

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 20, 2015

Council District: #5

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

JOB ADDRESS: **1501 NORTH BEL-AIR ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4370-018-028**

On July 26, 2013, 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: **1501 North Bel-Air Road, 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.

Pursuant to Section 98.0421, the property owner was issued an order on July 26, 2013, 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%)	840.00
Accumulated Interest (1%/month)	203.36
Title Report fee	42.00
Grand Total	\$ 1,491.92

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 **\$1,491.92** 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 **\$1,491.92** 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
Rayataia
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. T10695
 Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 4370-018-028

Property Address: 1501 N BEL-AIR ROAD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument AFFIDAVIT – DEATH OF TRUSTEE

Grantor: THE ESTATE OF VIOLETTE KRZEMUSKI, AKA VIOLETTE ADAMIAN, TRUSTEE OF VIOLETTE ADAMIAN 2013 FAMILY TRUST DATED 03/22/2013

Grantee: PAUL KRZEMUSKI, SUCCESSOR KRZEMUSKI, AKA VIOLETTE ADAMIAN 2013 FAMILY TRUST DATED 03/22/2013

Instrument: 20130655960

Book/Page: N/A

Dated: 04/12/2013

Recorded: 05/01/2013

MAILING ADDRESS: PAUL KRZEMUSKI, SUCCESSOR KRZEMUSKI, AKA VIOLETTE ADAMIAN 2013 FAMILY TRUST
 8972 DICKS ST, WEST HOLLYWOOD, CA 90069.

SCHEDULE B

LEGAL DESCRIPTION

THAT PORTION OF LOT 7 OF TRACT 13939, AS PER MAP RECORDED IN BOOK 304 PAGES 25 TO 28 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER OF SAID LOT 7, THENCE SOUTH 65D 08' 57" WEST A DISTANCE OF 206.74 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 7; THENCE NORTH 24D 51' 03" WEST, A DISTANCE OF 126.60 FEET; THENCE NORTH 36D 52' 12" EAST, A DISTANCE OF 48.81 FEET; THENCE NORTH 77D 59' 25" EAST A DISTANCE OF 187.12 FEET TO THE EASTERLY BOUNDARY LINE OF SAID LOT 7; THENCE 14D 59' 25" EAST A DISTANCE OF 111.99 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING

MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

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. T10695

SCHEDULE B (Continued)

Trustor/Mortgagor: ANDREW KRZEMUSKI AND VIOLETTE KRZEMUSKI, HUSBAND AND WIFE

Lender/Beneficiary: WESTLAND ESCROW, INC., A CALIFORNIA CORPORATION

Trustee: CHARLES I. MANNING AND ROZELLE W. MANNING, HUSBAND AND WIFE

Instrument: 82/1203514

Book/Page: N/A

Amount: \$244,652.81

Open Ended: NO

Dated: 10/29/1982

Recorded: 12/02/1982

Maturity Date: 10/29/2012

MAILING ADDRESS: MR. & MRS. CHARLES MANNING, 552 BEAN CREEK ROAD,
182, SCOTTS VALLEY, CALIFORNIA 95060.

MAILING ADDRESS: ANDREW KRZEMUSKI AND VIOLETTE KRZEMUSKI,
HUSBAND AND WIFE, 1425 SELBY AVENUE, LOS ANGELES, CALIFORNIA 90024.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 12/22/1992, RECORDED 12/29/1992, AS INSTRUMENT NO. 92/2435996.

MAILING ADDRESS: ESTATE OF ROZELLE W. MANNING, C/O RICHARD G. POLSE,
ATTORNEY AT LAW, 1726 NORTH SERBRIGHT AVENUE, SANTA CRUZ,
CALIFORNIA 95062.

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Paul Krzemuski
8972 Dicks St.
West Hollywood, CA 90069



MAIL TAX STATEMENTS TO:

SAME AS ABOVE

**AFFIDAVIT -- DEATH OF TRUSTEE
Code of Civil Procedure Section 2015.5**

STATE OF CALIFORNIA,)
) ss.
COUNTY OF LOS ANGELES)

PAUL KRZEMUSKI, being of legal age, being first duly sworn, deposes and says:

That VIOLETTE KRZEMUSKI, aka VIOLETTE ADAMIAN, the decedent mentioned in the certified copy of the Certificate of Death attached hereto as Exhibit "A", and is the same person as VIOLETTE KRZEMUSKI, aka VIOLETTE ADAMIAN the decedent mentioned as the Trustee in that certain VIOLETTE KRZEMUSKI, aka VIOLETTE ADAMIAN 2013 Family Trust dated March 22, 2013, which was never recorded, covering the TWO (2) following described properties situated in the City of Los Angeles, County of Los Angeles, State of California, the addresses and legal descriptions of which are all attached hereto as Exhibit "B." Pursuant to the terms of the Trust PAUL KRZEMUSKI become Successor Trustee. The pertinent portions of the Trust comprising of four (4) pages, are attached hereto as Exhibit "C". PAUL KRZEMUSKI hereby accepts the position of successor Trustee.

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct and that the Affidavit was signed on April 12, 2013, at Woodland Hills, California.

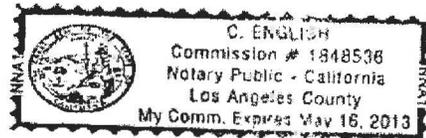
Document Date: April 12, 2013

Paul Krzemuski
PAUL KRZEMUSKI

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12th day of April, 2013, by PAUL KRZEMUSKI, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature



5

EXHIBIT "A"

STATE OF CALIFORNIA CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

5960

4

3052013067397

CERTIFICATE OF DEATH

3201319015175

1. NAME OF DECEDENT FIRST (Given) VIOLETTE		2. MIDDLE -		3. LAST (Family) KRZEMUSKI	
4. SEX M		5. DATE OF BIRTH (month/day/year) 09/02/1944		6. AGE (in years) 68	
7. MARITAL STATUS (at time of death) WIDOWED		8. DATE OF DEATH (month/day/year) 03/22/2013		9. HOUR (of death) 2020	
10. OCCUPATION (Type of work for most of life. DO NOT USE RETIRED) NURSE		11. KIND OF BUSINESS OR INDUSTRY (If you have worked on farm, specify farm. If not, specify type of employment agency, etc.) MEDICAL		12. YEARS IN OCCUPATION 10	
13. DECEASED'S RESIDENCE (Street and number, or location) 8972 DICKS STREET					
14. CITY WEST HOLLYWOOD		15. COUNTY/PROVINCE LOS ANGELES		16. ZIP CODE 90069	
17. YEARS IN COUNTY 45		18. STATE/PROVINCE/COUNTRY CA			
19. DECEASED'S NAME RELATIONSHIP PAUL KRZEMUSKI, SON					
20. DECEASED'S USUAL RESIDENCE (Street and number, or location) 8972 DICKS STREET, WEST HOLLYWOOD, CA 90069					
21. NAME OF SPOUSE/PARTNER-FIRST ADAM		22. MIDDLE -		23. LAST (BIRTH NAME) ADAMIAN	
24. BIRTH STATE TURKEY		25. NAME OF SPOUSE/PARTNER-FIRST JULIA		26. MIDDLE -	
27. BIRTH STATE SYRIA		28. NAME OF SPOUSE/PARTNER-FIRST ADAM		29. MIDDLE -	
30. BIRTH STATE TURKEY		31. NAME OF SPOUSE/PARTNER-FIRST JULIA		32. MIDDLE -	
33. BIRTH STATE SYRIA		34. NAME OF SPOUSE/PARTNER-FIRST ADAM		35. MIDDLE -	
36. BIRTH STATE TURKEY		37. NAME OF SPOUSE/PARTNER-FIRST JULIA		38. MIDDLE -	
39. BIRTH STATE SYRIA		40. NAME OF SPOUSE/PARTNER-FIRST ADAM		41. MIDDLE -	
42. BIRTH STATE TURKEY		43. NAME OF SPOUSE/PARTNER-FIRST JULIA		44. MIDDLE -	
45. BIRTH STATE SYRIA		46. NAME OF SPOUSE/PARTNER-FIRST ADAM		47. MIDDLE -	
48. BIRTH STATE TURKEY		49. NAME OF SPOUSE/PARTNER-FIRST JULIA		50. MIDDLE -	
51. BIRTH STATE SYRIA		52. NAME OF SPOUSE/PARTNER-FIRST ADAM		53. MIDDLE -	
54. BIRTH STATE TURKEY		55. NAME OF SPOUSE/PARTNER-FIRST JULIA		56. MIDDLE -	
57. BIRTH STATE SYRIA		58. NAME OF SPOUSE/PARTNER-FIRST ADAM		59. MIDDLE -	
60. BIRTH STATE TURKEY		61. NAME OF SPOUSE/PARTNER-FIRST JULIA		62. MIDDLE -	
63. BIRTH STATE SYRIA		64. NAME OF SPOUSE/PARTNER-FIRST ADAM		65. MIDDLE -	
66. BIRTH STATE TURKEY		67. NAME OF SPOUSE/PARTNER-FIRST JULIA		68. MIDDLE -	
69. BIRTH STATE SYRIA		70. NAME OF SPOUSE/PARTNER-FIRST ADAM		71. MIDDLE -	
72. BIRTH STATE TURKEY		73. NAME OF SPOUSE/PARTNER-FIRST JULIA		74. MIDDLE -	
75. BIRTH STATE SYRIA		76. NAME OF SPOUSE/PARTNER-FIRST ADAM		77. MIDDLE -	
78. BIRTH STATE TURKEY		79. NAME OF SPOUSE/PARTNER-FIRST JULIA		80. MIDDLE -	
81. BIRTH STATE SYRIA		82. NAME OF SPOUSE/PARTNER-FIRST ADAM		83. MIDDLE -	
84. BIRTH STATE TURKEY		85. NAME OF SPOUSE/PARTNER-FIRST JULIA		86. MIDDLE -	
87. BIRTH STATE SYRIA		88. NAME OF SPOUSE/PARTNER-FIRST ADAM		89. MIDDLE -	
90. BIRTH STATE TURKEY		91. NAME OF SPOUSE/PARTNER-FIRST JULIA		92. MIDDLE -	
93. BIRTH STATE SYRIA		94. NAME OF SPOUSE/PARTNER-FIRST ADAM		95. MIDDLE -	
96. BIRTH STATE TURKEY		97. NAME OF SPOUSE/PARTNER-FIRST JULIA		98. MIDDLE -	
99. BIRTH STATE SYRIA		100. NAME OF SPOUSE/PARTNER-FIRST ADAM		101. MIDDLE -	
102. BIRTH STATE TURKEY		103. NAME OF SPOUSE/PARTNER-FIRST JULIA		104. MIDDLE -	
105. BIRTH STATE SYRIA		106. NAME OF SPOUSE/PARTNER-FIRST ADAM		107. MIDDLE -	
108. BIRTH STATE TURKEY		109. NAME OF SPOUSE/PARTNER-FIRST JULIA		110. MIDDLE -	
111. BIRTH STATE SYRIA		112. NAME OF SPOUSE/PARTNER-FIRST ADAM		113. MIDDLE -	
114. BIRTH STATE TURKEY		115. NAME OF SPOUSE/PARTNER-FIRST JULIA		116. MIDDLE -	
117. BIRTH STATE SYRIA		118. NAME OF SPOUSE/PARTNER-FIRST ADAM		119. MIDDLE -	
120. BIRTH STATE TURKEY		121. NAME OF SPOUSE/PARTNER-FIRST JULIA		122. MIDDLE -	
123. BIRTH STATE SYRIA		124. NAME OF SPOUSE/PARTNER-FIRST ADAM		125. MIDDLE -	
126. BIRTH STATE TURKEY		127. NAME OF SPOUSE/PARTNER-FIRST JULIA		128. MIDDLE -	
129. BIRTH STATE SYRIA		130. NAME OF SPOUSE/PARTNER-FIRST ADAM		131. MIDDLE -	
132. BIRTH STATE TURKEY		133. NAME OF SPOUSE/PARTNER-FIRST JULIA		134. MIDDLE -	
135. BIRTH STATE SYRIA		136. NAME OF SPOUSE/PARTNER-FIRST ADAM		137. MIDDLE -	
138. BIRTH STATE TURKEY		139. NAME OF SPOUSE/PARTNER-FIRST JULIA		140. MIDDLE -	
141. BIRTH STATE SYRIA		142. NAME OF SPOUSE/PARTNER-FIRST ADAM		143. MIDDLE -	
144. BIRTH STATE TURKEY		145. NAME OF SPOUSE/PARTNER-FIRST JULIA		146. MIDDLE -	
147. BIRTH STATE SYRIA		148. NAME OF SPOUSE/PARTNER-FIRST ADAM		149. MIDDLE -	
150. BIRTH STATE TURKEY		151. NAME OF SPOUSE/PARTNER-FIRST JULIA		152. MIDDLE -	
153. BIRTH STATE SYRIA		154. NAME OF SPOUSE/PARTNER-FIRST ADAM		155. MIDDLE -	
156. BIRTH STATE TURKEY		157. NAME OF SPOUSE/PARTNER-FIRST JULIA		158. MIDDLE -	
159. BIRTH STATE SYRIA		160. NAME OF SPOUSE/PARTNER-FIRST ADAM		161. MIDDLE -	
162. BIRTH STATE TURKEY		163. NAME OF SPOUSE/PARTNER-FIRST JULIA		164. MIDDLE -	
165. BIRTH STATE SYRIA		166. NAME OF SPOUSE/PARTNER-FIRST ADAM		167. MIDDLE -	
168. BIRTH STATE TURKEY		169. NAME OF SPOUSE/PARTNER-FIRST JULIA		170. MIDDLE -	
171. BIRTH STATE SYRIA		172. NAME OF SPOUSE/PARTNER-FIRST ADAM		173. MIDDLE -	
174. BIRTH STATE TURKEY		175. NAME OF SPOUSE/PARTNER-FIRST JULIA		176. MIDDLE -	
177. BIRTH STATE SYRIA		178. NAME OF SPOUSE/PARTNER-FIRST ADAM		179. MIDDLE -	
180. BIRTH STATE TURKEY		181. NAME OF SPOUSE/PARTNER-FIRST JULIA		182. MIDDLE -	
183. BIRTH STATE SYRIA		184. NAME OF SPOUSE/PARTNER-FIRST ADAM		185. MIDDLE -	
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189. BIRTH STATE SYRIA		190. NAME OF SPOUSE/PARTNER-FIRST ADAM		191. MIDDLE -	
192. BIRTH STATE TURKEY		193. NAME OF SPOUSE/PARTNER-FIRST JULIA		194. MIDDLE -	
195. BIRTH STATE SYRIA		196. NAME OF SPOUSE/PARTNER-FIRST ADAM		197. MIDDLE -	
198. BIRTH STATE TURKEY		199. NAME OF SPOUSE/PARTNER-FIRST JULIA		200. MIDDLE -	
201. BIRTH STATE SYRIA		202. NAME OF SPOUSE/PARTNER-FIRST ADAM		203. MIDDLE -	
204. BIRTH STATE TURKEY		205. NAME OF SPOUSE/PARTNER-FIRST JULIA		206. MIDDLE -	
207. BIRTH STATE SYRIA		208. NAME OF SPOUSE/PARTNER-FIRST ADAM		209. MIDDLE -	
210. BIRTH STATE TURKEY		211. NAME OF SPOUSE/PARTNER-FIRST JULIA		212. MIDDLE -	
213. BIRTH STATE SYRIA		214. NAME OF SPOUSE/PARTNER-FIRST ADAM		215. MIDDLE -	
216. BIRTH STATE TURKEY		217. NAME OF SPOUSE/PARTNER-FIRST JULIA		218. MIDDLE -	
219. BIRTH STATE SYRIA		220. NAME OF SPOUSE/PARTNER-FIRST ADAM		221. MIDDLE -	
222. BIRTH STATE TURKEY		223. NAME OF SPOUSE/PARTNER-FIRST JULIA		224. MIDDLE -	
225. BIRTH STATE SYRIA		226. NAME OF SPOUSE/PARTNER-FIRST ADAM		227. MIDDLE -	
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231. BIRTH STATE SYRIA		232. NAME OF SPOUSE/PARTNER-FIRST ADAM		233. MIDDLE -	
234. BIRTH STATE TURKEY		235. NAME OF SPOUSE/PARTNER-FIRST JULIA		236. MIDDLE -	
237. BIRTH STATE SYRIA		238. NAME OF SPOUSE/PARTNER-FIRST ADAM		239. MIDDLE -	
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276. BIRTH STATE TURKEY		277. NAME OF SPOUSE/PARTNER-FIRST JULIA		278. MIDDLE -	
279. BIRTH STATE SYRIA		280. NAME OF SPOUSE/PARTNER-FIRST ADAM		281. MIDDLE -	
282. BIRTH STATE TURKEY		283. NAME OF SPOUSE/PARTNER-FIRST JULIA		284. MIDDLE -	
285. BIRTH STATE SYRIA		286. NAME OF SPOUSE/PARTNER-FIRST ADAM		287. MIDDLE -	
288. BIRTH STATE TURKEY		289. NAME OF SPOUSE/PARTNER-FIRST JULIA		290. MIDDLE -	
291. BIRTH STATE SYRIA		292. NAME OF SPOUSE/PARTNER-FIRST ADAM		293. MIDDLE -	
294. BIRTH STATE TURKEY		295. NAME OF SPOUSE/PARTNER-FIRST JULIA		296. MIDDLE -	
297. BIRTH STATE SYRIA		298. NAME OF SPOUSE/PARTNER-FIRST ADAM		299. MIDDLE -	
300. BIRTH STATE TURKEY		301. NAME OF SPOUSE/PARTNER-FIRST JULIA		302. MIDDLE -	
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306. BIRTH STATE TURKEY		307. NAME OF SPOUSE/PARTNER-FIRST JULIA		308. MIDDLE -	
309. BIRTH STATE SYRIA		310. NAME OF SPOUSE/PARTNER-FIRST ADAM		311. MIDDLE -	
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318. BIRTH STATE TURKEY		319. NAME OF SPOUSE/PARTNER-FIRST JULIA		320. MIDDLE -	
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324. BIRTH STATE TURKEY		325. NAME OF SPOUSE/PARTNER-FIRST JULIA		326. MIDDLE -	
327. BIRTH STATE SYRIA		328. NAME OF SPOUSE/PARTNER-FIRST ADAM		329. MIDDLE -	
330. BIRTH STATE TURKEY		331. NAME OF SPOUSE/PARTNER-FIRST JULIA		332. MIDDLE -	
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336. BIRTH STATE TURKEY		337. NAME OF SPOUSE/PARTNER-FIRST JULIA		338. MIDDLE -	
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351. BIRTH STATE SYRIA		352. NAME OF SPOUSE/PARTNER-FIRST ADAM		353. MIDDLE -	
354. BIRTH STATE TURKEY		355. NAME OF SPOUSE/PARTNER-FIRST JULIA		356. MIDDLE -	
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360. BIRTH STATE TURKEY		361. NAME OF SPOUSE/PARTNER-FIRST JULIA		362. MIDDLE -	
363. BIRTH STATE SYRIA		364. NAME OF SPOUSE/PARTNER-FIRST ADAM		365. MIDDLE -	
366. BIRTH STATE TURKEY		367. NAME OF SPOUSE/PARTNER-FIRST JULIA		368. MIDDLE -	
369. BIRTH STATE SYRIA		370. NAME OF SPOUSE/PARTNER-FIRST ADAM		371. MIDDLE -	
372. BIRTH STATE TURKEY		373. NAME OF SPOUSE/PARTNER-FIRST JULIA		374. MIDDLE -	
375. BIRTH STATE SYRIA		376. NAME OF SPOUSE/PARTNER-FIRST ADAM		377. MIDDLE -	
378. BIRTH STATE TURKEY		379. NAME OF SPOUSE/PARTNER-FIRST JULIA		380. MIDDLE -	
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384. BIRTH STATE TURKEY		385. NAME OF SPOUSE/PARTNER-FIRST JULIA		386. MIDDLE -	
387. BIRTH STATE SYRIA		388. NAME OF SPOUSE/PARTNER-FIRST ADAM		389. MIDDLE -	
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396. BIRTH STATE TURKEY		397. NAME OF SPOUSE/PARTNER-FIRST JULIA		398. MIDDLE -	
399. BIRTH STATE SYRIA		400. NAME OF SPOUSE/PARTNER-FIRST ADAM		401. MIDDLE -	
402. BIRTH STATE TURKEY		403. NAME OF SPOUSE/PARTNER-FIRST JULIA		404. MIDDLE -	
405. BIRTH STATE SYRIA		406. NAME OF SPOUSE/PARTNER-FIRST ADAM		407. MIDDLE -	
408. BIRTH STATE TURKEY		409. NAME OF SPOUSE/PARTNER-FIRST JULIA		410. MIDDLE -	
411. BIRTH STATE SYRIA		412. NAME OF SPOUSE/PARTNER-FIRST ADAM		413. MIDDLE -	
414. BIRTH STATE TURKEY		415. NAME OF SPOUSE/PARTNER-FIRST JULIA		416. MIDDLE -	
417. BIRTH STATE SYRIA		418. NAME OF SPOUSE/PARTNER-FIRST ADAM		419. MIDDLE -	
420. BIRTH STATE TURKEY		421. NAME OF SPOUSE/PARTNER-FIRST JULIA		422. MIDDLE -	
423. BIRTH STATE SYRIA		424. NAME OF SPOUSE/PARTNER-FIRST ADAM		425. MIDDLE -	
426. BIRTH STATE TURKEY		427. NAME OF SPOUSE/PARTNER-FIRST JULIA		428. MIDDLE -	
429. BIRTH STATE SYRIA		430. NAME OF SPOUSE/PARTNER-FIRST ADAM		431. MIDDLE -	
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438. BIRTH STATE TURKEY		439. NAME OF SPOUSE/PARTNER-FIRST JULIA		440. MIDDLE -	
441. BIRTH STATE SYRIA		442. NAME OF SPOUSE/PARTNER-FIRST ADAM		443. MIDDLE -	
444. BIRTH STATE TURKEY		445. NAME OF SPOUSE/PARTNER-FIRST JULIA		446. MIDDLE -	
447. BIRTH STATE SYRIA		448. NAME OF SPOUSE/PARTNER-FIRST ADAM		449. MIDDLE -	
450. BIRTH STATE TURKEY		451. NAME OF SPOUSE/PARTNER-FIRST JULIA		452. MIDDLE -	
453. BIRTH STATE SYRIA		454. NAME OF SPOUSE/PARTNER-FIRST ADAM		455. MIDDLE -	
456. BIRTH STATE TURKEY		457. NAME OF SPOUSE/PARTNER-FIRST JULIA		458. MIDDLE -	
459					

ARTICLE THIRTEEN

13.1 The trust created by this instrument may be referred to as the VIOLETTE KRZEMUSKI, AKA VIOLETTE ADAMIAN 2013 FAMILY TRUST.

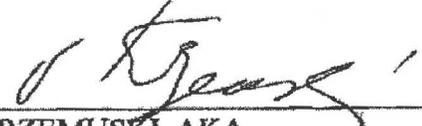
Executed at Los Angeles, California, on March 22, 2013.



VIOLETTE KRZEMUSKI, AKA
VIOLETTE ADAMIAN, Trustee

I certify that I have read the foregoing Declaration of Trust and that it correctly states the terms and conditions under which the trust estate is to be held, managed, and disposed of by the Trustee. I approve the declaration of trust in all particulars and request that the Trustee execute it.

DATED: March 22, 2013



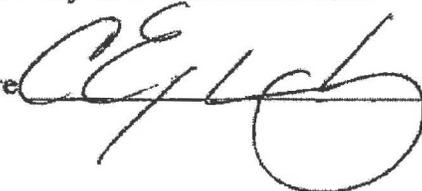
VIOLETTE KRZEMUSKI, AKA
VIOLETTE ADAMIAN, Trustor

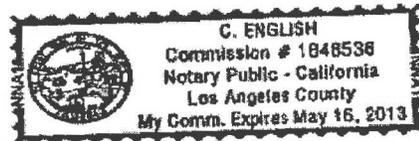
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On March 22, 2013, before me, C. ENGLISH, Notary Public, personally appeared VIOLETTE KRZEMUSKI, AKA VIOLETTE ADAMIAN 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 she executed the same in her authorized capacity, and that by her 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.

Signature  _____ (Seal)



62-1203514

RECORDING REQUESTED BY

RETURNED AT THE REQUEST OF CALIF. LAND TITLE CO
AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
DEC 2 1982 AT 8 A.M.
Recorder's Office

FEE
\$5
\$2L

Name
Street Address
City & State
Mr. & Mrs. Charles Manning
552 Bean Creek Road, 182
Scotts Valley, California 95060

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL) SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Deed of Trust, made this 29th day of OCTOBER, 1982, between ANDREW KRZEMUSKI and VIOLETTE KRZEMUSKI, Husband and Wife, whose address is 1425 Selby Avenue, Los Angeles, California 90024, herein called TRUSTOR, WESTLAND ESCROW, INC., a California corporation, herein called TRUSTEE, and CHARLES I. MANNING and ROZELLE W. MANNING, Husband and Wife, herein called BENEFICIARY, Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in City of Los Angeles, Los Angeles County, California, described as: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF IDENTIFIED AS EXHIBIT "A".

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 \$ 244,562.81, 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. 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	435	484	Kings	792	823	Placer	895	301	Sierra	29	325
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Butte	3005	523	Solano	1105	182
Berke	1145	1	Los Angeles	12055	899	Sacramento	4231	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	381	Stanislaus	1715	456
Colusa	296	617	Marin	1508	329	San Bernardino	3567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	392	San Francisco	4252	905	Tehama	401	229
Del Norte	78	414	Monterey	579	330	San Joaquin	2470	311	Trinity	92	366
El Dorado	548	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Mesa	184	851	San Mateo	4078	470	Tuolumne	125	47
Glenn	422	164	Mesa	52	429	Santa Barbara	1878	860	Ventura	2062	366
Humboldt	657	527	Monterey	2194	538	Santa Clara	5356	341	Yuba	452	215
Imperial	1991	501	Napa	639	84	Santa Cruz	1431	494			
Inyo	147	592	Nevada	305	120	Shasta	684	528			
Kern	3427	60	Orange	5899	411	San Diego	Series 2 Book 1961, Page 182887				

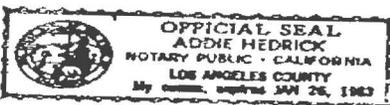
(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust. 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 } ss.
On November 23, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew Krzemuski and Violette Krzemuski

Signature of Trustor
Andrew Krzemuski
Violette Krzemuski

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature
ADDIE HEDRICK



Title Order No. 2822172-63
Escrow or Loan No. 6335-0M

(This area for official notarial seal)

4370-18-28

RECORDING REQUESTED BY

STANDARD TITLE

AND WHEN RECORDED MAIL TO

92 2435996

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA
DEC 29 1992 AT 8 A.M.
Recorder's Office

FEE \$5

ESTATE OF ROZELLE W. MANNING
C/O RICHARD G. POLSE
ATTORNEY AT LAW
1726 NORTH SEABRIGHT AVENUE
SANITA CRUZ, CALIFORNIA 95062
TSS 92-1014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Substitution of Trustee

WHEREAS, ANDREW KRZEMUSKI AND VIOLETTE KRZEMUSKI, HUSBAND AND WIFE

WESTLAND ESCROW, INC., a California corporation

was the original Trustor.

CHARLES I. MANNING AND ROZELLE W. MANNING, HUSBAND AND WIFE

was the original Trustee, and

was the original Beneficiary under that certain Deed of Trust dated OCTOBER 29th 1982

and recorded on December 2, 1982 Inst. # 82-1203514 Book _____ page _____ of Official Records of Los Angeles County, California, and

WHEREAS, the undersigned Beneficiary is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee hereunder,

NOW, THEREFORE, the undersigned hereby substitutes

CALWIDE TRUST DEED SERVICES, INC.
P.O. BOX 3001, RESEDA, CA 91335

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated Dec 22 1992

BENEFICIARY

MARY LANN VAN DERHOFF, ADMINISTRATOR OF THE ESTATE OF ROZELLE W. MANNING

Mary Lann VanDerhoff

FOR CORPORATE ACKNOWLEDGMENT

State of California Montana

County of Sanders

} SS.

92 2435996

On December 22, 1992 before me, Dary K. Holland
Notary Public, personally appeared Mary Lann VanDerhoff
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 Dary K. Holland (Seal)
Commission Expires 6/1/93

PD-1 (12/90)

CW 031

510157

Property Detail Report

For Property Located At :
1501 BEL AIR RD, LOS ANGELES, CA 90077-3021



Owner Information

Owner Name: **KRZEMUSKI PAUL/VIOLETTE KRZEMUSKI**
 Mailing Address: **8972 DICKS ST, WEST HOLLYWOOD CA 90069-4807 C017 (No Mail)**
 Vesting Codes: **DC // TR**

Location Information

Legal Description:	LAND DESC IN DOC 000267,700320 TR=13939 LOT 7		
County:	LOS ANGELES, CA	APN:	4370-018-028
Census Tract / Block:	2621.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	13939
Legal Book/Page:	140-52	Map Reference:	32-E3 / 592-A5
Legal Lot:	7	Tract #:	13939
Legal Block:		School District:	LOS ANGELES
Market Area:	C04	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	03/28/2013 / 03/22/2013	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	468098		

Last Market Sale Information

Recording/Sale Date:	03/20/1970 /	1st Mtg Amount/Type:	/
Sale Price:	\$20,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$9.97
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,057	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:	1949 / 1951	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	GOOD
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	GOOD
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LARE40	Acres:	0.66	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	28,654	Lot Width/Depth:	112 x 200	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,607,264	Assessed Year:	2014	Property Tax:	\$19,970.09
Land Value:	\$1,104,994	Improved %:	31%	Tax Area:	67
Improvement Value:	\$502,270	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$1,600,264				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1501 BEL AIR RD, LOS ANGELES, CA 90077-3021

3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$20,500	\$750,000	\$1,500,000	\$1,025,000
Bldg/Living Area	2,057	1,898	2,364	2,082
Price/Sqft	\$9.97	\$317.26	\$756.05	\$502.66
Year Built	1949	1916	1988	1951
Lot Area	28,654	2,575	19,507	12,667
Bedrooms	3	2	2	2
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	2.00	2.00	2.00
Total Value	\$1,607,264	\$120,954	\$1,057,565	\$725,406
Distance From Subject	0.00	0.05	0.37	0.21

*= 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
Subject Property									
	1501 BEL AIR RD	\$20,500	1949	3	2	03/20/1970	2,057	28,654	0.0
Comparables									
<input checked="" type="checkbox"/> 1	10517 MARS LN	\$1,500,000	1951	2	3	06/12/2014	1,984	19,507	0.05
<input checked="" type="checkbox"/> 2	1618 N BEVERLY GLEN BLVD	\$750,000	1916	2	2	08/22/2014	2,364	15,918	0.22
<input checked="" type="checkbox"/> 3	1274 FERNBUSH LN	\$825,000	1988	2	2	06/12/2014	1,898	2,575	0.37

Comparable Sales Report

For Property Located At



1501 BEL AIR RD, LOS ANGELES, CA 90077-3021

3 Comparable(s) Selected.

Report Date: 02/17/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$20,500	\$750,000	\$1,500,000	\$1,025,000
Bldg/Living Area	2,057	1,898	2,364	2,082
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Total Value	\$1,607,264	\$120,954	\$1,057,565	\$725,406
Distance From Subject	0.00	0.05	0.37	0.21

*= user supplied for search only

EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**
JOB ADDRESS: **1501 NORTH BEL-AIR ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4370-018-028**

Date: **February 20, 2015**

CASE#: **502567**
ORDER NO: **A-3294763**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 26, 2013**
COMPLIANCE EXPECTED DATE: **August 25, 2013**
DATE COMPLIANCE OBTAINED: **March 25, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3294763

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

KRZEMUSKI, VIOLETTE & PAUL
605 N. DOHENY DR APART A
LOS ANGELES, CA 90210

AUG 02 2013

EG

CASE #: 502567
ORDER #: A-3294763
EFFECTIVE DATE: July 26, 2013
COMPLIANCE DATE: August 25, 2013

OWNER OF
SITE ADDRESS: 1501 N BEL-AIR ROAD
ASSESSORS PARCEL NO.: 4370-018-028
ZONE: RE40; Min. Lot 40,000 Sq. Ft.

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. 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. Overgrown vegetation in required front/side and rear yards.

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the required front/side and rear yards.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. Building interior and premises are not maintained.

You are therefore ordered to: Maintain building premises clean and free of debris, rubbish, garbage, trash, and other similar materials.

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

3. Inoperable vehicle(s) in the required rear yard.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).



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

Code Section(s) in Violation: 12.21A.1.(a),and 12.21A.8.(b) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04 ff 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.

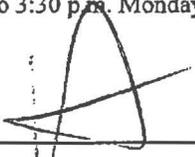
APPEAL PROCEDURES:

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)252-3048. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: July 23, 2013


FELIPE PENICHE
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3048
Felipe.X.Peniche@lacity.org


REVIEWED BY