COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

7807 South Compton Avenue, Suite 200
Los Angeles, Ca. 90001
8 A.M.-4:30 P.M.-(323) 586-6541

JAMES A. NOYES, Director

August 29, 2002

Juan San Juan
720 S. Montebello Blvd.
Montebello, CA 90640

Zoning Inquiry Re: 2651 E. Hill St., Walnut Park, CA (APN 6201-037-020)

To-Whom-It-May-Concern:

According to House Numbering Map No. HN 099-217, official record map of the entity described in the letter-head above, the address 2561 E. Hill St., Walnut Park, CA (unincorporated Los Angeles County) is wholly in an area described as the C-3 (unlimited commercial) zone designated by the Los Angeles County Department of Regional Planning. For further information regarding specific uses of said property may be made by calling Regional Planning at (213) 974-6411, Monday through Thursday. The legal description of this property is described as follows per Grant Deed No. 98 1832704, recorded October 7, 1998:

> "The West 40 feet of Lot 828 of Tract No, 2080 as per map recorded in Book 22 Pages 162-163 of Maps, in the office of the County Recorder of said County."

Please call the undersigned or my assistant, Gerald Rodgers, should you require further assistance.

Respectfully Yours,

Donald F. Gwaltney

Donald F, Gwaltney, Office Manager

Encl: Por. H.N. Map No. 099-217/Grant Deed No. 98 1832704

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Juan San Juan
Street Address: 720 S. Montebello Blvd.
City & State Zip: Montebello, CA 90640

Title Order No. ..... Escrow No. .....

98 1832704

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

2:01 PM OCT 07 1998

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

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-
☐ unincorporated area ☒ City of Huntington Park
Parcel No. 6201-037-020
☐ computed on full value of interest or property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

ARTURO MORALES, a single man

hereby GRANT(S) to JUAN SAN JUAN and ALICIA SAN JUAN, husband and wife as Joint Tenants

the following described real property in the City of Huntington Park
county of Los Angeles, state of California:

The West 40 feet of Lot 828 of Tract No. 2080 as per map recorded in Book 22 Pages 162-163 of Maps, in the office of the County Recorder of said County.

Dated September 30, 1998

Arturo Morales
Arturo Morales

STATE OF CALIFORNIA
COUNTY OF Los Angeles S.S.

On October 7, 1998 before me,

the undersigned

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

Arturo Morales

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 F. Preston

F. PRESTON
COMM. # 1078295
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Nov. 19, 1999

FOR NOTARY SEAL OR STAMP

WCT 35 9/93

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Juan San Juan
Street Address: 720 S. Montebello Blvd.
City & State Zip: Montebello, CA 90640

Title Order No. ..... Escrow No. .....

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( ) ____ unincorporated area (X) City of Huntington Park

Parcel No. 6201-037-020

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WITNESS my hand and official seal.

Signature F. Preston

F. PRESTON
COMM. #1078235
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Nov. 19, 1999

FOR NOTARY SEAL OR STAMP

WCT 35 9-93

1998

JOINT CONSOLIDATED INFORMATION TAX NOTICE

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 1998 TO JUNE 30, 1999
MARK J. SALADINO, TREASURER AND TAX COLLECTOR

1998

COUNTY OF LOS ANGELES

OWNER OF RECORD AS OF JANUARY 1, 1998
SAME AS BELOW

6201 037 020 IB 9092263
MORALES,ARTURO
2561 HILL ST
HUNTINGTON PARK CA 90255-6331

ACCOUNT NO.	PRINT NO.	DIVISION INDEX BATCH NO.	REG.	ASSESSOR'S NO. Year Seq. No. Map Book Page Parcel	TRA
502	130526		12	98 000 6201 037 020	01064

PROPERTY LOCATION AND / OR PROPERTY DESCRIPTION

2561 HILL ST
TRACT # 2080 W 40 FT OF
LOT 828
HUNTINGTON

ROLL YEAR 98-99	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	96239	96239
IMPROVEMENTS	63984	63984
FIXTURES		
TOTAL		160221
LESS EXEMPTION		
NET TAXABLE VALUE		160221

DETAIL OF TAXES DUE	RATE	AMOUNT
GENERAL TAX LEVY ALL AGENCIES	1.000000	1602.21
VOTED INDEBTEDNESS		
COUNTY	001451	2.32
METRO WATER DIST	008900	14.26
FLOOD CONTROL	001953	3.13
UNIFIED SCHOOLS	024749	39.65
DIRECT ASSESSMENTS		
SOLID WASTE FEE		
FLOOD CONTROL		3.51
LA COUNTY LIGHT		20.82
WALNUT PK GRBAGE		5.00
CONSLDATED SEWER		80.00
COUNTY LIBRARY		18.50
SANITATION #1		22.44
MWD WSC-13		79.00
CB MWD STDBY CHG		10.44
COUNTY PARK DIST		10.00
GREATER LA MOSQ		18.17
LA CO FIRE DEPT		2.67
		42.66
FIRST INSTALLMENT TAXES DUE		987.40
SECOND INSTALLMENT TAXES DUE		987.38
TOTAL TAXES DUE		1974.78

INFORMATION ONLY

BEFORE CALLING A COUNTY OFFICE SEE REVERSE SIDE FOR IMPORTANT TAXPAYER INFORMATION

ELECTRONIC FUND TRANSFER NUMBER
ID#: 19 6201 037 020 1 YR:98 SEQ:0003

1998 **INFORMATION NOTICE**

☒ MORALES,ARTURO
2561 HILL ST
HUNTINGTON PARK CA 90255-6331

1ST INSTALLMENT
DUE NOV. 1, 1998
DELINQUENT DEC. 10, 1998

USE THESE NUMBERS ON ALL CHECKS AND CORRESPONDENCE ASSESSOR'S ID. NO. Year Seq. No. Map Book Page Parcel	Pay Key
98 000 6201 037 020	1

1ST INSTALLMENT	INDICATE AMOUNT PAID
987.40	

73277

If not paid by 12-10-98
add penalty
of 98.74
to 1st Installment

1086-14

1 9879800036201037020000009874000001086142771121 0

INFORMATION NOTICE

MORALES,ARTURO
2561 HILL ST
HUNTINGTON PARK CA 90255-6331

2ND INSTALLMENT
DUE FEB. 1, 1999
DELINQUENT APR. 10, 1999

USE THESE NUMBERS ON ALL CHECKS AND CORRESPONDENCE ASSESSOR'S ID. NO. Year Seq. No. Map Book Page Parcel	Pay Key
98 000 6201 037 020	2

2ND INSTALLMENT	INDICATE AMOUNT PAID
987.38	

43296

If not paid by 04-10-99
add penalty and cost
of 108.73
to 2nd Installment

1096-11

2 9949800036201037020000009873800001096112962041 2

1998 ☒

From Juan Sanguan
Glorias Rest.

To
Mr. Rodgers:

Mr. Rodgers, I Hope this
is wath you need,

Tank you very moch.

Juan Sanguan

Property Profile

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This information is compiled from public documents and is not guaranteed.

Primary Owner: JSJ LIMITED PARTNERSHIP
Secondary Owner:
Mail Address: 720 S MONTEBELLO BLVD
MONTEBELLO, CA 90640
Site Address: 2561 HILL ST
HUNTINGTON PARK, CA
Telephone Number:
APN: 6201-037-020
Reference APN:
Census Tract: 5348.014
Housing Tract Number: 2080
Lot Number: 828
Page Grid Old: 52-F6
Page Grid New: 704-J1
Legal Description:
Subdivision:

Property Characteristics

Bedrooms: 2	Year Built: 1922	Square Feet: 1,402
Bathrooms: 1.0	Garage: Y/1 space	Lot Size: 4,800 sq ft / 0.11 acres
Total Rooms: 7	Fireplace: Y	Number of Units: 1
Zoning: LCR3	Pool/View:	Use Code: Single Family Residence
Heating/Cooling: Y/		

Sale & Loan Information

Transfer Date: 02-06-1996	Seller:	Document: 0000208130
Transfer Value: $154,000	Cost/Sq Feet: $109.84	Title Co.: Investors Title
First Loan Amt: $146,913	Lender: Real Est Ln Ctr	Last Trans W/O$: 07-06-1999
Loan Type: F	Interest Rate Type: F	Last Trans W/O$ Doc: 1228812

Assessed & Tax Information

Assessed Value: $156,060	Percent Improvement: 39.87	Homeowner Exemption:
Land Value: $93,839	Tax Amount: $2,033	Tax Rate Area: 1064
Improvement Value: $62,221	Tax Status: current	

[Report Menu]
[Select New Target Property]