

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

February 25, 2015

Council District: # 4

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

JOB ADDRESS: **14701 WEST ALBERS STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2249-014-001**

On July 18, 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: **14701 West Albers 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on July 18, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	483.84
Accumulated Interest (1%/month)	260.35
Title Report fee	42.00
Grand Total	\$ 1,192.75

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 **\$1,192.75** 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 **\$1,192.75** 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

fw
Original for Kim
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10723
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2249-014-001

Property Address: 14701 W ALBERS ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: NICKI ZVIK, AN UNMARRIED MAN

Grantee: Z HOLDINGS AND DEVELOPMENT L.P. A CALIFORNIA LIMITED PARTNERSHIP

Instrument: 20101055787

Book/Page: N/A

Dated: 07/27/2010

Recorded: 07/30/2010

MAILING ADDRESS: Z HOLDINGS AND DEVELOPMENT LP.,
10977 BLUFFSIDE DRIVE #1403, STUDIO CITY, CA 91601

SCHEDULE B

LEGAL DESCRIPTION

LOT 1 OF TRACT 14030, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 316 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (FIRST PRIORITY)

Trustor/Mortgagor: Z HOLDINGS & DEVELOPMENT, L.P., A CALIFORNIA LIMITED PARTNERSHIP

Lender/Beneficiary: LONE OAK FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Trustee: LONE OAK INDUSTRIES, INC., A CALIFORNIA CORPORATION

Instrument: 20101055788

Book/Page: N/A

Amount: \$245,000.00

Open Ended: NO

Dated: 07/26/2010

Recorded: 07/30/2010

Maturity Date: 07/26/2040

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. TI0723

SCHEDULE B (Continued)

**MAILING ADDRESS: LONE OAK FUND, LLC, 11611 SAN VICENTE BOULEVARD,
SUITE 640, LOS ANGELES, CA 90049**

**MAILING ADDRESS: Z HOLDINGS & DEVELOPMENT L.P., A CALIFORNIA LIMITED
PARTNERSHIP, 5301 LAUREL CANYON BOULEVARD, SUITE 244, VALLEY VILLAGE,
CALIFORNIA 91607** OWNER

**MAILING ADDRESS: LONE OAK INDUSTRIES INC., A CALIFORNIA CORPORATION,
POST OFFICE BOX 491457, LOS ANGELES, CALIFORNIA 90049-9457**

**MAILING ADDRESS: LONE OAK FUND, LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY, 11611 SAN VICENTE BOULEVARD, SUITE 640, LOS ANGELES, CA 90049**

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: Z HOLDINGS AND DEVELOPMENT L.P., A CALIFORNIA LIMITED PARTNERSHIP

**Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
EAST WEST BANK**

Trustee: EAST WEST INVESTMENT INC., A CALIFORNIA CORPORATION

Instrument: 20111264984

Book/Page: N/A

Amount: \$260,340.00

Open Ended: NO

Dated: 09/07/2011

Recorded: 09/16/2011

Maturity Date: 10/01/2041

**MAILING ADDRESS: EAST WEST BANK, 9300 FLAIR DRIVE, 5TH FLOOR, LOAN
SERVICING, EL MONTE, CALIFORNIA 91731**

**MAILING ADDRESS: Z HOLDINGS AND DEVELOPMENT L.P., A CALIFORNIA
LIMITED PARTNERSHIP, 14701 ALBERS STREET, SHERMAN OAKS AREA, LOS
ANGELES, CA 91411**

**MAILING ADDRESS: EAST WEST INVESTMENT INC., 9300 FLAIR DRIVE, 5TH FLOOR,
LOAN SERVICING EL MONTE, CA 91731**

**MAILING ADDRESS: ("MERS") MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., P.O. BOX 2026, FLINT, MI 48501-2026**

FIDELITY-VAN NUYS

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 87679-CV
Title Order No. 19634348

When Recorded Mail Document
and Tax Statement To:
Z HOLDINGS AND DEVELOPMENT LP
10977 Bluffside Drive #1403
Studio City, Ca. 91601



2

APN: 2249-014-001

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$

- 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 Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NICKI ZVIK, AN UNMARRIED MAN

hereby GRANT(S) to **Z HOLDINGS AND DEVELOPMENT L.P. A CALIFORNIA LIMITED PARTNERSHIP**

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance changes the manner in which title is held, grantors and grantees remain the same and continue to hold the same proportionate interest, R & T 11911

DATED: July 27, 2010

State of California)
County of Los Angeles)

Nicki Zvik

NICKI ZVIK

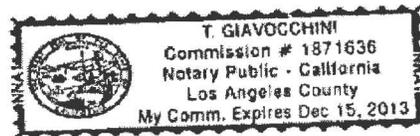
On JULY 28 2010 before me,
T. GIAVOCCHINI Notary Public, Notary Public
(here insert name and title of the officer), personally
appeared NICKI ZVIK

**THE GRANTOR AND THE GRANTEE IN THIS
CONVEYANCE ARE COMPRISED OF THE SAME
PARTIES WHO CONTINUE TO HOLD THE SAME
PROPORTIONATE INTEREST IN THE PROPERTY
R&T 11923 (d).**

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 *T. Giavocchini* (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 12/07)
(grantfil.wpd) (08-09)

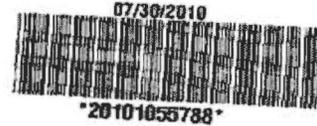
GRANT DEED

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FIDELITY-VAN NUYS

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Recording Requested By
FIDELITY NATIONAL TITLE COMPANY
Order No. 19634348
APN: 2249-014-001



When Recorded Mail To

LONE OAK FUND, LLC
11611 San Vicente Boulevard, Suite 640
Los Angeles, CA 90049

**DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES,
SECURITY AGREEMENT AND FIXTURE FILING
(First Priority)**

THIS DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (the "Deed of Trust") is made on July 26, 2010, among:

Z HOLDINGS & DEVELOPMENT L.P. , a California limited partnership ("Trustor"), as Trustor, whose address is 5301 Laurel Canyon Boulevard, Suite 244, Valley Village, California 91607, and

LONE OAK INDUSTRIES INC., a California corporation ("Trustee"), as Trustee, whose address is Post Office Box 491457, Los Angeles, California 90049-9457, and

LONE OAK FUND, LLC, a California limited liability company ("Beneficiary"), as Beneficiary, whose address is 11611 San Vicente Boulevard, Suite 640, Los Angeles, California 90049, with respect to the following:

A. Subject to certain terms and conditions, Beneficiary has agreed to make a loan (the "Loan") to Trustor evidenced by that certain Promissory Note of even date herewith executed by Trustor in the stated principal amount of \$245,000.00 (the "Note"). The Note, this Deed of Trust, and all other present and future agreements, documents and instruments executed or to be executed in connection with the Loan, and all extensions, renewals, substitutions, replacements and modifications of any of the foregoing documents are referred to herein, collectively, as the "Loan Documents".

B. Trustor has agreed to execute and deliver to Beneficiary this Deed of Trust as security (except as provided in Article 3) for performance of all of its obligations under, among other things, the Loan Documents, as more particularly set forth below.

NOW, THEREFORE, in consideration of the foregoing, Trustor grants and agrees as follows:

ARTICLE 1

GRANTS; OBLIGATIONS SECURED

1.1 **Property.** Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS to Trustee, its successors and assigns, in trust, with power of sale and right of entry and possession, all of Trustor's present

**SEE EXHIBIT "ONE"
ATTACHED**

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6.1.2 Trustor's full, correct, legal name is as shown in the first paragraph of this Deed of Trust.

6.1.3 Trustor's mailing address for any purpose in connection with this Deed of Trust is as shown in the first paragraph of this Deed of Trust.

6.1.4 The Collateral is for business, commercial and/or investment use by Trustor, and does not include goods used or bought for use by Trustor primarily for personal, family, or household purposes. The Secured Obligations are incurred by Trustor for business, commercial and/or investment purposes, and not primarily for personal, family, or household purposes. The transaction that is the subject of the Loan Documents is not a consumer-goods transaction or a consumer transaction.

IN WITNESS WHEREOF, Trustor has executed and delivered this Deed of Trust as of the date first written above.

Z HOLDINGS & DEVELOPMENT L.P.,
a California limited partnership

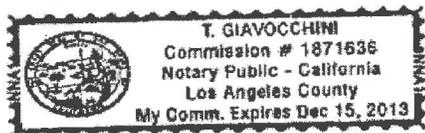
By 
Nicki Zvik, General Partner

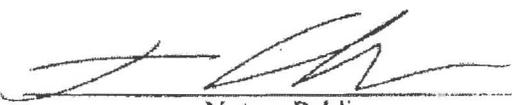
STATE OF CALIFORNIA }
 } ss.
COUNTY OF LOS ANGELES }

On July 28, 2010 before me, the undersigned, T. GIAVOCCHINI, Notary Public, a Notary Public in and for said County and State, personally appeared NICKI ZVIK, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

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.




Notary Public

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

LAWYER'S TITLE

11091946
Recording Requested By:
East West Bank

Return To:

East West Bank
9300 Flair Drive, 5th Floor
- Loan Servicing, El Monte,
CALIFORNIA 91731



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Prepared By:
East West Bank 9300 Flair
Drive, 5th Floor - Loan
Servicing, EL MONTE,
CALIFORNIA 91731

[Space Above This Line For Recording Data]

2249-014-001

DEED OF TRUST

MIN100059300091344350

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated September 07, 2011 together with all Riders to this document.

(B) "Borrower" is Z HOLDINGS AND DEVELOPMENT L.P., A CALIFORNIA LIMITED PARTNERSHIP

Borrower's address is 14701 Albers Street, Sherman Oaks Area, Los Angeles, CA 91411 . Borrower is the trustor under this Security Instrument.

(C) "Lender" is East West Bank

Lender is a Banking Corporation organized and existing under the laws of CALIFORNIA

09134435

CALIFORNIA Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

Walters Kluwer Financial Services
VMP®-6A(CA) (0711)

Page 1 of 15

Initials: JK

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Lender's address is 9300 Flair Drive 5th Floor - Loan Servicing El Monte, CALIFORNIA 91731

(D) "Trustee" is East West Investment Inc., a California Corporation 9300 Flair Drive 5th Floor El Monte, CA 91731

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated September 07, 2011

The Note states that Borrower owes Lender Two Hundred Sixty Thousand Three Hundred Forty and 00/100 Dollars (U.S. \$260,340.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than October 01, 2041

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

09134435

CALIFORNIA- Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS VMP ©-6A(CA) (07/11)

Page 2 of 15

Initials: / /

Form 3005 1/01

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(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ENTITLED EXHIBIT "A"
A.P.N. 2249-014-001

Parcel ID Number: 2249-014-001 which currently has the address of
14701 Albers Street, Sherman Oaks Area [Street]
Los Angeles [City], California 91411 [Zip Code]
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

09134435
CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01
VMP © .8A(CA) (07/11) Page 3 of 15 Initials: W.Z

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RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

SEE SIGNATURE ADDENDUM

Z Holdings and Development (Seal)
L.P. -Borrower



(Seal)
-Borrower

09134435

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
VMP ® - 8A(CA) (07/11)

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Form 3005 1/01

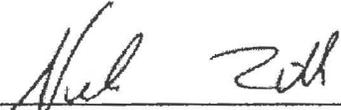
RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

LOAN #09134435

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SIGNATURE ADDENDUM
TO
DEED OF TRUST

Z HOLDINGS AND DEVELOPMENT L.P., A CALIFORNIA LIMITED
PARTNERSHIP



BY: NICKI ZVIK, GENERAL PARTNER

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State of California
County of Los Angeles

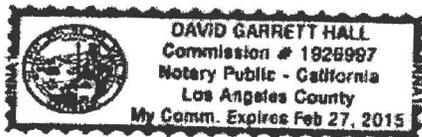
On Sept 12, 2011 before me, Z Holdings and Development L.P.

} ss.
David Garrett Hall Notary Public
personally appeared

, 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.

David Garrett Hall (Seal)



09134435

CALIFORNIA-Single Family-Famde Mue/Freddle Mac UNIFORM INSTRUMENT WITH MESS
VMP ©-GA(CA) 107111

Page 15 of 15

Initials: *H-E*

Form 3005 1/01

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EXHIBIT B

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **14701 WEST ALBERS STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2249-014-001**

Date: **February 25, 2015**

Last Full Title: **08/13/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). Z HOLDINGS AND DEVELOPMENT, L.P.
10977 BLUFFSIDE DRIVE, #1403
STUDIO CITY, CA 91601
CAPACITY: OWNER

- 2). Z HOLDINGS & DEVELOPMENT, L.P.
5301 LAUREL CANYON BLVD., SUITE 244
VALLEY VILLAGE, CA 91607
CAPACITY: OWNER

- 3). Z HOLDINGS AND DEVELOPMENT, L.P.
14701 ALBERS STREET
SHERMAN OAKS, CA 91411
CAPACITY: OWNER

- 4). LONE OAK FUND, LLC
11611 SAN VICENTE BLVD., SUITE 640
LOS ANGELES, CA. 90049
CAPACITY: INTERESTED PARTIES

- 5). LONE OAK INDUSTRIES, INC.
P.O. BOX 491457
LOS ANGELES, CA 90049-9457
CAPACITY: INTERESTED PARTIES

- 6). EAST WEST BANK
LOAN SERVICING
9300 FLAIR DRIVE, 5TH FLOOR
EL MONTE, CA 91731
CAPACITY: INTERESTED PARTIES

7). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI 48501-2026

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14701 ALBERS ST, SHERMAN OAKS, CA 91411-3713



Owner Information

Owner Name: **Z HOLDINGS & DEVELOPMENT**
 Mailing Address: **10977 BLUFFSIDE DR #1403, STUDIO CITY CA 91604-4446 C011**
 Vesting Codes: **// LP**

Location Information

Legal Description:	TRACT # 14030 LOT 1	APN:	2249-014-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1288.02 / 1	Subdivision:	14030
Township-Range-Sect:		Map Reference:	22-D1 / 561-J2
Legal Book/Page:	316-26	Tract #:	14030
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/30/2010 / 07/27/2010	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1055788
Document #:	1055787		

Last Market Sale Information

Recording/Sale Date:	06/25/2010 / 06/10/2010	1st Mtg Amount/Type:	/
Sale Price:	\$415,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	873126	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$268.09
New Construction:		Multi/Split Sale:	

Title Company: **LSI TITLE CO**

Lender: **GMAC MTG LLC**

Prior Sale Information

Prior Rec/Sale Date:	06/30/2006 / 06/28/2006	Prior Lender:	GREENPOINT MTG FNDG
Prior Sale Price:	\$635,000	Prior 1st Mtg Amt/Type:	\$508,000 / CONV
Prior Doc Number:	1448798	Prior 1st Mtg Rate/Type:	1.00 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,548	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1948 / 1975	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE;WETBAR**

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID⁷
Lot Area:	6,692	Lot Width/Depth:	50 x 135	(0100)	
Land Use:	SFR	Res/Comm Units:	/	State Use:	
Site Influence:	CORNER			Water Type:	
				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$523,573	Assessed Year:	2014	Property Tax:	\$6,544.30
Land Value:	\$186,031	Improved %:	64%	Tax Area:	13
Improvement Value:	\$337,542	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$523,573				

Comparable Summary

For Property Located At

**14701 ALBERS ST, SHERMAN OAKS, CA 91411-3713****17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$415,000	\$530,000	\$788,500	\$632,088
Bldg/Living Area	1,548	1,327	1,769	1,485
Price/Sqft	\$268.09	\$359.08	\$568.49	\$427.66
Year Built	1948	1940	1957	1950
Lot Area	6,692	5,460	8,308	6,785
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$523,573	\$37,709	\$636,000	\$384,845
Distance From Subject	0.00	0.03	0.48	0.33

* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			14701 ALBERS ST	\$415,000	1948		3	2	06/25/2010	1,548	6,692	0.0
Comparables												
<input checked="" type="checkbox"/>	1		14716 ALBERS ST	\$788,500	1948		3	1	08/26/2014	1,387	6,820	0.03
<input checked="" type="checkbox"/>	2		14755 ALBERS ST	\$617,000	1948		3	2	10/10/2014	1,412	6,721	0.09
<input checked="" type="checkbox"/>	3		5511 WILLIS AVE	\$805,000	1951		3	1	08/18/2014	1,401	7,425	0.12
<input checked="" type="checkbox"/>	4		14550 BURBANK BLVD	\$590,000	1940		2	2	01/12/2015	1,338	6,296	0.2
<input checked="" type="checkbox"/>	5		5630 BEVIS AVE	\$557,000	1951		4	1	10/15/2014	1,532	5,460	0.27
<input checked="" type="checkbox"/>	6		5645 BEVIS AVE	\$625,000	1951		3	2	07/07/2014	1,509	6,502	0.29
<input checked="" type="checkbox"/>	7		5748 VESPER AVE	\$530,000	1957		3	2	10/21/2014	1,476	6,625	0.34
<input checked="" type="checkbox"/>	8		5831 NATICK AVE	\$679,000	1956		4	3	08/22/2014	1,698	6,753	0.41
<input checked="" type="checkbox"/>	9		5514 NORWICH AVE	\$750,000	1951		3	3	06/04/2014	1,711	6,844	0.42
<input checked="" type="checkbox"/>	10		5823 WILLIS AVE	\$655,000	1956		3	2	11/20/2014	1,536	6,400	0.42
<input checked="" type="checkbox"/>	11		5416 NORWICH AVE	\$620,000	1950		2	2	02/10/2015	1,479	6,790	0.43
<input checked="" type="checkbox"/>	12		5853 NATICK AVE	\$660,000	1956		3	2	07/31/2014	1,361	6,752	0.43
<input checked="" type="checkbox"/>	13		5321 LEMONA AVE	\$554,000	1951		3	2	11/20/2014	1,371	7,455	0.43
<input checked="" type="checkbox"/>	14		14402 COLLINS ST	\$550,000	1948		2	2	02/05/2015	1,327	6,325	0.44
<input checked="" type="checkbox"/>	15		5259 SALOMA AVE	\$645,000	1951		3	2	12/30/2014	1,558	8,308	0.44
<input checked="" type="checkbox"/>	16		5253 SALOMA AVE	\$660,000	1951		3	2	08/12/2014	1,769	7,540	0.45
<input checked="" type="checkbox"/>	17		14337 MARTHA ST	\$660,000	1950		2	2	06/24/2014	1,373	6,324	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14701 ALBERS ST, SHERMAN OAKS, CA 91411-3713**17 Comparable(s) Selected.**

Report Date: 02/24/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$415,000	\$530,000	\$788,500	\$632,088
Bldg/Living Area	1,548	1,327	1,769	1,485
Price/Sqft	\$268.09	\$359.08	\$568.49	\$427.66
Year Built	1948	1940	1957	1950
Lot Area	6,692	5,460	8,308	6,785
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$523,573	\$37,709	\$636,000	\$384,845
Distance From Subject	0.00	0.03	0.48	0.33

* = user supplied for search only

Comp #:1 Distance From Subject:0.03 (miles)
 Address: 14716 ALBERS ST, SHERMAN OAKS, CA 91411-3712
 Owner Name: STATIC 7 TRUST/WELSH CAROL
 Seller Name: BRAUSTONE CORP
 APN: 2249-015-009 Map Reference: 22-D1 / 561-J2 Living Area: 1,387
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 6
 Subdivision: 14030 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/26/2014 Prior Rec Date: 02/27/2014 Bath(F/H): 1 /
 Sale Date: 08/15/2014 Prior Sale Date: 02/14/2014 Yr Built/Eff: 1948 / 1951
 Sale Price: \$788,500 Prior Sale Price: \$540,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 894265 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,820 Pool:
 Total Value: \$524,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:2 Distance From Subject:0.09 (miles)
 Address: 14755 ALBERS ST, SHERMAN OAKS, CA 91411-3713
 Owner Name: HARVEY SCOTT/SALMEN CYNTHIA
 Seller Name: MORRIS E & C LIVING TRUST
 APN: 2249-014-012 Map Reference: 22-D1 / 561-J2 Living Area: 1,412
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 6
 Subdivision: 14030 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/10/2014 Prior Rec Date: 05/16/1991 Bath(F/H): 2 /
 Sale Date: 09/19/2014 Prior Sale Date: 05/1991 Yr Built/Eff: 1948 / 1949
 Sale Price: \$617,000 Prior Sale Price: \$260,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1074362 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,721 Pool:
 Total Value: \$382,396 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:3 Distance From Subject:0.12 (miles)
 Address: 5511 WILLIS AVE, SHERMAN OAKS, CA 91411-3762
 Owner Name: KOROUNI KAYVAN/MOUSAVI MARYAM
 Seller Name: CHYSIUK IGOR & MARYNA
 APN: 2249-027-017 Map Reference: 22-D1 / 561-J2 Living Area: 1,401
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 4
 Subdivision: 13402 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/18/2014 Prior Rec Date: 05/14/2010 Bath(F/H): 1 /
 Sale Date: 08/04/2014 Prior Sale Date: 04/20/2010 Yr Built/Eff: 1951 / 1951
 Sale Price: \$605,000 Prior Sale Price: \$480,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 861999 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$305,000 Lot Area: 7,425 Pool: POOL
 Total Value: \$505,432 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:4 Distance From Subject:0.2 (miles)
 Address: 14550 BURBANK BLVD, SHERMAN OAKS, CA 91411-3329
 Owner Name: BURBANK 26 LLC
 Seller Name: MIRHADI SALLY M
 APN: 2249-001-002 Map Reference: 22-D1 / 562-A1 Living Area: 1,338
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 6
 Subdivision: 9500 Zoning: LAR3 Bedrooms: 2
 Rec Date: 01/12/2015 Prior Rec Date: 06/26/2002 Bath(F/H): 2 /
 Sale Date: 12/31/2014 Prior Sale Date: 06/19/2002 Yr Built/Eff: 1940 / 1940
 Sale Price: \$590,000 Prior Sale Price: \$282,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 33731 Acres: 0.14 Fireplace: Y / 2
 1st Mtg Amt: \$475,000 Lot Area: 6,296 Pool:
 Total Value: \$339,830 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:5 Distance From Subject:0.27 (miles)
 Address: 5630 BEVIS AVE, VAN NUYS, CA 91411-3301
 Owner Name: MARVIN JEFFREY R & TAMAR R
 Seller Name: MANDAP MICHAEL D & HEATHER
 APN: 2244-015-013 Map Reference: 22-D1 / 561-J1 Living Area: 1,532
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms: 7
 Subdivision: 14869 Zoning: LAR1 Bedrooms: 4
 Rec Date: 10/15/2014 Prior Rec Date: 10/29/2004 Bath(F/H): 1 /
 Sale Date: 08/29/2014 Prior Sale Date: 09/28/2004 Yr Built/Eff: 1951 / 1954
 Sale Price: \$557,000 Prior Sale Price: \$505,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 1088914 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$367,620 Lot Area: 5,460 Pool:
 Total Value: \$574,223 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.29 (miles)
 Address: 5645 BEVIS AVE, VAN NUYS, CA 91411-3302
 Owner Name: LINK NICHOLAS/RAINEY EMILY
 Seller Name: DORANI DALIA
 APN: 2244-014-005 Map Reference: 22-D1 / 561-J1 Living Area: 1,509
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms: 5
 Subdivision: 14869 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/07/2014 Prior Rec Date: 07/18/2001 Bath(F/H): 2 /
 Sale Date: 06/27/2014 Prior Sale Date: 06/20/2001 Yr Built/Eff: 1951 / 1963
 Sale Price: \$625,000 Prior Sale Price: \$236,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 695974 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$425,000 Lot Area: 6,502 Pool:
 Total Value: \$636,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.34 (miles)
 Address: 5748 VESPER AVE, VAN NUYS, CA 91411-3353
 Owner Name: LEUNG NORMAN K & JOANNE
 Seller Name: SHIMIZA HIROMI TRUST 2006
 APN: 2244-025-011 Map Reference: 15-D6 / 562-A1 Living Area: 1,476
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms: 6
 Subdivision: 12166 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/21/2014 Prior Rec Date: 08/12/1971 Bath(F/H): 2 /
 Sale Date: 09/25/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1957
 Sale Price: \$530,000 Prior Sale Price: \$29,900 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1110017 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$318,000 Lot Area: 6,625 Pool:
 Total Value: \$365,843 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:8 Distance From Subject:0.41 (miles)
 Address: 5831 NATICK AVE, VAN NUYS, CA 91411-3110
 Owner Name: HARVEY ALBA LIVING TRUST
 Seller Name: ELGABALAWI JOSEPH
 APN: 2244-010-019 Map Reference: 15-D6 / 561-J1 Living Area: 1,698
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms: 5
 Subdivision: 21677 Zoning: LAR1 Bedrooms: 4
 Rec Date: 08/22/2014 Prior Rec Date: 08/10/2012 Bath(F/H): 3 /
 Sale Date: 07/29/2014 Prior Sale Date: 06/28/2012 Yr Built/Eff: 1956 / 1966
 Sale Price: \$679,000 Prior Sale Price: \$545,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 884085 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$543,000 Lot Area: 6,753 Pool:
 Total Value: \$547,473 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.42 (miles)
 Address: 5514 NORWICH AVE, SHERMAN OAKS, CA 91411-3636
 Owner Name: RIEMER YAIR & JENNIFER
 Seller Name: MILLER DANIEL S & NOLA L
 APN: 2250-013-031 Map Reference: 22-C1 / 561-H2 Living Area: 1,711
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 6
 Subdivision: 1000 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/04/2014 Prior Rec Date: 10/21/2004 Bath(F/H): 3 /
 Sale Date: 05/12/2014 Prior Sale Date: 10/19/2004 Yr Built/Eff: 1951 / 1954
 Sale Price: \$750,000 Prior Sale Price: \$650,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 579042 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$600,000 Lot Area: 6,844 Pool: POOL
 Total Value: \$632,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:10 Distance From Subject:0.42 (miles)
 Address: 5823 WILLIS AVE, VAN NUYS, CA 91411-3112
 Owner Name: ANTHONY JOSEPH W/MARCELLUS ANDREA L
 Seller Name: MEL-SAM LLC
 APN: 2244-011-017 Map Reference: 15-D6 / 561-J1 Living Area: 1,536
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms: 6
 Subdivision: 21677 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/20/2014 Prior Rec Date: 11/14/2013 Bath(F/H): 2 /
 Sale Date: 10/08/2014 Prior Sale Date: 10/25/2013 Yr Built/Eff: 1956 / 1958
 Sale Price: \$655,000 Prior Sale Price: \$463,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1245951 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$458,500 Lot Area: 6,400 Pool: POOL
 Total Value: \$37,709 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.43 (miles)
 Address: 5416 NORWICH AVE, SHERMAN OAKS, CA 91411-3634
 Owner Name: DAVANA PROPERTIES LLC
 Seller Name: CHARLIER MARGOT 1992 TRUST
 APN: 2250-013-009 Map Reference: 22-C1 / 561-H2 Living Area: 1,479
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 5
 Subdivision: 14108 Zoning: LAR1 Bedrooms: 2
 Rec Date: 02/10/2015 Prior Rec Date: 01/08/1993 Bath(F/H): 2 /
 Sale Date: 01/14/2015 Prior Sale Date: Yr Built/Eff: 1950 / 1954
 Sale Price: \$620,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 147541 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$403,000 Lot Area: 6,790 Pool: POOL
 Total Value: \$85,751 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.43 (miles)
 Address: 5853 NATICK AVE, VAN NUYS, CA 91411-3110
 Owner Name: GARRISON CHRISTOPHER J
 Seller Name: FLANDERS GACLAN
 APN: 2244-010-023 Map Reference: 15-D6 / 561-J1 Living Area: 1,361
 County: LOS ANGELES, CA Census Tract: 1284.00 Total Rooms: 5
 Subdivision: 21677 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/31/2014 Prior Rec Date: 12/17/2004 Bath(F/H): 2 /
 Sale Date: 07/11/2014 Prior Sale Date: 11/30/2004 Yr Built/Eff: 1956 / 1956
 Sale Price: \$660,000 Prior Sale Price: \$479,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 793409 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$528,000 Lot Area: 6,752 Pool:
 Total Value: \$534,492 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:13 Distance From Subject:0.43 (miles)
 Address: 5321 LEMONA AVE, SHERMAN OAKS, CA 91411-3950
 Owner Name: DAI CHIH-WEI & JACKIE C
 Seller Name: CHIANG JAKE Y C
 APN: 2250-018-025 Map Reference: 22-C1 / 561-J2 Living Area: 1,371
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 5
 Subdivision: 16318 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/20/2014 Prior Rec Date: 11/15/2013 Bath(F/H): 2 /
 Sale Date: 11/18/2014 Prior Sale Date: 10/22/2013 Yr Built/Eff: 1951 / 1951
 Sale Price: \$554,000 Prior Sale Price: \$564,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1243567 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$443,200 Lot Area: 7,455 Pool:
 Total Value: \$564,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.44 (miles)
 Address: 14402 COLLINS ST, VAN NUYS, CA 91401-4614
 Owner Name: MELHAOUI ALIA
 Seller Name: ALLEN HAROLD R JR TRUST
 APN: 2245-011-004 Map Reference: 22-E1 / 562-A1 Living Area: 1,327
 County: LOS ANGELES, CA Census Tract: 1285.00 Total Rooms: 6
 Subdivision: 12842 Zoning: LAR1 Bedrooms: 2
 Rec Date: 02/05/2015 Prior Rec Date: 03/30/1977 Bath(F/H): 2 /
 Sale Date: 12/23/2014 Prior Sale Date: Yr Built/Eff: 1948 / 1950
 Sale Price: \$550,000 Prior Sale Price: \$63,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 130005 Acres: 0.15 Fireplace: Y / 2
 1st Mtg Amt: \$385,000 Lot Area: 6,325 Pool: POOL
 Total Value: \$118,692 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:15 Distance From Subject:0.44 (miles)
 Address: 5259 SALOMA AVE, SHERMAN OAKS, CA 91411-3949
 Owner Name: PETI GABRIEL R
 Seller Name: MARTINGALE INVESTMENTS LLC
 APN: 2250-021-025 Map Reference: 22-D2 / 561-J2 Living Area: 1,558
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 6
 Subdivision: 16318 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/30/2014 Prior Rec Date: 03/07/2008 Bath(F/H): 2 /
 Sale Date: 12/19/2014 Prior Sale Date: 01/29/2008 Yr Built/Eff: 1951 / 1952
 Sale Price: \$645,000 Prior Sale Price: \$535,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1420982 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$483,750 Lot Area: 8,308 Pool: POOL
 Total Value: \$530,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:16 Distance From Subject:0.45 (miles)
 Address: 5253 SALOMA AVE, SHERMAN OAKS, CA 91411-3949
 Owner Name: LECHLEIDNER JOHN
 Seller Name: LANDSMAN TRUST
 APN: 2250-021-024 Map Reference: 22-D2 / 561-J2 Living Area: 1,769
 County: LOS ANGELES, CA Census Tract: 1288.02 Total Rooms: 7
 Subdivision: 16318 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/12/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 07/17/2014 Prior Sale Date: Yr Built/Eff: 1951 / 1953
 Sale Price: \$660,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 838139 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$528,000 Lot Area: 7,540 Pool: POOL
 Total Value: \$94,157 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:17			Distance From Subject:0.48 (miles)
Address:	14337 MARTHA ST, VAN NUYS, CA 91401-4619		
Owner Name:	COHEN EITAN & A FAMILY TRUST		
Seller Name:	NUOR NICK		
APN:	2245-011-026	Map Reference:	22-E1 / 562-A1
County:	LOS ANGELES, CA	Census Tract:	1285.00
Subdivision:	12842	Zoning:	LAR1
Rec Date:	06/24/2014	Prior Rec Date:	02/27/2014
Sale Date:	05/30/2014	Prior Sale Date:	01/13/2014
Sale Price:	\$660,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	652218	Acres:	0.15
1st Mtg Amt:	\$528,000	Lot Area:	6,324
Total Value:	\$70,359	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,373
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **EDMOND DECKERT**
JOB ADDRESS: **14701 WEST ALBERS STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2249-014-001**

Date: **February 25, 2015**

CASE#: **471749**
ORDER NO: **A-3052152**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 18, 2012**
COMPLIANCE EXPECTED DATE: **July 23, 2012**
DATE COMPLIANCE OBTAINED: **August 08, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3052152

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
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

Z HOLDINGS AND DEVELOPMENT LP C/O NICKI ZVIK
7113 WOODROW WILSON DRIVE
LOS ANGELES, CA 90068

CASE #: 471749
ORDER #: A-3052152
EFFECTIVE DATE: July 18, 2012
COMPLIANCE DATE: July 23, 2012

LPK

JUL 1 2 2012

OWNER OF
SITE ADDRESS: 14701 W ALBERS ST
ASSESSORS PARCEL NO.: 2249-014-001
ZONE: R1; One-Family 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. Size of sign in an R zone.

You are therefore ordered to: 1) Remove or reduce the size of the total signage exceeding 12 square feet in an R zone.

Code Section(s) in Violation: 12.22C.20.(j), 12.21A.1.(a) of the L.A.M.C.

Location: Attached to the fence on the east side.

Comments: Remove the sign from the fence. A 12 square foot sign may be in the required yard no higher than 6'6" off the ground and non illuminated.

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 (213)252-3089.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: July 11, 2012

ROBERT SUNSERI
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3089

DS
REVIEWED BY