17/2002, AS INSTRUMENT NO. 02/3088909

*MAILING ADDRESS:* CONSTRUCTION LOAN MANAGER, FIRST FEDERAL BANK OF CALIFORNIA,  
401 WILSHIRE BOULEVARD, SANTA MONICA, CA 90401.

*Type of Instrument* DEED OF TRUST

*Trustor/Mortgagor:* LINDEN H. COMSTOCK AND JEANNETTE COMSTOCK, HUSBAND AND WIFE AS JOINT TENANTS

*Lender/Beneficiary:* HUE H. LIN, A MARRIED MAN

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

*Instrument:* 01/1857508

*Book/Page:* N/A

*Amount:* \$120,000.00

*Open Ended:* NO

*Dated:* 09/07/2001

*Recorded:* 10/01/2001

*Maturity Date:* 09/07/2031

*MAILING ADDRESS:* HUE H. LIN, C/O KIM W. HONG,  
1856 9TH STREET, MANHATTAN BEECH CA, 90266

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

*Trustor/Mortgagor:* GARY L. COMSTOCK, AN UNMARRIED MAN

*Lender/Beneficiary:* CALIFORNIA FUNDING GROUP TRUST

*Trustee:* LAND AMERICA TITLE COMPANY

*Instrument:* 20082207203 *Book/Page:* N/A

*Amount:* \$210,000.00 *Open Ended:* NO

*Dated:* 12/04/2008 *Recorded:* 12/16/2008

*Maturity Date:* 12/04/2038

*MAILING ADDRESS:* GARY L. COMSTOCK,  
1415 ANAHEIM ST, LOS ANGELES, CA 90710.

**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. T10461**

**SCHEDULE B (Continued)**

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED, DATED N/A RECORDED 12/13/2005, AS INSTRUMENT NO. 05/3056054.

**MAILING ADDRESS: BUREAU OF STREET SERVICES, LOT CLEANING DIVISION, 600 SOUTH SPRING STREET, ROOM 1100, LOS ANGELES, CALIFORNIA 90014.**

**MAILING ADDRESS: LINDEN H COMSTOCK JEANNETTE COMSTOCK, 2629 WEST 230<sup>TH</sup> PL TORRANCE, CA 90505**

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED, DATED N/A RECORDED 01/24/2008, AS INSTRUMENT NO. 20080127648.

**MAILING ADDRESS: BUREAU OF STREET SERVICES, LOT CLEANING DIVISION 1149 SOUTH BROADWAY, ROOM 400 LOS ANGELES, CALIFORNIA 90015.**

**MAILING ADDRESS: LINDEN H AND JEANNETTE COMSTOCK, 2629 WEST. 230<sup>TH</sup> PLACE, TORRANCE, CA 90505.**

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED DATED N/A, RECORDED 03/19/2009, AS INSTRUMENT NO. 20090399353

**MAILING ADDRESS: BUREAU OF STREET SERVICES, LOT CLEANING DIVISION 1149 SOUTH BROADWAY, ROOM 400 LOS ANGELES, CALIFORNIA 90015.**

**MAILING ADDRESS: LINDEN H AND JEANNETTE COMSTOCK, 2629 WEST. 230<sup>TH</sup> PLACE, TORRANCE, CA 90505.**

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED, DATED N/A RECORDED 04/01/2010, AS INSTRUMENT NO. 20100447519

**MAILING ADDRESS: BUREAU OF STREET SERVICES, LOT CLEANING DIVISION 1149 SOUTH BROADWAY, ROOM 400 LOS ANGELES, CALIFORNIA 90015.**

**MAILING ADDRESS: LINDEN H AND JEANNETTE COMSTOCK, 2629 WEST. 230<sup>TH</sup> PLACE, TORRANCE, CA 90505.**

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED, DATED N/A RECORDED 07/28/2010, AS INSTRUMENT NO. 20101034054

**MAILING ADDRESS: BUREAU OF STREET SERVICES, LOT CLEANING DIVISION 1149 SOUTH BROADWAY, ROOM 400 LOS ANGELES, CALIFORNIA 90015.**

**MAILING ADDRESS: LINDEN H AND JEANNETTE COMSTOCK, 2629 WEST. 230<sup>TH</sup> PLACE, TORRANCE, CA 90505.**

**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. T10461**

**SCHEDULE B (Continued)**

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED, DATED N/A, RECORDED 03/27/2012, AS INSTRUMENT NO. 20120466689

**MAILING ADDRESS:** BUREAU OF STREET SERVICES, LOT CLEANING DIVISION 1149 SOUTH BROADWAY, ROOM 400 LOS ANGELES, CALIFORNIA 90015.

**MAILING ADDRESS:** LINDEN H AND JEANNETTE COMSTOCK, 2629 W. 230<sup>TH</sup> PLACE, TORRANCE, CA 90505.

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY, DATED 06/09/2009 RECORDED 08/09/2012, AS INSTRUMENT NO. 20121186882

**MAILING ADDRESS:** TREASURER AND TAX COLLECTOR SECURED PROPERTY TAX DIVISION TAX DEFAULTED LAND UNIT  
225 NO. HILL STREET, RM 130 LOS ANGELES, CA 90012

**ADDITIONAL MAILING ADDRESS:** COMSTOCK, GARY L,  
25418 GRENSHAW BLVD, TORRANCE CA 90505-6123

NOTICE OF PENDING LIEN DATED 01/31/2013 RECORDED 02/15/2013, AS INSTRUMENT NO. 20130247096

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**MAILING ADDRESS:** COMSTOCK GARY L,  
25418 CRENSHAW BLVD, TORRANCE CA, 90505.

NOTICE OF LIEN, DATED 01/31/2014 RECORDED 02/21/2014, AS INSTRUMENT NO. 20140186592.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9<sup>TH</sup> FLOOR LOS ANGELES, CA 90012.

**ADDITIONAL MAILING ADDRESS:** GARY L. COMSTOCK,  
25418 CRENSHAW BLVD, TORRANCE, CA 90505

**MAILING ADDRESS:** GARY L. COMSTOCK,  
1415 ANAHEIM STREET, LOS ANGELES, CA 90710

**MAILING ADDRESS:** GARY L. COMSTOCK,  
73 EASTFIELD DRIVE, ROLLING HILLS, CA 90274

-LAWYERS TITLE

RECORDING REQUESTED BY:



2

When Recorded Mail Document and Tax Statement To: Mr. Gary Comstock 25418 Crenshaw Blvd. Torrance, CA 90505

2226243.63

APN: 7411-005-017

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) "This is a bonafide gift and the grantor received nothing in return, R&T 11911." Documentary transfer tax is \$ 0.00

- [ X ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of (Harbor City Area) L.A.

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

Linden H. Comstock and Jeannette M. Comstock, Trustees, or their Successor, under the Linden H. Comstock and Jeannette Comstock Family Trust dated April 18, 1994

hereby GRANT(S) to Gary L. Comstock, an unmarried man

SEE EXHIBIT A

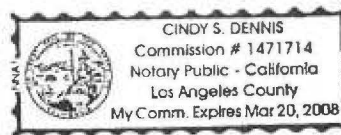
the following described real property in the City of (Harbor City Area) L.A. County of Los Angeles, State of California: Lot 12 and 13 in Block 127 of Tract 3555 in the City of (Harbor City Area) L.A., County of Los Angeles State of California, as shown on map filed in Book 37, Page 76 of Maps in the office of the County Recorder of said County.

DATED: October 16, 2007

STATE OF CALIFORNIA COUNTY OF LOS ANGELES ON OCTOBER 23, 2007 before me, CINDY S. DENNIS, Notary Public personally appeared LINDEN H. COMSTOCK AND JEANNETTE COMSTOCK

Signatures of Linden H. Comstock and Jeannette Comstock

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]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

19E

AUG 30 2001

FIRST AMER

FRONTIER STATE BANK COMPANY LOS ANGELES

**RECORDATION REQUESTED BY:**

Frontier State Bank, A California Corporation  
2233 Artesia Boulevard  
P. O. Box 1130  
Redondo Beach, CA 90278

01 1623410

**WHEN RECORDED MAIL TO:**

Frontier State Bank, A California Corporation  
2233 Artesia Boulevard  
P. O. Box 1130  
Redondo Beach, CA 90278

**SEND TAX NOTICES TO:**

7411-005-017

LN # 142108

2122816-60

FOR RECORDER'S USE ONLY

**DEED OF TRUST**

THIS DEED OF TRUST IS DATED AUGUST 28, 2001, among Linden H. Comstock and Jeannette Comstock, Husband and Wife as Joint Tenants, whose address is 2629 W. 230th Place, Torrance, CA 90505 (referred to below as "Trustor"); Frontier State Bank, A California Corporation, whose address is 2233 Artesia Boulevard, P. O. Box 1130, Redondo Beach, CA 90278 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Frontier Bancorp, A California Corporation, whose address is 2233 Artesia Blvd., Redondo Beach, Ca 90278 (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, located in Los Angeles County, State of California (the "Real Property"):

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A**

The Real Property or its address is commonly known as 1415 Anaheim Street, Los Angeles, CA 90710. The Assessor's Parcel Number for the Real Property is 7411-005-017, 7411-005-018.

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 Lender a Uniform Commercial Code security interest in the Rents and the Personal Property defined below.

**DEFINITIONS.** The following words shall have the following meanings when used in this Deed of Trust. Terms not otherwise defined in this Deed of Trust 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.

**Beneficiary.** The word "Beneficiary" means Frontier State Bank, A California Corporation, its successors and assigns. Frontier State Bank, A California Corporation also is referred to as "Lender" in this Deed of Trust.

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

**Guarantor.** The word "Guarantor" means and includes without limitation any and all guarantors, sureties, and accommodation parties in connection with the indebtedness.

AUG 30 2001

FIRST AMER

W1142108

08-28-2001  
Loan No 15910148

**DEED OF TRUST**  
(Continued)

Page 9

including counterclaims, as lawfully may be referred to arbitration. Judgment upon any award rendered by any arbitrator may be entered in any court having jurisdiction. Nothing in this Deed of Trust shall preclude any party from seeking equitable relief from a court of competent jurisdiction. The statute of limitations, estoppel, waiver, laches, and similar doctrines which would otherwise be applicable in an action brought by a party shall be applicable in any arbitration proceeding, and the commencement of an arbitration proceeding shall be deemed the commencement of an action for these purposes. The Federal Arbitration Act shall apply to the construction, interpretation, and enforcement of this arbitration provision.

**Applicable Law.** This Deed of Trust has been delivered to Lender and accepted by Lender in the State of California. Subject to the provisions on arbitration, this Deed of Trust shall be governed by and construed in accordance with the laws of the State of California.

**Caption Headings.** Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

**Merger.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Multiple Parties.** All obligations of Trustor under this Deed of Trust shall be joint and several, and all references to Trustor shall mean each and every Trustor. This means that each of the persons signing below is responsible for all obligations under this Deed of Trust.

**Severability.** If a court of competent jurisdiction finds any provision of this Deed of Trust to be invalid or unenforceable as to any person or 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 Deed of Trust in all other respects shall remain valid and enforceable.

**Successors and Assigns.** Subject to the limitations stated in this Deed of Trust on transfer of Trustor's interest, this Deed of Trust 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 Trustor, Lender, without notice to Trustor, may deal with Trustor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**Waivers and Consents.** Lender shall not be deemed to have waived any rights under this Deed of Trust (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 Deed of Trust 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 Trustor, shall constitute a waiver of any of Lender's rights or any of Trustor's obligations as to any future transactions. Whenever consent by Lender is required in this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

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

TRUSTOR:

X *Linden H. Comstock* (SEAL)  
Linden H. Comstock

X *Jeannette Comstock* (SEAL)  
Jeannette Comstock

01 1623410



AUG 30 2001

FIRST AMER

08-28-2001  
Loan No 15910148

DEED OF TRUST  
(Continued)

Page 10

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA )

) ss

COUNTY OF LOS ANGELES )

On AUGUST 28, 2001, before me, LEOLA DAVIS, NOTARY PUBLIC personally appeared Linden H. Comstock and Jeannette Comstock, 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/s/he/they~~ executed the same in ~~his/hisr/their~~ authorized capacity(ies), and that by ~~his/hisr/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 Leola Davis (Seal)

01 1623410

(DO NOT RECORD)

REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

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

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

Date: \_\_\_\_\_ Beneficiary: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

DEC 17 2002

FIRST AMEF

When Recorded Please Return To  
Name: Margaret Yancu  
Title: Construction Loan Manager  
First Federal Bank of California  
401 Wilshire Boulevard,  
Santa Monica, CA 90401  
Loan No: 1421.08

02 3088909

SPACE ABOVE THIS LINE FOR RECORDER'S USE

7411-605-017, 010 **MODIFICATION OF NOTE AND DEED OF TRUST**

This Agreement is entered into this 5TH day of November, 2002 between FIRST FEDERAL BANK OF CALIFORNIA, a federal savings bank, as successor in interest to Frontier State Bank ("Lender") and Linden H. Comstock and Jeannette Comstock ("Borrower").

**WITNESSETH**

WHEREAS, Lender is the owner and holder of a Promissory Note secured by a deed of trust recorded on August 30, 2001 as Instrument No. 01-1623410, of Official Records of Los Angeles County, City of Los Angeles (the "Note"), and

WHEREAS, Borrower is the record owner of the real property described in said deed of trust subject to the lien thereof, and said real property is more commonly known as 1415 Anaheim Street, Los Angeles, CA 90710

WHEREAS, Borrower expressly represents that the property described in said deed of trust is not subject to any encumbrance subsequent to said deed of trust, other than those subordinated to this modification in writing, and that no one other than Borrower has any interest in said property,

WHEREAS, that the total credit commitment is One hundred thirty-three thousand five hundred and 00/100 Dollars (US \$ 133,500.00) and the unpaid outstanding principal balance is One hundred thirty-three thousand, five hundred and 00/100 Dollars (US \$ 133,500.00), with interest thereon as set forth in the Note, and

THEREFORE, the parties hereto agree to change and modify the terms of the Note as follows:

- (1) [Describe modification, e.g., the Maturity Date is hereby extended from 09/01/02 to 09/01/03]
- (2) Borrower agrees to pay a Modification Fee at the time of execution of this Modification Agreement. The fee is nonrefundable.
- (3) Loan payments shall remain interest only through the term of the Loan.
- (4) The interest reserve in the Loan has a remaining balance of \$ n/a, which is sufficient to cover the interest payments at full exposure through the Maturity Date of n/a.

Or

The interest reserve account in the Loan has a remaining balance of \$ -0-, which will not be sufficient to cover the interest payments of \$ 1,034.48 at full exposure through the Maturity Date of September 1, 2003. A deposit to

DEC 17 2002

FIRST AMER

the interest reserve account of \$ 12,015.00 will be due at the time of signing the Modification and Extension Agreement.

- (5) Hazard and liability insurance per the terms of the Note and Deed of Trust, must be kept current. **General Liability Insurance expired 8/10/02.**
- (6) Itemization of Fees:

Modification Fee	\$	2,002.50
Interest reserve deposit	\$	10,013.00
Updated Credit Report	\$	18.00
Fee for the 110.5 endorsement	\$	395.00
Recording fee	\$	100.00
1 <sup>st</sup> half taxes 2002-03	\$	1,673.22
Delinq taxes + penalty 1999-00 - 2000-01	\$	5,477.82
Total *	\$	19,171.67

\*\*All delinquent taxes must be paid through title.

- (7) In consideration of the promises and covenants herein contained, it is mutually agreed that in all other respects the Note and Deed of Trust shall remain unaffected, unchanged and unimpaired by reason of the execution of this agreement, and
- (8) Borrower agrees to pay the Note according to the terms thereof as herein changed and modified and agrees to perform all of the acts to be performed by the Trustor under the terms of said Note and Deed of Trust.

IN WITNESS WHEREOF, the parties have executed this agreement this 17<sup>th</sup> day of DECEMBER, 2002.

FIRST FEDERAL BANK OF CALIFORNIA

BORROWER

By: Margaret Yancu  
MARGARET YANCU  
Vice President

By: Linden H. Comstock  
LINDEN H. COMSTOCK

By: Jeanette Comstock  
JEANNETTE COMSTOCK

DEC 17 2002

FIRST AMER

(individual)

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
 ) ss

On DECEMBER 4 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared LINDEN H. CROMSTOCK AND JEANNETTE CROMSTOCK, 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 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.



*Cindy S. Dennis*  
Signature of Notary

(Corporation)

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
 ) ss

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me - OR - proved to me on the basis of satisfactory evidence to be the \_\_\_\_\_ President, and \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the \_\_\_\_\_ Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

02 3088909

DEC 17 2002

FIRST AMER

(individual)

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
 ) ss

On DECEMBER 6, 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared MARGARET YANCO, personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) is/are subscribed to the within instrument and acknowledged 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(x), or the entity upon behalf of which the person(x) acted, executed the instrument.

WITNESS my hand and official seal.



Leo La Thomas  
Signature of Notary

(Corporation)

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
 ) ss

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me - OR - proved to me on the basis of satisfactory evidence to be the \_\_\_\_\_ President, and \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the \_\_\_\_\_ Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

02 3088909

1/2001 15:46 FAX 310 727 0829

REG. REC./CO. CLK. - LAX + NORWALK

0020

RECORDING REQUESTED BY:

01 1857508

Eeoww No.  
This Order No.

When Recorded Mail Document To:  
Hua H. Lin  
c/o Kim W. Hong  
1856 9th Street  
Manhattan Beach CA 90266

APN: 7411-005-017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made September 7, 2001, between  
Linda M. Comstock and Jeannette Comstock, Husband and Wife as Joint Tenants  
2829 W. 230th Place  
Torrance, CA 90505  
herein called TRUSTOR, whose address is

First American Title Company, a California Corporation, herein called TRUSTEE, and  
Hua H. Lin, A Married Man  
herein called BENEFICIARY.

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH  
POWER OF SALE, that property in Los Angeles County, California, described as:

Lot 12 and 13 in Block 127 of Tract 3555 in the City of Los Angeles, County of Los Angeles State of California, as  
shown on map filed in Book 37, Page 76 of Maps in the office of the County Recorder of said County.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given  
to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and  
apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained  
herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension  
or renewal thereof, in the principal sum of \$120,000.00 executed by Trustor in favor of Beneficiary or order. 3.  
Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when  
evidenced by another note (or notes) reciting it is so secured.

INITIALS HLH / JC

FD-221B (Rev. 8/94)

SHORT FORM DEED OF TRUST

Page No. 1 of 4



7/2001 18:48 FAX 310 787 0828

REG. REC./CO. CLK. - LAX - NORWALK

021

01 1857508

APN: 7411-005-017

To Protect the Security of this Deed of Trust, Trustor Agrees By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	438	684	Kings	792	833	Placer	898	201	Sierra	29	396
Alpine	1	290	Lake	382	38	Plumas	181	8	Siskiyou	488	181
Amador	104	348	Lassen	171	471	Riverside	3008	523	Solano	1108	182
Butte	1145	1	Los Angeles	12055	888	Sacramento	4351	82	Sonoma	1881	668
Calaveras	146	152	Madras	810	170	San Benito	271	383	Stanislaus	1718	488
Colusa	388	817	Marin	1508	238	San Bernardino	8887	81	Sutter	872	287
Contra Costa	3878	47	Mariposa	77	292	San Francisco	4332	308	Tahama	401	288
Del Norte	78	414	Mendocino	578	830	San Joaquin	2470	311	Tribble	83	388
El Dorado	868	458	Merced	1847	838	San Luis Obispo	1181	12	Tulare	2284	278
Fresno	4828	872	Medoc	184	881	San Mateo	4078	420	Tuolumne	130	47
Glenn	422	184	Monie	53	428	Santa Barbara	1878	880	Ventura	2082	388
Humboldt	857	827	Monterey	2184	828	Santa Clara	8338	341	Yuba	882	288
Imperial	1081	801	Napa	438	88	Santa Cruz	1431	484			
Inyo	147	888	Nevada	368	320	Shasta	884	828			
Kern	3427	60	Orange	8888	814	San Diego	Series 2 Book 1861, Page 18887				

which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

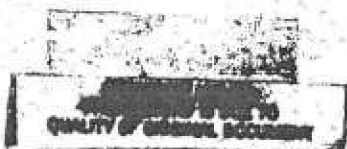
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
ON SEPTEMBER 7, 2001 before me,  
CINDY S. JANNIS personally appeared  
LINDEN H. COMSTOCK AND  
JENNETTE COMSTOCK  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the 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.

Linden H. Comstock  
Linden H. Comstock  
Jennette Comstock  
Jennette Comstock



Witness my hand and official seal.

Signature Cindy S. Jannis



**-LAWYERS TITLE**

RECORDING REQUESTED BY:  
LandAmerica Lawyers Title Company

WHEN RECORDED, MAIL TO:

*GARY L. COMSTOCK  
1415 ANAHEIM ST.  
LA, CA 90710*



*2*

ASSESSOR'S PARCEL NO.: 7411-005-017 & 018  
TITLE ORDER NO.: 2226243-48  
ESCROW NO.: 28099-NP

THIS SPACE FOR RECORDER'S USE ONLY

**DEED OF TRUST AND ASSIGNMENT OF RENTS**

This **DEED OF TRUST**, made this December 4, 2008, between

**TRUSTOR:** Gary L. Comstock, An Unmarried Man  
whose address is 1415 Anaheim St. , Los Angeles CA 90710

**TRUSTEE:** LandAmerica Title Company, and

**BENEFICIARY:** California Funding Group Trust

**SEE EXHIBIT A**

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in the County of Los Angeles, State of California, described as:  
LOT 12 & 13 OF TRACT NO. 3555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE(S) 76 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH the rents, issues and profits thereof, **SUBJECT, HOWEVER**, to the right, power and authority hereinafter given to and conferred upon Beneficiary by Paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

**FOR THE PURPOSE OF SECURING:**

1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$210,000.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

In accordance with Section 2924B, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to Trustor at Trustor's address herein before set forth, or if none shown, to Trustor at the property address.

**NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THE RECORDED REQUEST, IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.**

*20E*



3

To protect the security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14) inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all counties October 23, 1961, in the book and the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, vis.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	72055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego					

(which provisions, identical in all counties, are printed on the attached page of this form) hereby are adopted and incorporated herein and made part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

Gary L. Comstock

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On December 18, 2008, before me,  
Tammy Carreiro, Notary Public  
(here insert name and title of the officer)

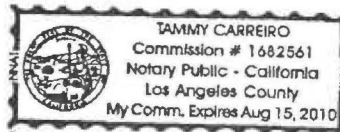
personally appeared Gary L. Comstock

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



ASSESSOR'S		
MAPBOOK	PAGE	PARCEL
7411	005	017
TAX YEAR: 2006		

05 3056054

{ RECORDING REQUESTED BY AND MAIL TO. }

Bureau of Street Services  
 Lot Cleaning Division  
 600 South Spring Street, Room 1100  
 { Los Angeles, California 90014 }

FREE RECORDING REQUESTED  
PURSUANT TO GOVT. CODE 6103

**NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED**

Notice is hereby given that the City Council of the City of Los Angeles has found and declared that debris or weeds, as such latter term is defined in California Government Code Section 39561.5, located in the hereinafter described parcel of property constitute a public nuisance. The City of Los Angeles has commenced proceedings to abate the said nuisance. The owner of the parcel has been notified in the manner set forth in California Government Code Sections 39560-39588. The nuisance not having been abated by the owner, the City of Los Angeles has entered or will enter the hereinafter described parcel of property to abate same, and the cost thereof will be assessed upon the hereinafter described parcel of property and shall become a lien thereon unless paid.

Said assessment will be collected upon the property tax bill to be issued by the County Tax Collector of the County of Los Angeles.

For information regarding the status of the said abatement of nuisance and/or the amount of assessment, contact the Lot Cleaning Division of the Bureau of Street Services, Department of Public Works, Room 1100, 600 South Spring Street, Los Angeles, California 90014 or call (213) 485-3465.

The real property subject to this notice and the assessment and lien for the cost of abatement of nuisance, should said assessment be levied, is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as: TRACT # 3555 LOT 12 BLK 127

The name and address of the owner of said property, as known to the undersigned, is as follows

LINDEN H COMSTOCK  
JEANNETTE COMSTOCK  
2629 W 230TH PL  
TORRANCE, CA 90505



CITY OF LOS ANGELES  
BOARD OF PUBLIC WORKS  
BUREAU OF STREET SERVICES  
LOT CLEANING DIVISION

BY *Christine Hillings*  
Deputy City Clerk

Form 1A

ASSESSOR'S		
MAPBOOK	PAGE	PARCEL
7411	005	017
TAX YEAR: 2008		

2

{ RECORDING REQUESTED BY AND MAIL TO: }

Bureau of Street Services  
 Lot Cleaning Division  
 1149 South Broadway, Room 400  
 { Los Angeles, California 90015 }

01/24/08



20080127648

FREE RECORDING REQUESTED  
PURSUANT TO GOVT. CODE 6103

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED

Notice is hereby given that the City Council of the City of Los Angeles has found and declared that debris or weeds, as such latter term is defined in California Government Code Section 39561.5, located in the hereinafter described parcel of property constitute a public nuisance. The City of Los Angeles has commenced proceedings to abate the said nuisance. It is further estimated that the cost of such abatement will be \$1,000 or more. The owner of the parcel has been notified in the manner set forth in California Government Code Sections 39560-39588. The nuisance not having been abated by the owner, the City of Los Angeles has entered or will enter the hereinafter described parcel of property to abate same, and the cost thereof will be assessed upon the hereinafter described parcel of property and shall become a lien thereon unless paid.

Said assessment will be collected upon the property tax bill to be issued by the County Tax Collector of the County of Los Angeles.

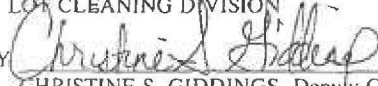
For information regarding the status of the said abatement of nuisance and/or the amount of assessment, contact the Lot Cleaning Division of the Bureau of Street Services, Department of Public Works, Room 400, 1149 South Broadway, Los Angeles, California 90015 or call (213) 485-3465.

The real property subject to this notice and the assessment and lien for the cost of abatement of nuisance, should said assessment be levied, is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as: TRACT # 3555 LOT 12 BLK 127

The name and address of the owner of said property, as known to the undersigned, is as follows:

LINDEN H AND JEANNETTE COMSTOCK  
 2629 W. 230TH PLACE  
 TORRANCE, CA 90505

CITY OF LOS ANGELES  
 BOARD OF PUBLIC WORKS  
 BUREAU OF STREET SERVICES  
 LOT CLEANING DIVISION

BY   
 CHRISTINE S. GIDDINGS, Deputy City Clerk

Form 1A

ASSESSOR'S		
MAPBOOK	PAGE	PARCEL
7411	005	017
TAX YEAR: 2009		

{ RECORDING REQUESTED BY AND MAIL TO: }

Bureau of Street Services  
 Lot Cleaning Division  
 1149 South Broadway, Room 400  
 { Los Angeles, California 90015 }



FREE RECORDING REQUESTED  
PURSUANT TO GOVT. CODE 6103

**NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED**

Notice is hereby given that the City Council of the City of Los Angeles has found and declared that debris or weeds, as such latter term is defined in California Government Code Section 39561.5, located in the hereinafter described parcel of property constitute a public nuisance. The City of Los Angeles has commenced proceedings to abate the said nuisance. The owner of the parcel has been notified in the manner set forth in California Government Code Sections 39560-39588. The nuisance not having been abated by the owner, the City of Los Angeles has entered or will enter the hereinafter described parcel of property to abate same, and the cost thereof will be assessed upon the hereinafter described parcel of property and shall become a lien thereon unless paid.

Said assessment will be collected upon the property tax bill to be issued by the County Tax Collector of the County of Los Angeles.

For information regarding the status of the said abatement of nuisance and/or the amount of assessment, contact the Lot Cleaning Division of the Bureau of Street Services, Department of Public Works, Room 400, 1149 South Broadway, Los Angeles, California 90015 or call (213) 485-3465.

The real property subject to this notice and the assessment and lien for the cost of abatement of nuisance, should said assessment be levied, is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as: TRACT # 3555 LOT 12 BLK 127

The name and address of the owner of said property, as known to the undersigned, is as follows:

LINDEN H AND JEANNETTE COMSTOCK  
 2629 WEST 230TH PLACE  
 TORRANCE CA 90505



Form 1A

CITY OF LOS ANGELES  
 BOARD OF PUBLIC WORKS  
 BUREAU OF STREET SERVICES  
 LOT CLEANING DIVISION

BY *Christine S. Giddings*  
 CHRISTINE S. GIDDINGS, Deputy City Clerk

ASSESSOR'S		
MAPBOOK	PAGE	PARCEL
7411	002	037
TAX YEAR: 2010		

5  
2

{ RECORDING REQUESTED BY AND MAIL TO: }

Bureau of Street Services  
 Lot Cleaning Division  
 1149 South Broadway, Room 400  
 { Los Angeles, California 90015 }



FREE RECORDING REQUESTED  
PURSUANT TO GOVT. CODE 6103

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND  
 THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED

Notice is hereby given that the City Council of the City of Los Angeles has found and declared that debris or weeds, as such latter term is defined in California Government Code Section 39561.5, located in the hereinafter described parcel of property constitute a public nuisance. The City of Los Angeles has commenced proceedings to abate the said nuisance. It is further estimated that the cost of such abatement will be \$1,000 or more. The owner of the parcel has been notified in the manner set forth in California Government Code Sections 39560-39588. The nuisance not having been abated by the owner, the City of Los Angeles has entered or will enter the hereinafter described parcel of property to abate same, and the cost thereof will be assessed upon the hereinafter described parcel of property and shall become a lien thereon unless paid.

Said assessment will be collected upon the property tax bill to be issued by the County Tax Collector of the County of Los Angeles.

For information regarding the status of the said abatement of nuisance and/or the amount of assessment, contact the Lot Cleaning Division of the Bureau of Street Services, Department of Public Works, Room 400, 1149 South Broadway, Los Angeles, California 90015 or call (213) 485-3465.

The real property subject to this notice and the assessment and lien for the cost of abatement of nuisance, should said assessment be levied, is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as: TRACT #3555 LOT 12 BLK 127

The name and address of the owner of said property, as known to the undersigned, is as follows:

LINDEN H. AND JEANNETTE COMSTOCK  
 2629 WEST 230TH PLACE  
 TORRANCE, CA 90505



Form 1A

CITY OF LOS ANGELES  
 BOARD OF PUBLIC WORKS  
 BUREAU OF STREET SERVICES  
 LOT CLEANING DIVISION

BY   
 CHRISTINE S. GIDDINGS, Deputy City Clerk

ASSESSOR'S		
MAPBOOK	PAGE	PARCEL
7411	005	017
TAX YEAR: 2010		

✓

{ RECORDING REQUESTED BY AND MAIL TO: }

Bureau of Street Services  
 Lot Cleaning Division  
 1149 South Broadway, Room 400  
 { Los Angeles, California 90015 }



FREE RECORDING REQUESTED  
PURSUANT TO GOVT. CODE 6103

NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED

Notice is hereby given that the City Council of the City of Los Angeles has found and declared that debris or weeds, as such latter term is defined in California Government Code Section 39561.5, located in the hereinafter described parcel of property constitute a public nuisance. The City of Los Angeles has commenced proceedings to abate the said nuisance. It is further estimated that the cost of such abatement will be \$1,000 or more. The owner of the parcel has been notified in the manner set forth in California Government Code Sections 39560-39588. The nuisance not having been abated by the owner, the City of Los Angeles has entered or will enter the hereinafter described parcel of property to abate same, and the cost thereof will be assessed upon the hereinafter described parcel of property and shall become a lien thereon unless paid.

Said assessment will be collected upon the property tax bill to be issued by the County Tax Collector of the County of Los Angeles.

For information regarding the status of the said abatement of nuisance and/or the amount of assessment, contact the Lot Cleaning Division of the Bureau of Street Services, Department of Public Works, Room 400, 1149 South Broadway, Los Angeles, California 90015 or call (213) 485-3465.

The real property subject to this notice and the assessment and lien for the cost of abatement of nuisance, should said assessment be levied, is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as: TRACT # 3555 LOT 12 BLK 127

The name and address of the owner of said property, as known to the undersigned, is as follows:

LINDEN H AND JEANNETTE COMSTOCK  
 2926 WEST 230TH PLACE  
 TORRANCE, CA 90505



CITY OF LOS ANGELES  
 BOARD OF PUBLIC WORKS  
 BUREAU OF STREET SERVICES  
 LOT CLEANING DIVISION

BY *Christine S. Giddings*  
 CHRISTINE S. GIDDINGS, Deputy City Clerk

Form 1A

2

ASSESSOR'S		
MAPBOOK	PAGE	PARCEL
7414	005	017
TAX YEAR: 2012		

{ RECORDING REQUESTED BY AND MAIL TO: }

Bureau of Street Services  
 Lot Cleaning Division  
 1149 South Broadway, Room 400  
 { Los Angeles, California 90015 }



FREE RECORDING REQUESTED  
PURSUANT TO GOVT. CODE 6103

**NOTICE THAT WEEDS ON PROPERTY ARE A PUBLIC NUISANCE AND THAT ABATEMENT HAS BEEN OR WILL BE DONE BY CITY AND PROPERTY ASSESSED**

Notice is hereby given that the City Council of the City of Los Angeles has found and declared that debris or weeds, as such latter term is defined in California Government Code Section 39561.5, located in the hereinafter described parcel of property constitute a public nuisance. The City of Los Angeles has commenced proceedings to abate the said nuisance. The owner of the parcel has been notified in the manner set forth in California Government Code Sections 39560-39588. The nuisance not having been abated by the owner, the City of Los Angeles has entered or will enter the hereinafter described parcel of property to abate same, and the cost thereof will be assessed upon the hereinafter described parcel of property and shall become a lien thereon unless paid.


Said assessment will be collected upon the property tax bill to be issued by the County Tax Collector of the County of Los Angeles.

For information regarding the status of the said abatement of nuisance and/or the amount of assessment, contact the Lot Cleaning Division of the Bureau of Street Services, Department of Public Works, Room 400, 1149 South Broadway, Los Angeles, California 90015 or call (213) 847-2882.

The real property subject to this notice and the assessment and lien for the cost of abatement of nuisance, should said assessment be levied, is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as: TRACT # 3555 LOT 12 BLK 127

The name and address of the owner of said property, as known to the undersigned, is as follows:  
 LINDEN H. COMSTOCK  
 JEANNETTE COMSTOCK  
 2629 WEST 230TH PLACE  
 TORRANCE, CA 90505

CITY OF LOS ANGELES  
 BOARD OF PUBLIC WORKS  
 BUREAU OF STREET SERVICES  
 LOT CLEANING DIVISION

BY   
 CHRISTINE S. GIDDINGS, Deputy City Clerk

Form 1A

2

**Recording Requested By**  
**TREASURER AND TAX COLLECTOR**  
 SECURED PROPERTY TAX DIVISION  
 TAX DEFAULTED LAND UNIT  
 225 NO. HILL STREET, RM 130  
 LOS ANGELES, CA 90012

**And When Recorded Mail to**  
 COMSTOCK,GARY L  
 25418 CRENSHAW BLVD  
 TORRANCE CA 90505-6123



**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009  
 for the nonpayment of delinquent taxes in the amount of \$ 1,828.86  
 for the fiscal year 2008-2009 . Default Number 7411 005 017

Pursuant to Revenue & Taxation Code 3691, the Tax Collector has the power to sell non-residential commercial property that is defaulted three or more years.

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that three or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to COMSTOCK,GARY L

\_\_\_\_\_ and is situated in said county, State of California,  
 described as follows: 7411 005 017  
(Assessor's Parcel Number)  
**TRACT # 3555 LOT 12 BLK 127**

**MARK J. SALADINO,**  
 TREASURER AND TAX COLLECTOR  
 of the County of Los Angeles,  
 State of California

By *Kathleen Glos*  
 Deputy Tax Collector

STATE OF CALIFORNIA }  
 County of Los Angeles } ss.

On **AUGUST 7, 2012** , before me personally appeared KATHLEEN GLOSTER  
 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 on 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 statement is true and correct. WITNESS my hand and official seal.

Sale No. 2013A

**DEAN C. LOGAN**  
 REGISTRAR-RECORDER/COUNTY CLERK  
 of the County of Los Angeles,  
 State of California

By *Rebecca Mipson*  
 Deputy County Clerk





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. 5608225)

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 3555 127 12 M B 37-76

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 7411-005-017  
AKA 1409 W ANAHEIM ST  
LOS ANGELES

Owner:

COMSTOCK GARY L  
25418 CRENSHAW BLVD  
TORRANCE CA,90505

DATED: This 31st Day of January, 2013

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LIEN

APN: # 7411-005-018  
AKA: 1415 WEST ANAHEIM STREET, LOS ANGELES, CA

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on January 15, 2014, the City of Los Angeles hereby claims a lien in the sum \$8,937.43 against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property located at:

AKA: 1415 WEST ANAHEIM STREET, LOS ANGELES, CA

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

Lot 12 and 13 in Block 127 of Tract No. 3555, in the City of Los Angeles (Harbor City Area), County of Los Angeles, State of California, as per map recorded in Book 37, Page(s) 76 of Maps, in the office of the County Recorder of said County. (Full legal description is on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012).

THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE  
CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.

OWNER(S):

Gary L. Comstock  
25418 Crenshaw Blvd  
Torrance, CA 90505

Gary L. Comstock  
1415 Anaheim Street  
Los Angeles, CA 90710

Gary L. Comstock  
73 Eastfield Drive  
Rolling Hills, CA 90274

CITY OF LOS ANGELES  
Department of Building and Safety

By Steve Ongele  
Steve Ongele, Chief  
Resource Management Bureau

DATED: This 31<sup>st</sup> Day of January, 2014

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **October 28, 2014**

JOB ADDRESS: **1409 WEST ANAHEIM STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7411-005-017**

Last Full Title: **07/18/2014**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). GARY COMSTOCK  
25418 CRENSHAW BLVD.  
TORRANCE, CA. 90505  
CAPACITY: OWNER
  
- 2). GARY COMSTOCK  
73 EASTFIELD DRIVE  
ROLLING HILLS, CA. 90274-5260  
CAPACITY: OWNER
  
- 3). GARY COMSTOCK  
1415 ANAHEIM STREET  
LOS ANGELES, CA. 90710  
CAPACITY: OWNER
  
- 4). FRONTIER STATE BANK  
2233 ARTESIA BLVD  
PO BOX 1130  
REDONDO BEACH, CA. 90278  
CAPACITY: INTERESTED PARTIES
  
- 5). FIRST FEDERAL BANK OF CALIFORNIA  
CONSTRUCTION LOAN MANAGER  
401 WILSHIRE BLVD.  
SANTA MONICA, CA. 90401  
CAPACITY: INTERESTED PARTIES
  
- 6). HUE H LIN  
C/O KIM W. HONG  
1856 9<sup>TH</sup> STREET  
MANHATTAN BEACH, CA. 90266  
CAPACITY: INTERESTED PARTIES
  
- 7). BUREAU OF STREET SERVICES  
LOT CLEANING DIVISION  
600 SOUTH SPRING STREET, ROOM 1100  
LOS ANGELES, CA. 90014  
CAPACITY: INTERESTED PARTIES

- 8). LINDEN H. AND JEANNETTE COMSTOCK  
2629 WEST 230<sup>TH</sup> PLACE  
TORRANCE, CA. 90505  
CAPACITY: INTERESTED PARTIES
  
- 9). BUREAU OF STREET SERVICES  
LOT CLEANING DIVISION  
1149 SOUTH BROADWAY, ROOM 400  
LOS ANGELES, CA. 90015  
CAPACITY: INTERESTED PARTIES
  
- 10). TREASURER AND TAX COLLECTOR SECURED PROPERTY TAX  
DIVISION TAX DEFAULTED LAND UNIT  
225 NORTH HILL STREET, ROOM 130  
LOS ANGELES, CA. 90012  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**1415 ANAHEIM ST, HARBOR CITY, CA 90710**



CoreLogic  
 RealQuest Professional

### Owner Information

Owner Name: **COMSTOCK GARY L**  
 Mailing Address: **73 EASTFIELD DR, ROLLING HILLS CA 90274-5260 C010**  
 Vesting Codes: **UM //**

### Location Information

Legal Description:	<b>TRACT # 3555 LOT 12</b>	APN:	<b>7411-005-017</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2933.07 / 1</b>	Subdivision:	<b>3555</b>
Township-Range-Sect:		Map Reference:	<b>73-E4 / 794-A6</b>
Legal Book/Page:	<b>37-76</b>	Tract #:	<b>3555</b>
Legal Lot:	<b>12</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>127</b>	School District Name:	
Market Area:	<b>124</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>12/16/2008 / 10/16/2007</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>2207203</b>
Document #:	<b>2207202</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>08/30/2001 / 06/21/2001</b>	1st Mtg Amount/Type:	<b>\$133,500 / CONV</b>
Sale Price:	<b>\$250,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1623410</b>
Document #:	<b>1623409</b>	2nd Mtg Amount/Type:	<b>\$65,000 / PRIVATE PARTY</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company: **FIRST AMERICAN TITLE INSURANCE**  
 Lender: **FRONTIER ST BK**  
 Seller Name: **SIEGEL JEFFREY**

### Prior Sale Information

Prior Rec/Sale Date:	<b>04/24/1998 / 03/31/1998</b>	Prior Lender:	<b>/</b>
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>689516</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

### Property Characteristics

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

### Site Information

Zoning:	<b>LAR3</b>	Acres:	<b>0.24</b>	County Use:	<b>VACANT COMMERCIAL (100V)</b>
Lot Area:	<b>10,646</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>COMMERCIAL LOT</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

### Tax Information

Total Value:	<b>\$441,208</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,694.69</b>
Land Value:	<b>\$441,208</b>	Improved %:		Tax Area:	<b>19</b>
Improvement Value:		Tax Year:	<b>2013</b>	Tax Exemption:	
Total Taxable Value:	<b>\$441,208</b>				

## Comparable Summary

For Property Located At



**1415 ANAHEIM ST, HARBOR CITY, CA 90710**

**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	\$250,000	\$115,000	\$3,834,000	\$780,000
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	10,646	1,448	23,483	5,862
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$441,208	\$11,973	\$306,566	\$125,947
Distance From Subject	0.00	1.34	9.92	7.07

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
			1415 ANAHEIM ST	\$250,000				08/30/2001		10,646	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		1330 W ANAHEIM ST	\$400,000				02/27/2014		5,041	1.34
<input checked="" type="checkbox"/>	2		2162 248TH ST	\$215,000				09/19/2014		5,209	1.45
<input checked="" type="checkbox"/>	3		1262 N WILMINGTON BLVD	\$137,500				05/21/2014		6,877	1.57
<input checked="" type="checkbox"/>	4		927 LONG BEACH BLVD	\$420,000				05/08/2014		7,495	6.44
<input checked="" type="checkbox"/>	5		16403 S NORMANDIE AVE	\$390,000				07/10/2014		6,329	6.72
<input checked="" type="checkbox"/>	6		2306 ARTESIA BLVD	\$2,300,000				03/06/2014		6,507	7.24
<input checked="" type="checkbox"/>	7		1085 AVIATION BLVD	\$860,000				03/28/2014		1,448	7.43
<input checked="" type="checkbox"/>	8		1087 AVIATION BLVD	\$860,000				03/28/2014		2,493	7.43
<input checked="" type="checkbox"/>	9		1081 AVIATION BLVD	\$860,000				03/28/2014		1,452	7.43
<input checked="" type="checkbox"/>	10							10/15/2014		1,658	7.79
<input checked="" type="checkbox"/>	11			\$395,000				07/31/2014		1,470	7.79
<input checked="" type="checkbox"/>	12		14946 CRENSHAW BLVD	\$515,000				03/26/2014		4,169	7.82
<input checked="" type="checkbox"/>	13		14946 CRENSHAW BLVD	\$515,000				03/26/2014		8,339	7.82
<input checked="" type="checkbox"/>	14		2436 E ANAHEIM ST	\$1,713,500				07/07/2014		5,980	7.98
<input checked="" type="checkbox"/>	15		5570 LINDEN AVE					09/17/2014		5,042	8.33
<input checked="" type="checkbox"/>	16		1896 REDONDO AVE	\$250,000				05/13/2014		8,519	8.63
<input checked="" type="checkbox"/>	17		806 N WILLOWBROOK AVE	\$135,000				08/15/2014		4,506	9.24
<input checked="" type="checkbox"/>	18		1115 E ARTESIA BLVD	\$115,000				01/23/2014		6,208	9.42
<input checked="" type="checkbox"/>	19		3855 N LAKEWOOD BLVD	\$3,834,000				03/28/2014		23,483	9.6
<input checked="" type="checkbox"/>	20		15011 S ATLANTIC AVE	\$125,000				07/25/2014		5,015	9.92

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1415 ANAHEIM ST, HARBOR CITY, CA 90710****20 Comparable(s) Selected.**

Report Date: 10/23/2014

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$250,000	\$115,000	\$3,834,000	\$780,000
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	10,646	1,448	23,483	5,862
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$441,208	\$11,973	\$306,566	\$125,947
Distance From Subject	0.00	1.34	9.92	7.07

\* = user supplied for search only

Comp #: 1 Distance From Subject: 1.34 (miles)  
 Address: 1330 W ANAHEIM ST, WILMINGTON, CA 90744  
 Owner Name: HAGOPIAN RAFFI G  
 Seller Name: MARSH JACK R  
 APN: 7416-002-002 Map Reference: 74-A4 / 794-C6 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2949.00 Total Rooms/Offices:  
 Subdivision: MAR VISTA Zoning: LAC2 Total Restrooms:  
 Rec Date: 02/27/2014 Prior Rec Date: Yr Built/Eff: /  
 Sale Date: 02/03/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$400,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 204078 Acres: 0.12  
 1st Mtg Amt: \$200,000 Lot Area: 5,041  
 Total Value: \$73,808 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 2 Distance From Subject: 1.45 (miles)  
 Address: 2162 248TH ST, LOMITA, CA 90717  
 Owner Name: GAUNT TRUST  
 Seller Name: FELLOWSHIP OF SOUTH BAY  
 APN: 7376-016-002 Map Reference: 73-D2 / 793-H4 Building Area:  
 County: LOS ANGELES, CA Census Tract: 6700.03 Total Rooms/Offices:  
 Subdivision: 4405 Zoning: LOCG\* Total Restrooms:  
 Rec Date: 09/19/2014 Prior Rec Date: 12/01/1975 Yr Built/Eff: /  
 Sale Date: 09/18/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$215,000 Prior Sale Price: \$27,500 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 993991 Acres: 0.12  
 1st Mtg Amt: \$140,000 Lot Area: 5,209  
 Total Value: \$28,415 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 3 Distance From Subject: 1.57 (miles)  
 Address: 1262 N WILMINGTON BLVD, WILMINGTON, CA 90744  
 Owner Name: TRIANGLE HOLDINGS LLC  
 Seller Name: RODEO ASSOCIATES INC  
 APN: 7415-012-045 Map Reference: 74-B3 / 794-D5 Building Area:  
 County: LOS ANGELES, CA Census Tract: 2945.10 Total Rooms/Offices:  
 Subdivision: 2249 Zoning: LAC1.5 Total Restrooms:  
 Rec Date: 05/21/2014 Prior Rec Date: Yr Built/Eff: /  
 Sale Date: 05/16/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$137,500 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 529260 Acres: 0.16  
 1st Mtg Amt: Lot Area: 6,877  
 Total Value: \$201,692 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 4 Distance From Subject: 6.44 (miles)  
 Address: 927 LONG BEACH BLVD, LONG BEACH, CA 90813  
 Owner Name: 923 LONG BEACH LLC  
 Seller Name: FARMERS & MERCHANTS BK OF LNG BCH  
 APN: 7273-012-011 Map Reference: 75-C4 / 795-D6 Building Area:  
 County: LOS ANGELES, CA Census Tract: 5763.01 Total Rooms/Offices:  
 Subdivision: LONG BEACH Zoning: LBPD29 Total Restrooms:  
 Rec Date: 05/08/2014 Prior Rec Date: 04/05/1996 Yr Built/Eff: /  
 Sale Date: 05/05/2014 Prior Sale Date: Air Cond:  
 Sale Price: \$420,000 Prior Sale Price: \$50,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 478566 Acres: 0.17  
 1st Mtg Amt: Lot Area: 7,495  
 Total Value: \$195,704 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /



Comp #: **5** Distance From Subject: **6.72 (miles)**  
 Address: **16403 S NORMANDIE AVE, GARDENA, CA 90247**  
 Owner Name: **STONECREST PROPERTIES LLC**  
 Seller Name: **UNIFIED GARDENA PROPERTIES LLC**  
 APN: **6105-019-001** Map Reference: **63-E4 / 734-A6** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **6033.01** Total Rooms/Offices:  
 Subdivision: **BROADACRES** Zoning: **GAC3** Total Restrooms:  
 Rec Date: **07/10/2014** Prior Rec Date: **08/19/2005** Yr Built/Eff: **/**  
 Sale Date: **12/20/2013** Prior Sale Date: **07/29/2005** Air Cond:  
 Sale Price: **\$390,000** Prior Sale Price: **\$500,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **711314** Acres: **0.15**  
 1st Mtg Amt: Lot Area: **6,329**  
 Total Value: **\$306,566** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **7.24 (miles)**  
 Address: **2306 ARTESIA BLVD, REDONDO BEACH, CA 90278**  
 Owner Name: **SGRE REDONDO INVESTORS I LLC**  
 Seller Name: **SOUTH BAY CU**  
 APN: **4157-003-009** Map Reference: **62-E5 / 763-B1** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **6206.01** Total Rooms/Offices:  
 Subdivision: **REDONDO VILLA TR** Zoning: **RBC-2-PD** Total Restrooms:  
 Rec Date: **03/06/2014** Prior Rec Date: Yr Built/Eff: **/**  
 Sale Date: **02/14/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$2,300,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **231000** Acres: **0.15**  
 1st Mtg Amt: Lot Area: **6,507**  
 Total Value: **\$38,975** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **7.43 (miles)**  
 Address: **1085 AVIATION BLVD, HERMOSA BEACH, CA 90254**  
 Owner Name: **NICHOLSON FAMILY TRUST**  
 Seller Name: **CAMPBELL ROSE TRUST**  
 APN: **4185-016-021** Map Reference: **62-D6 / 762-J2** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **6210.01** Total Rooms/Offices:  
 Subdivision: **HERMOSA HEIGHTS TR** Zoning: **HBC3YY** Total Restrooms:  
 Rec Date: **03/28/2014** Prior Rec Date: **07/30/1993** Yr Built/Eff: **/**  
 Sale Date: **01/10/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$860,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **314486** Acres: **0.03**  
 1st Mtg Amt: Lot Area: **1,448**  
 Total Value: **\$11,973** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **7.43 (miles)**  
 Address: **1087 AVIATION BLVD, HERMOSA BEACH, CA 90254-4023**  
 Owner Name: **NICHOLSON FAMILY TRUST**  
 Seller Name: **CAMPBELL ROSE TRUST**  
 APN: **4185-016-023** Map Reference: **62-D6 / 762-J2** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **6210.01** Total Rooms/Offices:  
 Subdivision: **HERMOSA HEIGHTS TR** Zoning: **HBC3YY** Total Restrooms:  
 Rec Date: **03/28/2014** Prior Rec Date: **07/30/1993** Yr Built/Eff: **/**  
 Sale Date: **01/10/2014** Prior Sale Date: Air Cond:  
 Sale Price: **\$860,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **314486** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,493**  
 Total Value: **\$20,972** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **7.43 (miles)**  
 Address: **1081 AVIATION BLVD, HERMOSA BEACH, CA 90254-4023**  
 Owner Name: **NICHOLSON FAMILY TRUST**  
 Seller Name: **CAMPBELL ROSE TRUST**  
 APN: **4185-016-020** Map Reference: **62-D6 / 762-J2** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **6210.01** Total Rooms/Offices:  
 Subdivision: **HERMOSA HEIGHTS TR** Zoning: **HBC3YY** Total Restrooms:  
 Rec Date: **03/28/2014** Prior Rec Date: **07/30/1993** Yr Built/Eff: **/**  
 Sale Date: **01/10/2014** Prior Sale Date:  
 Sale Price: **\$860,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: Pool:  
 Document #: **314486** Acres: **0.03** Roof Mat:  
 1st Mtg Amt: Lot Area: **1,452**  
 Total Value: **\$11,973** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **7.79 (miles)**  
 Address: **, SIGNAL HILL, CA 90755**  
 Owner Name: **ARCP UO PORTFOLIO II LP**  
 Seller Name: **CF UNITED PROPCO LLC**  
 APN: **7148-012-035** Map Reference: **70-D6 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5734.02** Total Rooms/Offices:  
 Subdivision: **4826** Zoning: **SHM1\*** Total Restrooms:  
 Rec Date: **10/15/2014** Prior Rec Date: **07/03/2014** Yr Built/Eff: **/**  
 Sale Date: **09/30/2014** Prior Sale Date: **06/18/2014** Air Cond:  
 Sale Price: Prior Sale Price: **\$3,598,500** Pool:  
 Sale Type: **N** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **1085872** Acres: **0.04**  
 1st Mtg Amt: Lot Area: **1,658**  
 Total Value: **\$55,309** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **7.79 (miles)**  
 Address: **, SIGNAL HILL, CA 90755**  
 Owner Name: **CHINCHILLA MARIO R/FERNANDEZ ALEJANDRA M N C**  
 Seller Name: **STINDT J E LIVING TRUST**  
 APN: **7148-018-024** Map Reference: **70-E6 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **5734.02** Total Rooms/Offices:  
 Subdivision: **WARDLOW HEIGHTS** Zoning: **SHCG\*** Total Restrooms:  
 Rec Date: **07/31/2014** Prior Rec Date: **11/01/2000** Yr Built/Eff: **/**  
 Sale Date: **07/29/2014** Prior Sale Date: **10/16/2000** Air Cond:  
 Sale Price: **\$395,000** Prior Sale Price: **\$185,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **797341** Acres: **0.03**  
 1st Mtg Amt: **\$370,000** Lot Area: **1,470**  
 Total Value: **\$30,723** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **7.82 (miles)**  
 Address: **14946 CRENSHAW BLVD, GARDENA, CA 90249-3606**  
 Owner Name: **GARDENA CINEMA LLC**  
 Seller Name: **CRENSHAW ROCK LLC**  
 APN: **4064-014-005** Map Reference: **63-C3 / 733-F4** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **6035.00** Total Rooms/Offices:  
 Subdivision: **12582** Zoning: **GAMUO** Total Restrooms:  
 Rec Date: **03/26/2014** Prior Rec Date: **07/29/2011** Yr Built/Eff: **/**  
 Sale Date: **03/18/2014** Prior Sale Date: **07/08/2011** Air Cond:  
 Sale Price: **\$515,000** Prior Sale Price: **\$1,700,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **301247** Acres: **0.10**  
 1st Mtg Amt: **\$515,000** Lot Area: **4,169**  
 Total Value: **\$199,803** # of Stories:  
 Land Use: **COMMERCIAL LOT** Park Area/Cap#: **/**

Comp #:	<b>13</b>	Distance From Subject: <b>7.82 (miles)</b>	
Address:	<b>14946 CRENSHAW BLVD, GARDENA, CA 90249-3606</b>		
Owner Name:	<b>GARDENA CINEMA LLC</b>		
Seller Name:	<b>CRENSHAW ROCK LLC</b>		
APN:	<b>4064-014-006</b>	Map Reference:	<b>63-C3 / 733-F4</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6035.00</b>
Subdivision:	<b>12582</b>	Zoning:	<b>GAMUO</b>
Rec Date:	<b>03/26/2014</b>	Prior Rec Date:	<b>07/29/2011</b>
Sale Date:	<b>03/18/2014</b>	Prior Sale Date:	<b>07/08/2011</b>
Sale Price:	<b>\$515,000</b>	Prior Sale Price:	<b>\$1,700,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>301247</b>	Acres:	<b>0.19</b>
1st Mtg Amt:	<b>\$515,000</b>	Lot Area:	<b>8,339</b>
Total Value:	<b>\$258,206</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject: <b>7.98 (miles)</b>	
Address:	<b>2436 E ANAHEIM ST, LONG BEACH, CA 90804</b>		
Owner Name:	<b>CF UNITED PROPCO LLC</b>		
Seller Name:	<b>E S BILLS INC</b>		
APN:	<b>7260-030-004</b>	Map Reference:	<b>75-F4 / 795-H6</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5769.01</b>
Subdivision:	<b>ZOCOLO PARK TR</b>	Zoning:	<b>LBCCP</b>
Rec Date:	<b>07/07/2014</b>	Prior Rec Date:	<b>12/24/1979</b>
Sale Date:	<b>06/18/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$1,713,500</b>	Prior Sale Price:	<b>\$22,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>695691</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$245,000,000</b>	Lot Area:	<b>5,980</b>
Total Value:	<b>\$258,131</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>15</b>	Distance From Subject: <b>8.33 (miles)</b>	
Address:	<b>5570 LINDEN AVE, LONG BEACH, CA 90805</b>		
Owner Name:	<b>AVIN PROPERTY MANAGEMENT LLC</b>		
Seller Name:	<b>JONATHAN 26 INVESTMENTS LLC</b>		
APN:	<b>7127-008-003</b>	Map Reference:	<b>70-D1 / 765-E2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5703.04</b>
Subdivision:	<b>5737</b>	Zoning:	<b>LBR3T</b>
Rec Date:	<b>09/17/2014</b>	Prior Rec Date:	<b>04/23/2008</b>
Sale Date:	<b>09/03/2014</b>	Prior Sale Date:	<b>03/14/2008</b>
Sale Price:		Prior Sale Price:	<b>\$970,000</b>
Sale Type:	<b>N</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>980044</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$2,172,000</b>	Lot Area:	<b>5,042</b>
Total Value:	<b>\$278,587</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>16</b>	Distance From Subject: <b>8.63 (miles)</b>	
Address:	<b>1896 REDONDO AVE, SIGNAL HILL, CA 90755-1224</b>		
Owner Name:	<b>JONES N B &amp; M D 2004 TRUST</b>		
Seller Name:	<b>WOOLPERT IMPORTS INC</b>		
APN:	<b>7217-023-023</b>	Map Reference:	<b>76-A3 / 795-J4</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5750.01</b>
Subdivision:	<b>THERBERTS TR</b>	Zoning:	<b>SHCG*</b>
Rec Date:	<b>05/13/2014</b>	Prior Rec Date:	<b>02/24/2003</b>
Sale Date:	<b>11/22/2013</b>	Prior Sale Date:	<b>01/15/2003</b>
Sale Price:	<b>\$250,000</b>	Prior Sale Price:	<b>\$160,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>491432</b>	Acres:	<b>0.20</b>
1st Mtg Amt:	<b>\$250,000</b>	Lot Area:	<b>8,519</b>
Total Value:	<b>\$189,032</b>	# of Stories:	
Land Use:	<b>COMMERCIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #: 17 Distance From Subject: 9.24 (miles)  
 Address: 806 N WILLOWBROOK AVE, COMPTON, CA 90220  
 Owner Name: F3 HOLDINGS LLC  
 Seller Name: DE CORRAL AUDOCIA  
 APN: 6166-003-002 Map Reference: 64-F2 / 734-J3 Building Area:  
 County: LOS ANGELES, CA Census Tract: 5426.02 Total Rooms/Offices:  
 Subdivision: 3765 Zoning: COCL\* Total Restrooms:  
 Rec Date: 08/15/2014 Prior Rec Date: 03/11/2011 Yr Built/Eff: /  
 Sale Date: 08/10/2014 Prior Sale Date: 02/22/2011 Air Cond:  
 Sale Price: \$135,000 Prior Sale Price: \$300,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 855669 Acres: 0.10  
 1st Mtg Amt: Lot Area: 4,506  
 Total Value: \$104,512 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 9.42 (miles)  
 Address: 1115 E ARTESIA BLVD, LONG BEACH, CA 90805  
 Owner Name: CHUANG SHENA/LIN GEORGE  
 Seller Name: MC CARVER SELWYN K  
 APN: 7115-007-037 Map Reference: 65-D5 / 735-E7 Building Area:  
 County: LOS ANGELES, CA Census Tract: 5702.02 Total Rooms/Offices:  
 Subdivision: 14098 Zoning: LBCCA Total Restrooms:  
 Rec Date: 01/23/2014 Prior Rec Date: 08/06/1982 Yr Built/Eff: /  
 Sale Date: 12/18/2013 Prior Sale Date: Air Cond:  
 Sale Price: \$115,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 74535 Acres: 0.14  
 1st Mtg Amt: Lot Area: 6,208  
 Total Value: \$39,056 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 9.6 (miles)  
 Address: 3855 N LAKEWOOD BLVD, LONG BEACH, CA 90846-0003  
 Owner Name: SHIMADZU PRECISION INSTRUMENT  
 Seller Name: DOUGLAS PARK ASSOCIATES III LL  
 APN: 7149-001-042 Map Reference: 71-B5 / 766-A6 Building Area:  
 County: LOS ANGELES, CA Census Tract: 5736.01 Total Rooms/Offices:  
 Subdivision: 8084 Zoning: LBMG Total Restrooms:  
 Rec Date: 03/28/2014 Prior Rec Date: 10/04/2012 Yr Built/Eff: /  
 Sale Date: 03/28/2014 Prior Sale Date: 10/04/2012 Air Cond:  
 Sale Price: \$3,834,000 Prior Sale Price: \$25,000,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 312261 Acres: 0.54  
 1st Mtg Amt: Lot Area: 23,483  
 Total Value: \$110,499 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 9.92 (miles)  
 Address: 15011 S ATLANTIC AVE, COMPTON, CA 90221  
 Owner Name: LOPEZ MARISOL  
 Seller Name: TRIVEDI SHEILA  
 APN: 6180-003-015 Map Reference: 65-C3 / 735-D4 Building Area:  
 County: LOS ANGELES, CA Census Tract: 5421.03 Total Rooms/Offices:  
 Subdivision: 10377 Zoning: LCC3\* Total Restrooms:  
 Rec Date: 07/25/2014 Prior Rec Date: 12/12/1989 Yr Built/Eff: /  
 Sale Date: 05/08/2014 Prior Sale Date: 08/1989 Air Cond:  
 Sale Price: \$125,000 Prior Sale Price: \$60,000 Pool:  
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:  
 Document #: 773010 Acres: 0.12  
 1st Mtg Amt: Lot Area: 5,015  
 Total Value: \$105,000 # of Stories:  
 Land Use: COMMERCIAL LOT Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **October 28, 2014**

JOB ADDRESS: **1409 WEST ANAHEIM STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7411-005-017**

CASE#: **475129**

ORDER NO: **A-3066564**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 2, 2012**

COMPLIANCE EXPECTED DATE: **September 1, 2012**

DATE COMPLIANCE OBTAINED: **December 5, 2012**

---

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3066564

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATELOS  
VICTOR H. CUEVAS

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 AND NOTICE OF FEE

GARY L COMSTOCK,  
25418 CRENSHAW BLVD  
TORRANCE, CA 90505

CASE #: 475129  
ORDER #: A-3066564  
EFFECTIVE DATE: August 02, 2012  
COMPLIANCE DATE: September 01, 2012

OWNER OF  
SITE ADDRESS: 1409 W ANAHEIM ST  
ASSESSORS PARCEL NO.: 7411-005-017  
ZONE: R3; Multiple Dwelling Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

12-5-12

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

**PENALTY WARNING:**

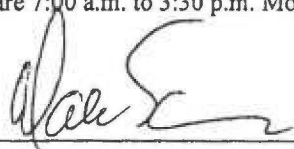
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**APPEAL PROCEDURES:**

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


If you have any questions or require any additional information please feel free to contact me at (310)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: July 26, 2012

DALE SCHWARTZ  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4532

  
REVIEWED BY