



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration
225 North Hill Street, Room 115, Los Angeles, California 90012
Telephone: (888) 807-2111 or (213) 974-2111 Fax: (213) 620-7948
ttc.lacounty.gov and propertytax.lacounty.gov

KEITH KNOX
TREASURER AND TAX COLLECTOR



0030382-0121528 0105 007 1234-- 975749
LEGENDARY EAST PASADENA LLC
PO BOX 91593
PASADENA CA 91109-1593



March 15, 2021

IMPORTANT PROPERTY TAX INFORMATION FOR NEW PROPERTY OWNERS

Si desea obtener información adicional sobre este aviso o si necesita la información traducida en español, por favor llame al 1(213) 974-2111 entre las 8:00 a.m. y 5:00 p.m. Tiempo Pacífico, de lunes a viernes, excluyendo los días festivos del Condado de Los Ángeles.

You are receiving this notice because the Office of the Assessor (Assessor) notified us that you are the new owner of the property listed on the enclosed duplicate 2020-21 Annual Secured Property Tax Bill (Annual Tax Bill). The Treasurer and Tax Collector (TTC) mails Annual Tax Bills once a year starting October 1, to the owner(s) of record as of January 1, in accordance with State law. As you became the owner after January 1, you are responsible for paying any outstanding property taxes. The TTC imposes penalties when we do not receive payments timely in accordance with State law.

What do I do next?

You should pay the property taxes by the delinquency dates using one of the payment methods listed in the enclosed insert. To confirm the outstanding balance, please visit our website at propertytax.lacounty.gov/Home/HowMuchDoIowe and follow the prompts. Should you choose to make an electronic check (eCheck) payment at no cost, you will need the Assessor's Identification Number (AIN) and Personal Identification Number (PIN) on the enclosed property tax bill.

Why were my taxes not paid during escrow?

Escrow companies can only pay property taxes if the TTC issues a property tax bill. From July 1 to October 1, the Annual Tax Bills are not available. For escrows that settle during this period, escrow companies estimate the property tax amount due and debit/credit these estimated property tax amounts between the buyer and the seller from the proceeds of the sale as costs for the buyer and proceeds to the seller. Your Closing Statement will reflect these debits/credits, which the escrow company issued. If the escrow company paid any property taxes, you will see the payment amount made to the Los Angeles County Treasurer and Tax Collector on your Closing Statement. Please carefully review your Closing Statement to ensure that you understand whether or not you received a debit/credit at the close of escrow or if the escrow company issued a payment. If for some reason the escrow company overpaid the property tax amount due, we will refund the escrow company as we always refund the payer. As a new property owner, you are responsible for any property taxes that were not paid at the time escrow closed. If you have an impound/escrow account, please consult with your lender/financial institution and determine who will pay the property taxes for the enclosed property tax bill.

(Continued on Reverse)

Board of Supervisors
HILDA L. SOLIS
First District
HOLLY J. MITCHELL
Second District
SHEILA KUEHL
Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District



Will I get more tax bills?

Lenders/financial institutions do not usually pay Supplemental Secured Property Tax Bills (Supplemental Tax Bill).

Do not ignore the Supplemental Tax Bill. In addition to the Annual Secured Property Taxes, you may also be responsible for paying Supplemental Secured Property Taxes. When there is a change in ownership or new construction, the Assessor reassesses the value of a property. If the Assessor reassesses your property at a higher value than stated on the Annual Tax Bill, you could receive one or more Supplemental Tax Bill(s). If the Assessor reassesses your property at a lower value, you will receive a refund. If your lender or financial institution pays your Annual Tax Bill using an impound or escrow account, contact your lender/financial institution as soon as possible. For more information on Supplemental Tax Bills, please visit our website at propertytax.lacounty.gov/Home/SupplementalSecuredProperty.

What if the address on this notice is not correct?

The Assessor sourced this address from documents you completed during escrow. If this address is not correct, you must change it with the Assessor to ensure that you receive future tax bills and notices. California Revenue and Taxation Code Section 2610.5 states in part, "Failure to receive a tax bill shall not relieve the lien of taxes, nor shall it prevent the imposition of penalties imposed by this code." This law does not grant the TTC the authority to cancel penalties if a property owner does not receive a property tax bill.

To update your mailing address, please visit assessor.lacounty.gov/change-mailing-address. Note: If you own multiple properties, you will need to complete a Change of Mailing Address form for each property.

How do I contact the Treasurer and Tax Collector with questions?

The TTC mails several million Annual Tax Bills each fiscal year, and as a result, you may find it difficult to reach us on the telephone. Before you attempt to telephone or email us, we encourage you to visit our website at propertytax.lacounty.gov, where you may obtain answers to the great majority of your questions. You may also contact us at info@ttc.lacounty.gov or 1(888) 807-2111 or 1(213) 974-2111, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, excluding Los Angeles County holidays.

2020

ANNUAL SECURED PROPERTY TAX BILL


2020

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2020 TO JUNE 30, 2021
KEITH KNOX, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL (213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

PROPERTY IDENTIFICATION
ASSESSOR'S ID. NO.: 5378 018 016 20 000
OWNER OF RECORD AS OF JANUARY 1, 2020
SAME AS BELOW

ASSESSOR'S ID. NO. YR SEQ CK
5378 018 016 20 000 76
DETAIL OF TAXES DUE FOR
AGENCY AGENCY PHONE NO. RATE AMOUNT
GENERAL TAX LEVY
ALL AGENCIES 1.000000 \$ 21,107.42

MAILING ADDRESS
0035956-0035956 PDFE 001 1234-- 925576

ERGN INVESTMENTS INC
C/O ARAMINDO MANJARREZ
181 WHITE OAK DR
ARCADIA CA 91006-1726

VOTED INDEBTEDNESS
METRO WATER DIST
COMMNTY COLLEGE
UNIFIED SCHOOLS

.003500 \$ 73.87
.005535 116.83
.022936 484.12

DIRECT ASSESSMENTS
LA COUNTY ST LT (626) 300-4891 15.00
SAFE CLEAN WATER (833) 275-7297 297.11
SOLID WASTE FEE (626) 300-3592 35.10
CONSOLIDATED SEWER (626) 300-3340 252.50
COUNTY LIBRARY (562) 940-8455 32.22
SGV MOSQUITO&VCD (800) 273-5167 13.84
MWD STANDBY #15 (866) 807-6864 9.26
USGV MWD CHG (866) 807-6864 10.00
FLOOD CONTROL (626) 458-5165 158.68
RPOSD MEASURE A (833) 265-2600 117.04
TRAUMA/EMERG SRV (866) 587-2862 310.15
LA CO FIRE DEPT (323) 881-6151 421.77
CNTY SAN DIST 15 (562) 908-4288 894.26

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#:19 5378 018 016 6 YEAR:20 SEQUENCE:000 6
PIN: UHGR13

SPECIAL INFORMATION

DELINQUENT TAX INFORMATION:
YOU OWE BACK TAXES WHICH MAY RESULT IN YOUR
PROPERTY BEING SOLD. THE AMOUNT OWING FOR
PRIOR YEARS IS NOT INCLUDED IN THIS STATEMENT.
PLEASE CONTACT US IMMEDIATELY TO DISCUSS
YOUR PAYMENT OPTIONS.

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
408 S ROSEMEAD BLVD PASADENA C
TRACT # 3489 EX OF ST LOTS 7 AND
LOT 8 BLK A

ASSESSOR'S REGIONAL OFFICE
REGION #27 INDEX: TRA:07562
EAST DISTRICT OFFICE
1190 DURFEE AVE.
SOUTH EL MONTE CA 91733
(626)258-6001

TOTAL TAXES DUE \$24,349.17
FIRST INSTALLMENT TAXES DUE NOV. 1, 2020 \$12,174.59
SECOND INSTALLMENT TAXES DUE FEB. 1, 2021 \$12,174.58

VALUATION INFORMATION
ROLL YEAR 20-21 CURRENT ASSESSED VALUE TAXABLE VALUE
LAND 1,840,134 1,840,134
IMPROVEMENTS 270,608 270,608

TOTAL 2,110,742
LESS EXEMPTION:

ACCT. NO.: 5041 PRINT NO.: 35956 BILL ID.:

NET TAXABLE VALUE 2,110,742

2,110,742

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

PRIOR DELINQUENCY

ANNUAL 2020

ERGN INVESTMENTS INC
181 WHITE OAK DR
ARCADIA CA 91006-1726

ASSESSOR'S ID. NO. YR SEQ CK PK
5378 018 016 20 000 76 2

FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON.

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

PAYMENT DUE 02/01/21 \$12,174.58
IF NOT RECEIVED OR POSTMARKED BY 04/10/21
REMIT AMOUNT OF \$13,402.03

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.


LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

76720

21720000653780180160001217458000134020372020412

2ND

DETACH AND MAIL THIS STUB WITH YOUR 1ST INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

PRIOR DELINQUENCY

ANNUAL

2020

ERGN INVESTMENTS INC
181 WHITE OAK DR
ARCADIA CA 91006-1726

ASSESSOR'S ID. NO. YR SEQ CK PK
5378 018 016 20 000 76 1


FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON.

1ST INSTALLMENT DUE INDICATE AMOUNT PAID

PAYMENT DUE 11/01/20 \$12,174.59
IF NOT RECEIVED OR POSTMARKED BY 12/10/20
REMIT AMOUNT OF \$13,392.04

\$12,174.59

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.


LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

06733

20020000653780180160001217459000133920473311210

1ST

IMPORTANT INFORMATION

Please note: Due to the COVID-19 pandemic, all County facilities are closed to the public until further notice.

HOW YOUR PROPERTY TAX BILL IS CREATED AND WHAT OFFICE TO CONTACT FOR ADDITIONAL INFORMATION

It takes three separate Los Angeles County offices, ASSESSOR, AUDITOR-CONTROLLER, and TREASURER AND TAX COLLECTOR to produce and account for your property tax bill and payment.

The Los Angeles County ASSESSOR establishes the assessed value of your property by appraising the value of that property under applicable State law. The assessed value of your property is placed on the "Assessment Roll." The Assessor also approves and applies all exemptions which are included in the Assessment Roll. The Roll is then presented to the Los Angeles County Auditor-Controller for further processing.

The items listed below are within the jurisdiction of the Assessor's Office and questions regarding these areas should be directed to that office; or visit the website at propertntax.lacounty.gov:

- Assessed Values
- Exemptions - General
- Reappraisable Changes in Ownership
- Parent/Child Transfers (Proposition 58)
- Senior Citizens' Transfers (Propositions 60 and 90)
- Grandparent/Grandchild Transfers (Proposition 133)

The Los Angeles County Assessor's Public Service Section is located in Room 225, 500 W. Temple St., Los Angeles, CA 90012-2770.

You may send a request for assistance by going to:
assessor.lacounty.gov/contact-the-assessor or you may send an email to helpdesk@assessor.lacounty.gov.

The address and phone number of the Assessor's district office that handles your assessment is shown on the front of this bill.

* * * * *

The Los Angeles County AUDITOR-CONTROLLER adds direct assessments to the Tax Roll then applies the General Tax Levy (1%) and Voted Indebtedness (voter & bonded) tax rates to the value on the Tax Roll. This function is called "extending the Assessment Roll." The Extended Roll is then sent to the Los Angeles County Treasurer and Tax Collector for individual tax bill distribution and payment collection.

Direct Assessment questions should be directed to the agency authorizing the change at the telephone number shown on the face of this bill. This information is also available online at auditor.lacounty.gov/direct-assessments.

The Los Angeles County Auditor-Controller is located in Room 153, 500 W. Temple St., Los Angeles, CA 90012-2770.

Website: propertntax.lacounty.gov

Information related to the items listed below are within the jurisdiction of the Auditor-Controller and questions regarding these areas should be directed to that office by email at propertntax@auditor.lacounty.gov:

- Direct Assessments
- Refunds - Change in Taxes Due to an Assessor Value Change
- General Tax Levy
- Voted Indebtedness

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Electronic Check Processing - When you provide a check as payment, you authorize the County of Los Angeles to either use information from your check to make a one-time electronic fund transfer from your bank account or process the payment as a check transaction. If we use information from your check to make an electronic fund transfer, funds may be withdrawn from your bank account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. The transaction will appear on your bank statement as "LA Co TTC Payment."

CHANGE OF MAILING ADDRESS

If your name does not appear on the front of this stub, or you need assistance regarding the Recording Document Number/Title Recording Date, please contact the Los Angeles County Assessor's Office at (213) 974-3441.

Print Owner's Name		
Street Number	Street Name	Apartment Number
City	State	Zip Code
Recording Document Number (if known)	Title Recording Date (if known)	Daytime Phone Number

Owner's Signature (Required) _____ Property Owner's Agent Name (if any) Last/First _____ Date _____

Please check the mailing address change box on the front of this stub.

CHANGE OF MAILING ADDRESS

If your name does not appear on the front of this stub, or you need assistance regarding the Recording Document Number/Title Recording Date, please contact the Los Angeles County Assessor's Office at (213) 974-3441.

Print Owner's Name		
Street Number	Street Name	Apartment Number
City	State	Zip Code
Recording Document Number (if known)	Title Recording Date (if known)	Daytime Phone Number

Owner's Signature (Required) _____ Property Owner's Agent Name (if any) Last/First _____ Date _____

Please check the mailing address change box on the front of this stub.