

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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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

April 15, 2015

Council District: # 1

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

JOB ADDRESS: **8520 NORTH SUNLAND BLVD., UNIT #1, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2404-024-061**

On May 31, 2011, 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: **8520 North Sunland Blvd., Unit #1, 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 May 31, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
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)	451.00
Title Report fee	42.00
Grand Total	\$ 1,739.56

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 **\$1,739.56** 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 **\$1,739.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T11161
Dated as of: 03/26/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2404-024-061

Property Address: 8520 N SUNLAND BLVD UNIT 1 City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE'S DEED UPON SALE

Grantee : Sunland Holdings, LLC

Grantor : Mortgage Consultants Inc

Deed Date : 8/22/2001

Recorded : 8/23/2001

Instr No. : 01 1574610

**MAILING ADDRESS: Sunland Holdings LLC,
6230 Wilshire Blvd, Suite 180, Los Angeles, CA 90048.**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Apartment numbers 1, 3, 5, 7, 9, 11, 12, 19 and 20 (the "leased premise") in the cooperative project pursuant to a proprietary lease ("master lease" herein) recorded July 23, 1983 as Instrument No. 83-874169, in the official records of Los Angeles County, California. The precise location of the leased premises in the project is more particularly described in the project plan recorded as exhibit "Two" to the master lease and by the diagrammatic floor plan recorded December 27, 1984 as Instrument No. 84-1508017, official records, the real property comprising the project is more particularly described as follows: Lots 18 and 19 of Tract No. 17515, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 506 Page(s) 10 and 11 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 2404-024-061

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. T11161

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Dated : 7/27/1983

Trustor : Edward Deeb, Marion R. Deeb, George E. Deeb, Linda K. Deeb, Richard W. Knochel and Betty Paul Knochel

Trustee : Safeco Title Insurance Company, a California Corporation

Beneficiary : The Jeanice Rose, Inc.

Recorded : 7/29/1983

Instr No. : 83 874170

MAILING ADDRESS: The Jeanice Rose, Inc., c/o Deeb west Inc., Realty,
10700 Burbank Blvd., Suite No. 1, North Hollywood, CA 91601.

MAILING ADDRESS: Safeco Title Insurance Company, a California Corporation - Not shown.

An agreement which states that this instrument was subordinated by document:

Recorded : 2/29/2012

Instr No. : 20120322623

Subordinated to Instrument No. or Book/Page: 20120322620

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$0.00

Dated : 2/9/2012

Trustor : Sun 8520 Limited Liability Company, a California Limited Liability Company

Trustee : Stewart Title of California, Inc.

Beneficiary : Preferred Bank, a California Banking Corporation

Recorded : 2/29/2012

Instr No. : 20120322620

MAILING ADDRESS: Preferred Bank -
601 S. Figueroa Street, 29th Floor, Los Angeles, California 90017.

MAILING ADDRESS: Stewart Title of California, Inc., - Not Shown.

Absolute Assignment of Leases, Lease Guaranties, Rents, Issues and Profits

Dated on 02/09/2012

Recorded on 02/29/2012

Instrument No. 20120322621

Lessor's Consent, Estoppel Certificate and Agreement

Dated on 02/09/2012

Recorded on 02/29/2012

Instrument No. 20120322622

AUG 23 2001

3

WHEN RECORDED MAIL TO

SUNLAND HOLDINGS LLC
SUNLAND HOLDINGS LLC
ATTN: ANDREW TAVAKOLI
6230 WILSHIRE BLVD. SUITE 180
LOS ANGELES, CA 90048
ATTN

01 1574610

MAIL TAX STATEMENTS TO
SAME AS ABOVE

Title Order No.

Trustee Sale No.

Specs above this line for recorder's use only

Reference No.

TRUSTEE'S DEED UPON SALE

A.P.N. No. SEE EXHIBIT

The undersigned grantor declares:

- 1) The Grantee herein WAS the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was
- 3) The amount paid by the grantee at the trustee sale was
- 4) The documentary transfer tax is
- 5) Said property is in LOS ANGELES

and FORECLOSED UPON VOLUNTARILY IN

(herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby
grant and convey, but without covenant or warranty, express or implied, to
SUNLAND HOLDINGS, LLC

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of
LOS ANGELES, State of California, described as follows:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated
09/11/1998 and executed by MARION R. DEEB,

(CATDUS DOT)

AUG 23, 2001

43

Title Order No
Trustee Sale No
Reference No

as Trustee, and _____ of official records of
_____, County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing
this conveyance

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the
Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of
Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of
the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on _____ at the place named in the Notice of
Sale, in the county of LOS ANGELES, California, in which the property is situated. Grantee, being the highest
bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount bid
being _____ in lawful money of the United States, or by the satisfaction, pro tanto, of the
obligations then secured by said Deed of Trust.

DATE: 8/22/01

FORECLOSURE CONSEQUENTLY, IN FULL AS TO THE

TERI SNYDER, EXEC. VICE PRESIDENT

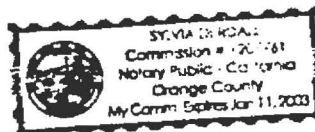
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 08/22/2001 before me, SYLVIA DERDALL, a Notary Public in and for said county, personally appeared TERI
SNYDER, EXEC. VICE PRESIDENT 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

Sylvia Derald
Notary Public in and for said County and State



(CATDUS DOT)

STEWART TITLE

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

PREFERRED BANK
601 S. Figueroa Street, 29th Floor
Los Angeles, California 90017
Attention: Note Department



Assessor's Parcel Nos.: _____

422310

DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (LEASEHOLD) (8520 Sunland Blvd., Los Angeles, CA)

This Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Leasehold) ("Deed of Trust") is made to be effective as of February 9, 2012, between SUN 8520 LIMITED LIABILITY COMPANY, a California limited liability company ("Trustor"), and STEWART TITLE OF CALIFORNIA, INC., as Trustee ("Trustee"), for the benefit of PREFERRED BANK, a California banking corporation, as Beneficiary ("Lender").

THIS DEED OF TRUST ALSO CONSTITUTES A FIXTURE FILING UNDER DIVISION 9 OF THE CALIFORNIA UNIFORM COMMERCIAL CODE AND COVERS GOODS WHICH ARE OR ARE TO BECOME FIXTURES ON THE REAL PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. TRUSTOR IS A RECORD OWNER OF AN INTEREST IN SAID REAL PROPERTY.

GRANT IN TRUST:

Trustor irrevocably grants, transfers and assigns to Trustee, in trust, for the benefit of Lender, with power of sale, all of Trustor's interest in that certain real property located in the County of Los Angeles, State of California, described as:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

TOGETHER WITH: All right, title and interest of Trustor in and to the Property (as hereinafter defined) arising from and created under that certain Proprietary Lease dated July 27, 1983, by and between The Jeanice Rose, Inc., a California nonprofit corporation, and Trustor (as successor-in-interest to Edward Deeb, an individual, Marion R. Deeb, an individual, George E. Deeb, an individual, Linda K. Deeb, an individual, Richard W. Knochel, an individual, and Betty Paul Knochel, an individual), and recorded on July 29, 1983, as Instrument No. 83-874169 in the Official Records of Los Angeles County (along with any assignments, conveyances and/or transfers thereof, individually and collectively, the "Proprietary Lease"), together with all rights of use, occupancy and enjoyment and all rights in and to all rents, income and profits arising

9739671

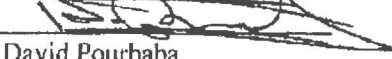
-1-

84

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Leasehold) as of the day and year set forth above.

TRUSTOR:

SUN 8520 LIMITED LIABILITY COMPANY,
a California limited liability company

By: 
Name: David Pourbaba
Its: Managing Member

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

**ADDENDUM TO DEED OF TRUST
(Leasehold)**

This Addendum to Deed of Trust (Leasehold) is made as of February 9, 2012, to that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Leasehold) of even date herewith (the "Deed of Trust"), executed by SUN 8520 LIMITED LIABILITY COMPANY, a California limited liability company, as Trustor ("Trustor"), STEWART TITLE OF CALIFORNIA, INC., as Trustee ("Trustee"), for the benefit of PREFERRED BANK, a California banking corporation, as Beneficiary ("Lender"). This Addendum is part of the Deed of Trust.

Trustor agrees:

I. The Deed of Trust further secures the payment and performance of all obligations of Trustor under the provisions of the lease therein described in the granting provisions of the Deed of Trust (the "Lease"), all amendments and modifications to the Lease, this Addendum, and all other agreements of Trustor relating to the Lease and the premises leased under the terms of the Lease (the "Leased Premises").

II. Trustor grants, transfers and assigns to Lender all right and interest of Trustor under any option agreement, if any, provided in the Lease or otherwise affecting the Leased Premises, and all of Trustor's right and interest in any greater estate in the Leased Premises, or any portion thereof, or appurtenance thereto, which Trustor may hereafter acquire; provided, however, that Trustor shall retain the right (non-exclusively with Lender) to exercise any option rights provided under any such option agreement provided under the Lease, subject to the occurrence and satisfaction of each of the following conditions:

A. No Event of Default (or event which, with the giving of notice or the passage of time, or both, would become an Event of Default) shall exist under any of the Deed of Trust or any of the other Loan Documents (as defined in the Agreement);

B. Trustor shall give Lender not less than thirty (30) days written notice prior to any exercise by Trustor of any such option rights;

C. Upon any exercise by Trustor of any such option rights, Trustor shall execute such agreements, instruments and other documents as Lender may request; and

D. Upon any exercise by Trustor of any such option rights, Trustor shall, at Trustor's expense, provide Lender with such endorsements to the Title Policy (as defined in the Agreement) as Lender may request, insuring the continued second priority lien of the Deed of Trust, subject only to the Permitted Encumbrances (as defined in the Agreement).

To further secure the payment and performance by Trustor of the obligations secured by the Deed of Trust, Trustor assigns, transfers, and sets over to Lender, and grants a security interest to Lender, in and to all of Trustor's right, title, and interest in and to all sums paid to or held by the landlord under the Lease for the benefit or account of Trustor or to secure the performance of

9739671

STEWART TITLE



RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

PREFERRED BANK
601 S. Figueroa Street, 29th Floor
Los Angeles, California 90017
Attention: Note Department

Assessor's Parcel No.: _____

427310

ABSOLUTE ASSIGNMENT OF LEASES, LEASE GUARANTIES, RENTS, ISSUES AND PROFITS (8520 Sunland Blvd., Los Angeles, CA)

FOR VALUE RECEIVED, the undersigned, SUN 8520 LIMITED LIABILITY COMPANY, a California limited liability company ("Assignor"), grants, transfers and assigns to PREFERRED BANK, a California banking corporation ("Assignee"), all of Assignor's right, title and interest in all leases executed by Assignor, or Assignor's predecessors in interest, or Assignor's successors in interest, in regard to the real property described below, as lessor (individually and collectively, the "Leases"), concerning real property located in Los Angeles County, California, and legally described as set forth in Exhibit "A" hereto and incorporated herein by reference ("Property"), and all lease guaranties in regard to the Leases (individually and collectively, the "Lease Guaranties") and all rents, issues and profits of the Property, including the cash proceeds thereof, to the fullest extent permitted by California Civil Code Section 2938. Assignor's interests in the Property are the subject of that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Leasehold) dated February 9, 2012 ("Deed of Trust"), by Assignor, as Trustor, to Stewart Title of California, Inc., as Trustee, for Assignee, as Beneficiary, which Deed of Trust secures an obligation or obligations in the original principal amount of Six Million and No/100 Dollars (\$6,000,000.00) plus permitted accrued interest pursuant to that certain Loan Agreement ("Loan Agreement") between Assignor (among others), on the one hand, and Assignee, on the other hand, dated February 9, 2012, in regard to which this assignment is given. This assignment includes the assignment of Assignor's interest in all extensions and renewals of the Leases and all extensions or renewals of the Lease Guaranties. Concurrently

I Assignor warrants that title to all of such property interests is in Assignor; that Assignor has the right to make this assignment; that full title and right to receive all rents, issues and profits under the Leases and all amounts accruing under the Lease Guaranties are vested absolutely in Assignee by this assignment; and that the rental property and rental payments and other sums are free from liens, encumbrances, claims and setoffs of every kind whatsoever, other than the liens and rights of Assignee.

9746191

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9A

APN: 2404-024-061, 2404-024-062, 2404-024-063, 2404-024-065, 2404-024-066, 2404-024-067, 2404-024-068, 2404-024-069, 2404-024-070, 2404-024-071, 2404-024-072, 2404-024-074, 2404-024-075, 2404-024-076, 2404-024-077, 2404-024-078, 2404-024-079, 2404-024-080

Dated: February 9, 2012

"ASSIGNOR"

SUN 8520 LIMITED LIABILITY COMPANY,
a California limited liability company

By: 

Name: David Pourbaba

Its: Managing Member

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF CALIFORNIA

)
) ss
)

COUNTY OF Los Angeles

On February 17, 2012, before me, JERENE ESTRADA, a Notary Public, personally appeared DAVID BOURGAINA, 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 s/he/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.

Jerene Estrada
Notary Public



STEWART TITLE

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

PREFERRED BANK
601 S. Figueroa Street, 29th Floor
Los Angeles, California 90017
Attention: Note Department



Assessor's Parcel No.: _____

427310

LESSOR'S CONSENT, ESTOPPEL CERTIFICATE AND AGREEMENT (8520 Sunland Blvd., Los Angeles, CA)

The undersigned, THE JEANICE ROSE, INC., a California nonprofit corporation ("Lessor"), as current lessor under that certain Proprietary Lease dated as of July 27, 1983 and recorded on July 29, 1983, as Instrument No. 83-874169 in the Official Records of Los Angeles County (the "Proprietary Lease"), between Lessor, on the one hand, and SUN 8520 LIMITED LIABILITY COMPANY, a California limited liability company, as successor-in-interest to Edward Deeb, an individual, Marion R. Deeb, an individual, George E. Deeb, an individual, Linda K. Deeb, an individual, Ricahrd W. Knochel, an individual, and Betty Paul Knochel, an individual ("Lessee"), as lessee, on the other hand, covering that certain premises located in the City of Los Angeles, County of Los Angeles, State of California (the "Leased Property"), legally described in Exhibit "A" hereto, and pursuant to which Lessee acquired a leasehold interest in the Leased Property, and (ii) Lessee, hereby certify to and agree with PREFERRED BANK, a California banking corporation ("Lender"), as follows:

A. Lessor hereby certifies to Lender:

1. Lessee (among others) is obtaining an extension of credit from Lender in the principal sum of \$6,000,000.00 ("Loan"). Lessee desires to secure the Loan, in part, by Lessee's interest in the Leased Property pursuant to the Proprietary Lease, and Lender is relying, in part, upon this Lessor's Consent, Estoppel Certificate and Agreement ("Agreement") in securing the Loan with Lessee's interest in the Leased Property.

2. Lessor is the current Lessor under the Proprietary Lease.

3. Lessee is the current Lessee under the Proprietary Lease. Lessor has not assigned or conveyed or agreed to assign or convey Lessor's interest under the Proprietary Lease in whole or in part, except in connection with the Loan. There has been no assignment, encumbrance or conveyance of Lessee's interest under the Proprietary Lease in whole or in part.

4. The Proprietary Lease is in full force and effect, and there have been no amendments, modifications, changes or additions since its execution, except as follows:
_____. The Proprietary Lease, as

9638781

APN 2404-024-061, 2404-024-062, 2404-024-063, 2404-024-065, 2404-024-066, 2404-024-067, 2404-024-068, 2404-024-069, 2404-024-070, 2404-024-071, 2404-024-072, 2404-024-074, 2404-024-075, 2404-024-076, 2404-024-077, 2404-024-078, 2404-024-079, 2404-024-080

IN WITNESS WHEREOF, the parties hereto have executed this Lessor's
Consent, Estoppel Certificate and Agreement as of the date first above written.

Dated: February 9, 2012


"LESSOR":

THE JEANICE ROSE, INC.,
a California nonprofit corporation

By: _____
Name: _____
Its: _____

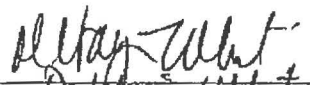
"LESSEE":

SUN 8520 LIMITED LIABILITY COMPANY,
a California limited liability company

By: 
Name: David Pourbaba
Its: Managing Member

"LENDER":

PREFERRED BANK,
a California banking corporation

By: 
Name: Debbie White
Its: Vice President

[ALL SIGNATURES MUST BE ACKNOWLEDGED]

IN WITNESS WHEREOF, the parties hereto have executed this Lessor's
Consent, Estoppel Certificate and Agreement as of the date first above written.

Dated: February 9, 2012

"LESSOR":

THE JEANICE ROSE, INC.,
a California nonprofit corporation

By: Steve Hartzel
Name: STEVE HARTZEL
Its: SECRETARY / VICE PRESIDENT

"LESSEE":

SUN 8520 LIMITED LIABILITY COMPANY,
a California limited liability company

By: _____
Name: David Pourbaba
Its: Managing Member

"LENDER":

PREFERRED BANK,
a California banking corporation

By: _____
Name: _____
Its: _____

[ALL SIGNATURES MUST BE ACKNOWLEDGED]

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

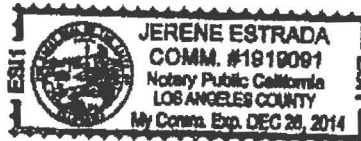
) ss

On FEBRUARY 17, 2012, before me, JERENE ESTRADA, a Notary Public, personally appeared DAVID POURBABA, 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.

Jerene Estrada
Notary Public



STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

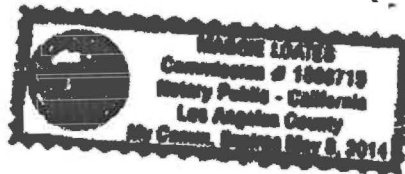
) ss

On 2/21/2012, before me, Maggie Loates, a Notary Public, personally appeared Debbie White, 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.

Maggie Loates
Notary Public





GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : MAGGIE LOATES
Notary Identification Number : # 1888719
Vender Identification Number : NNA 1
County Where Bond Is Filed : Los Angeles
Date Commission Exp : May - 8 - 2014
Place of Execution : NORWALK

SPL, Inc. as agent

DATE: 2, 29, 2012

Signature H.C. LOYD

State of California)
County of)

On _____ before me, _____ 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. Signature

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

Place of Execution

: NORWALK

SPL, Inc. as agent

DATE: 1 / 1

Signature H.C. LOYD

Revised 9/6/06 R 1

DR 001 2 Penalties in 1 R1 doc

STATE OF CALIFORNIA

COUNTY OF Los Angeles

)
) ss
)

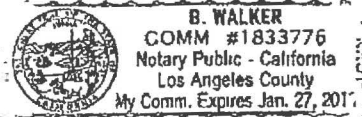
On 2/15/12, before me, B. Walker, a Notary Public, personally appeared Stephan H. Backe, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

B. Walker

Notary Public



STEWART TITLE

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

PREFERRED BANK
601 S. Figueroa Street, 29th Floor
Los Angeles, California 90017
Attention: Note Department

02/29/2012



20120322623

Assessor's Parcel No.: _____

427310

SUBORDINATION AGREEMENT (8520 SUNLAND AVENUE, LOS ANGELES, CA)

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS SUBORDINATION AGREEMENT is made as of the 9th day of February 2012, between and among (i) SUN 8520 LIMITED LIABILITY COMPANY, a California limited liability company, as successor-in-interest to Edward Deeb, an individual, Marion R. Deeb, an individual, George E. Deeb, an individual, Linda K. Deeb, an individual, Ricahrd W. Knochel, an individual, and Betty Paul Knochel, an individual ("Owner"), (ii) PREFERRED BANK, a California banking corporation ("Senior Lender"), and (iii) THE JEANICE ROSE, INC., a California nonprofit corporation ("Subordinate Lienholder"), as current lessor under that certain Proprietary Lease dated as of July 27, 1983 and recorded on July 29, 1983, as Instrument No. 83-874169 in the Official Records of Los Angeles County (the "Proprietary Lease"), with reference to the following:

RECITALS

A. Owner and certain other affiliated entities (together with Owner, individually and collectively, "Borrower"), have applied to Senior Lender for a loan in the principal amount of \$6,000,000.00 (the "Senior Loan"), the proceeds of which are intended to be utilized, in part, to finance Owner's acquisition of, and to be secured by, leasehold interest in the real property described in Exhibit A (the "Property"), to which is attached hereto and incorporated herein by this reference. In connection therewith, Borrower has executed and delivered, or is about to execute and deliver in favor of Senior Lender, a Promissory Note dated as of February 9, 2012, in the original principal sum of Six Million and No/100 Dollars (\$6,000,000.00) (the "Senior Note"). The Senior Note will be secured by, among other things, that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated as of February 9, 2012, with respect to the Property (the "Senior Deed of Trust"), in favor of Senior Lender. The Senior Deed of Trust is to be recorded concurrently herewith. The Senior Note, the Senior Deed of Trust and all other documents, instruments, and agreements evidencing and/or securing the

965796 1

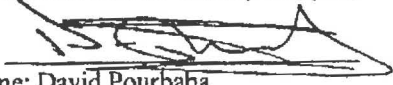
APN 2404-024-061, 2404-024-062, 2404-024-063, 2404-024-065, 2404-024-066, 2404-024-067, 2404-024-068, 2404-024-069, 2404-024-070, 2404-024-071, 2404-024-072, 2404-024-074, 2404-024-075, 2404-024-076, 2404-024-077, 2404-024-078, 2404-024-079, 2404-024-080

11A

IN WITNESS WHEREOF, Senior Lender, Subordinate Lienholder and Owner
have executed this Subordination Agreement as of the 9th day of February 2011.

OWNER:

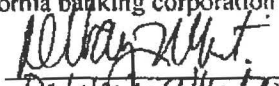
SUN 8520 LIMITED LIABILITY COMPANY,
a California limited liability company

By: 
Name: David Pourbaba
Its: Managing Member

Address:
8271 Melrose Avenue, Suite 200
Los Angeles, California 90046
Attention: David Pourbaba

SENIOR LENDER:

PREFERRED BANK,
a California banking corporation


By: 
Name: Dennis White
Its: Vice President

Address:
601 S. Figueroa Street, 29th Floor
Los Angeles, California 90017
Attention: Note Department

[SIGNATURES CONTINUED ON NEXT PAGE.]

SUBORDINATE LIENHOLDER:

THE JEANICE ROSE, INC.,
a California nonprofit corporation

By: 

Name: STEVE HABECKEL

Its: SECRETARY / VICE PRESIDENT

Address: 14037 SHERMAN WAY #206
VAN NUYS, CA 91405

Attention: _____

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles, and described as follows:

Apartments Numbered 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19 and 20, collectively the "Lease Premise" in the cooperative project pursuant to a proprietary lease ("Master lease" herein) recorded July 29, 1983 as Instrument No. 83-874169, in the office of the County Recorder of Los Angeles County, California. The precise location of the leased premises in the project is more particularly described in the project plan recorded as Exhibit "Two" to the Master Lease and by the Diagrammatic Floor Plan recorded December 27, 1984 as Instrument No. 84-1508017 of Official Records, the real property comprising the project is more particularly described as follows.

Lots 18 and 19 of Tract 17515, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 506 Pages 10 and 11 of Maps, in the office of the County Recorder of said County.

APN 2404-024-061, 2404-024-062, 2404-024-063, 2404-024-065, 2404-024-066, 2404-024-067, 2404-024-068, 2404-024-069, 2404-024-070, 2404-024-071, 2404-024-072, 2404-024-074, 2404-024-075, 2404-024-076, 2404-024-077, 2404-024-078, 2404-024-079, 2404-024-080

(End of Legal Description)

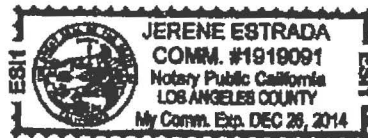
STATE OF CALIFORNIA)
) ss
COUNTY OF Los Angeles)

On FEBRUARY 17, 2012, before me, JERENE ESTRADA, a Notary Public, personally appeared DAVID POURBABA, 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.

Jerene Estrada
Notary Public



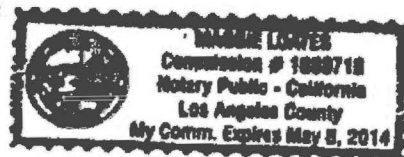
STATE OF CALIFORNIA)
) ss
COUNTY OF Los Angeles)

On 2/21/2012, before me, Maggie Loates, a Notary Public, personally appeared Debbie White, 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.

Maggie Loates
Notary Public





GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : MAGGIE LOATES
Notary Identification Number : * 1888719
Vender Identification Number : NNA 1
County Where Bond Is Filed : Los Angeles
Date Commission Exp : May - 8 - 2014
Place of Execution : NORWALK

DATE: 2, 29, 2012

SPL, Inc. as agent

Signature H.C. LOYD

State of California)

County of _____)

On _____ before me, _____ 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. Signature

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

Place of Execution

: NORWALK

SPL, Inc. as agent

DATE: 1 / 1

Signature H.C. LOYD

Revised 9/6/06 R 1
DR 001 2 Penalties in 1 R 1.doc

ER
13

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

)
) ss
)

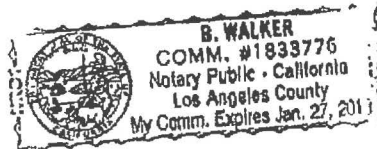
On 2/15/12, before me, B. Walker, a Notary Public, personally appeared Stephen Hrbach, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

B. Walker

Notary Public



STATE OF CALIFORNIA

COUNTY OF

)
) ss
)

On _____, before me, _____, a 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.

Notary Public

965796.1

"This conveyance confirms title to the grantee(s) who continue to hold the same interest acquired on Date 9-1-10, Document No. 10-1231484 wherein \$ 0 documentary transfer tax was paid, R&T 11911."

Recording Requested By:
Stewart Title

When Recorded Mail To:
Sun 20, LLC a Delaware limited liability company
14039 Sherman Way #205
Van Nuys, CA 91405

APN: 2404 024 061/062/063/065-072/074-080

(Space above for Recorder's Use)



Documentary Transfer Tax is 0
Computed on full value of property conveyed, or
Occupied on full value less items and exemptions meeting all items of note.
Unincorporated area X City of Los Angeles

MEMORANDUM OF ASSIGNMENT OF EXISTING LEASE

Signature of Lessor or Agent delivering this Firm Name

This Memorandum of Assignment of Existing Lease ("Memorandum of Assignment" herein) is made and entered into as of February 13, 2012 by and between GBR Associates, LLC a Nevada limited liability company, and Crest Associates, LLC a Nevada limited liability company, and Regent Associates, LLC a Nevada limited liability company, and Highpoint Associates XIII, LLC a New York limited liability company ("Assignor" or "Predecessor Lessee") and Starstream Exchange Company, LLC a California limited liability company ("Assignee" or "Member"). The Assignor and the Predecessor Lessee are sometimes hereinafter collectively referred to as "Parties".

1. Assignment of Proprietary Lease. The Predecessor Lessee is the previous owner of the Membership in the Jeanice Rose, Inc. ("Association" herein) acquired by the Member, which Membership is apartment to Apartment Numbers 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19 and 20 and Restricted Common Areas parking area Nos. H, N and 18 (the "Leased Premises") in the Jeanice Rose, Inc. (the Project herein), located at 8520 Sandland Blvd. Sun Valley, in the City of Los Angeles, California. The Predecessor Lessee hereby assigns to the Member all of the Predecessor Lessee's right, title and interest in the Leased Premises and the Proprietary Lease ("Master Lease" herein) thereof, as it pertains to solely the Leased Premises, which Master Lease was recorded on July 29, 1983 as Instrument No. 83-874169, in the Official Records of Los Angeles County, California. The real property comprising the Project is more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference. The precise location of the Leased Premises in the Project is more particularly described in the Plan for the Project recorded as Exhibit "TWO" to the Master Lease.

2. Assumption of Proprietary Lease. The Predecessor Lessee hereby assigns to the Member all of the Predecessor Lessee's right, title and interest in the Leased Premises and the Master Lease, in so far as the Master Lease pertains to the Leased Premises. The Member hereby assumes and agrees to perform all covenants, obligations and duties under the Master Lease, including the payment of Assessments thereunder, as though the Member were the original Lessee under the Master Lease. Upon recordation of this Memorandum of Assignment, the Predecessor Lessee shall be released from any further obligations or liabilities under the Master Lease with respect to the Leased Premises

THIS MEMORANDUM OF LEASE IS BEING RECORDED TO CORRECT PREVIOUSLY RECORDED MEMORANDUMS WHEREIN THE SIGNER FOR THE VARIOUS ENTITIES WAS INCORRECT - 2010-1231484, 2010-1231485, 2010-1231486, 2010-1231487, 2010-1231488, 2010-1231489, 2010-1231490 2010-1231491, 2010-1231492 and 2010-1502495

which accrue subsequent to the recordation of this Memorandum of Assignment, as provided in the Master Lease.

3. Term of Master Lease. Unless extended or sooner terminated as provided in the Master Lease, the term of the Master Lease shall continue until July 28, 2082. ✓

4. Incorporation of Master Lease. This Memorandum of Assignment is subject to all of the terms, covenants, conditions and provisions of the Master Lease described above, which is incorporated herein by this reference.

5. Definitions. Except as otherwise expressly provided herein, capitalized words and phrases when used in this Memorandum of Assignment shall have the same meanings as are applied to such terms in the Master Lease.

The Parties have executed this Memorandum of Assignment as of the day and year first written above:


This Memorandum is being made pursuant to the dissolution and winding up of Assignor.

ASSIGNOR:

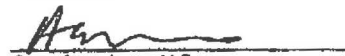
ASSIGNEE:


GBR Associates, LLC
a Nevada limited liability company
by Henry Shalom, Manager


EXECUTED IN COUNTERPART


Starstream Exchange Company, LLC
a California limited liability company


ASSIGNOR:


Crest Associates, LLC
a Nevada limited liability company
by Landmark Equity Management, Inc.
a California Corporation, as manager
by Henry Ohebshalom, President

ASSIGNOR:


Regent Associates, LLC
a Nevada limited liability company
by Landmark Equity Management, Inc.
a California Corporation, as manager
by Henry Ohebshalom, President

ASSIGNOR:


Highpoint Associates XIII
a New York limited liability company
by Landmark Equity Management, Inc.
a California Corporation, as Manager
by Henry Ohebshalom, President

which accrue subsequent to the recordation of this Memorandum of Assignment, as provided in the Master Lease.

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This Memorandum is being made pursuant to the dissolution and winding up of Assignor.

ASSIGNOR:

GBR Associates, LLC
a Nevada limited liability company
by Henry Shalom, Manager

ASSIGNEE:


Starstream Exchange Company, LLC
a California limited liability company

ASSIGNOR:

Crest Associates, LLC
a Nevada limited liability company
by Landmark Equity Management, Inc.
a California Corporation, as manager
by Henry Ohebshalom, President

ASSIGNOR:

Regent Associates, LLC
a Nevada limited liability company
by Landmark Equity Management, Inc.
a California Corporation, as manager
by Henry Ohebshalom, President

ASSIGNOR:

Highpoint Associates XIII
a New York limited liability company
by Landmark Equity Management, Inc.
a California Corporation, as Manager
by Henry Ohebshalom, President

EXECUTED IN COUNTERPART

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

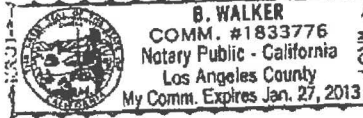
STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

On 2/15/12 before me, B. Walker, a notary public,

personally appeared, Henry Shalom,
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

B. Walker

THIS AREA FOR OFFICIAL NOTARIAL SEAL

10/16/03

2

03 3084997

Recording Requested By

When Recorded Mail to:

GBR Associates LLC
C/o Landmark Equity, Inc.
16005 Sherman Way, #211
Van Nuys, Ca. 91403

(Space above for Recorder's Use)

APN:

THE JEANICE ROSE

MEMORANDUM OF ASSIGNMENT OF EXISTING LEASE

This Memorandum of Assignment of Existing Lease ("Memorandum of Assignment" herein) is made and entered into as of the 3rd day of October, 2003, by and between Sunland Holdings, LLC, (herein referred to as "Assignor" or "Predecessor Lessee"), GBR Associates LLC, a Nevada limited liability corporation, (herein referred to as "Assignee" or "Member"). The Assignee and the Predecessor Lessee are sometimes hereinafter collectively referred to as the "Parties".

1. Assignment of Proprietary Lease. The Predecessor Lessee is the previous owner of the Membership in The Jeanice Rose ("Association" herein) acquired by the Member, which Membership is appurtenant to Apartment Numbers 1, 3, 5, 7, 9, 11, 12, 19 and 20 and Restricted Common Areas (the "Leased Premises") in The Jeanice Rose (the "Project" herein), located at 8520 Sunland Boulevard, in the City of Los Angeles, California. The Predecessor Lessee hereby assigns to the Member all of the Predecessor Lessee's right, title and interest in the Leased Premises and the Proprietary Lease ("Master Lease" herein), thereof, as it pertains to solely the Leased Premises, which Master Lease was recorded on July 29, 1983 as Instrument No. 83-874169, Official Records of Los Angeles County, California. The real property comprising the Project is more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference. The precise location of the Leased Premises in the Project is more particularly described in the Plan for the Project recorded as Exhibit "TWO" to the Master Lease.

2. Assumption of Proprietary Lease. The Predecessor Lessee hereby assigns to the Member all of the Predecessor Lessee's right, title and interest in the Leased Premises and the Master Lease, in so far as the Master Lease pertains to the Leased Premises. The Member hereby assumes and agrees to perform all covenants, obligations and duties under the Master Lease, including the payment of Assessments thereunder, as though the Member were the original Lessee under the Master Lease. Upon recordation of this Memorandum of Assignment, the Predecessor Lessee shall be released from any further obligations or liabilities under the Master Lease with respect to the Leased Premises which accrue subsequent to the recordation of this Memorandum of Assignment, as provided in the Master Lease.

3. Term of Master Lease. Unless extended or sooner terminated as provided in the Master Lease, the term of the Master Lease shall continue until July 29, 1983.

4. Incorporation of Master Lease. This Memorandum of Assignment is subject to all of the terms, covenants, conditions and provisions of the Master Lease described above, which is incorporated herein by this reference.

TRANSFER TAX
NOT A PUBLIC RECORD

DOCUMENTARY TRANSFER TAX \$
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX. FIRM NAME

10/16/03

3

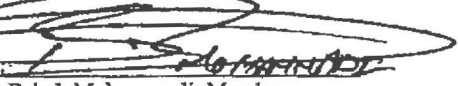
5. Definitions. Except as otherwise expressly provided herein, capitalized words and phrases when used in this Memorandum of Assignment shall have the same meanings as are applied to such terms in the Master Lease.

The parties have executed this Memorandum of Assignment as of the 7th day of Oct, 2003.

Assignor:

SUNLAND HOLDINGS, LLC, a
California limited liability company

By: 
Abdolreza Tavakoli, Member

By: 
Babak Mohammadi, Member

By: 
Mehrdad (Mike) Benyamin, Member

Assignee:

GBR Associates, LLC, a
Nevada limited liability company

By: _____
Henry Shalom, Managing Member

03 3084997

10/16/03

4

5. Definitions. Except as otherwise expressly provided herein, capitalized words and phrases when used in this Memorandum of Assignment shall have the same meanings as are applied to such terms in the Master Lease.

The parties have executed this Memorandum of Assignment as of the 3rd day of October, 2003.

Assignor:

SUNLAND HOLDINGS, LLC, a
California limited liability company

By: _____
Abdolreza Tavakoli, Member

By: _____
Babak Mohammadi, Member

By: _____
Mehrdad (Mike) Benyamin, Member

Assignee:

GBR Associates, LLC, a
Nevada limited liability company

By: 
Henry Shalom, Managing Member

03 3084997

10/16/03

5

GENERAL ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Los Angeles

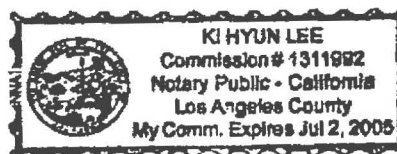
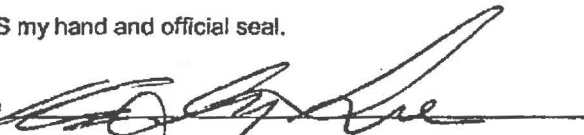
On 10/7/2003 before me, Kihyun Lee

Notary Public personally appeared

Abdolreza Tavakoli, Babak Mohammadi, Mehrdad Behnamini
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



(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

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03 3084997

10/16/03

6

GENERAL ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

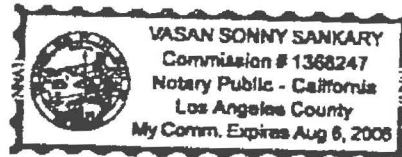
On 4th OCTOBER 2003 before me, VASAN SONNY SANKARY
personally appeared _____

HENRY SHALOM

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 _____



(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

doc

03 3084997

RECORDING REQUESTED BY

FIRST NATIONAL TITLE CO.

24253

AND WHEN RECORDED MAIL TO

NAME The JEANICE ROSE, INC.
ADDRESS C/O Deeb West Inc. Realty
10700 Burbank Blvd. Suite #1
CITY & STATE North Hollywood, Ca 91601

83 874170

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

JUL 29 1983 AT 8 A.M.

Recorder's Office

FEE \$9 G

6

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF BENEFITS

BY THIS DEED OF TRUST, made this 27th day of July, 1983, between

Edward Deeb, Marion R. Deeb, George E. Deeb, Linda K. Deeb, Richard W. Knöchel and Betty Paul Knöchel

, herein called Trustor, whose address is

C/O 10700 Burbank Blvd., Suite 1 North Hollywood, CA 91601
(number and street) (city) (state) (zip)

and SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called Trustee, and The JEANICE ROSE, INC., a California nonprofit corporation,

herein called Beneficiary.

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in

County, California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED BY REFERENCE HEREIN.

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing:

(1) Payment of the indebtedness by the promissory note in the principal sum of \$100,000.00

if said debt heretofore payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (if any) then or so secured; or by endorsement on the original note, executed by Trustor or his successor; (3) performance of such agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Recorder of the Counties of the State of California, the first page thereof appearing in this book, and in the pages of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3340	39	Kings	1018	394	Pasadena	1528	410	Shasta	577	407
Albany	18	253	Lake	743	352	Pomona	227	143	Siskiyou	1602	341
Amador	350	243	Lassen	271	267	Riverside	1072	139425	Solano	2810	275
Bute	1570	678	Los Angeles	17512	751	Sacramento	731025	39	Stanislaus	2537	232
Colusa	768	81	Madison	1178	234	San Benito	396	34	Stearns	817	182
Colusa	408	347	Maricopa	2736	463	San Bernardino	8284	877	Tahoe	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	5820	543	Tulare	151	335
Del Norte	174	525	Meander	942	242	San Joaquin	3412	8	Yuba	3137	567
El Dorado	1229	244	Mendocino	1840	561	San Luis Obispo	1770	431			
El Paso	5227	411	Monterey	225	658	San Mateo	6481	690			
Gila	565	290	Morongo	163	215	Santa Barbara	2486	1344			
Humboldt	1215	51	Nevada	877	245	Santa Clara	0623	713			
Imperial	1335	801	Nimrod	972	86	Santa Cruz	2338	744			
Inyo	205	640	Norwalk	645	300	Shasta	1182	282	San Diego	72-235568	
Kern	4809	2343	Orange	17961	296	Sierra	55	429			

The provisions contained in Section 5, including paragraphs 1 through 5, and the provisions contained in Section 6, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereabove set forth, being the address designated for the purpose of receiving such notice.

STATE OF CALIFORNIA,

COUNTY OF LOS ANGELES

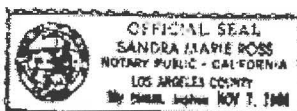
On July 27, 1983

the undersigned a Notary Public in and for said County and State, personally appeared Edward Deeb

Marion R. Deeb, George E. Deeb, Linda K. Deeb, Richard W. Knöchel, Betty Paul Knöchel By Edward Deeb, as their Attorney - In Fact

Edward Deeb

FOR NOTARY SEAL OR STAMP



known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same

Sandra Marie Ross
Sandra Marie Ross

ADDENDUM "ONE"
TO DEED OF TRUST
SECURING PAYMENT OF ASSESSMENTS

THIS ADDENDUM "ONE" is attached to and incorporated in that certain Deed of Trust dated July 27, 1983 between, Edward Deeb, Marion R. Deeb, George E. Deeb, Linda K. Deeb, Richard W. Knochel and Betty Paul Knochel as TRUSTOR, SAFCO TITLE INSURANCE COMPANY, California Corporation, as TRUSTEE,, and The Jeanice Rose, Inc., a California non-profit corporation as BENEFICIARY. Said Deed of Trust shall include the following additional provisions, notwithstanding any provisions to the contrary contained in such Deed of Trust:

1. Obligations Secured. This Deed of Trust is given to secure the obligation of Trustor to pay assessments as rent pursuant to that certain lease between Trustor and the Beneficiary (the "Lease" herein). The Lease is more particularly described in Exhibit "A" which is attached to this Trust Deed and incorporated herein by this reference.

2. Compliance With Project Documents. To protect the security of this Deed of Trust, Trustor agrees to comply with all of the terms, provisions and covenants contained in the Lease, and the By-Laws of the Beneficiary as incorporated therein, including, without limitation, Trustor's obligations respecting the payment of assessments and the use and maintenance of the Property.

3. Default and Acceleration. Upon default by Trustor in the payment of any assessment secured hereby, Beneficiary may declare all assessments secured hereby for the balance of the Beneficiary's fiscal year immediately due and payable by delivery to Trustee of a written notice of default and election to cause the Property to be sold, which notice the Trustee shall cause to be filed of record. Beneficiary shall also deposit this Trust Deed with the Trustee, together with all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, the Trustee, without demand on Trustor, shall sell the property in its entirety at a time and place fixed by it in said notice of sale, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale; PROVIDED, HOWEVER, THAT AS A CONDITION OF SUCH SALE, THE TRUSTEE SHALL REQUIRE THAT THE PURCHASER (OTHER THAN THE BENEFICIARY) EXECUTE AND DELIVER TO THE BENEFICIARY FOR RECORDATION A TRUST DEED IN FORM IDENTICAL TO THE WITHIN TRUST DEED AND SECURING SUBSEQUENTLY ACCRUING ASSESSMENTS PAYABLE BY SAID PURCHASER AS RENT UNDER THE LEASE. TRUSTOR EXPRESSLY (i) ACKNOWLEDGES THAT EXECUTION OF A TRUST DEED SECURING THE PAYMENT OF ASSESSMENTS SHALL BE A PRECONDITION TO THE PURCHASE OF THE PROPERTY AT A FORECLOSURE SALE AND THAT THE TRUSTEE IS AUTHORIZED TO SELL THE PROPERTY TO THE HIGHEST BIDDER FOR CASH WILLING TO EXECUTE SUCH TRUST DEED, AND (ii) INDEMNIFIES THE TRUSTEE AGAINST ANY CLAIM, LOSS OR DEMAND MADE OR SUFFERED AS A RESULT OF THE SALE OF THE PROPERTY AT FORECLOSURE TO THE HIGHEST BIDDER WILLING TO EXECUTE SUCH TRUST DEED AS A CONDITION OF THE PURCHASE.

83- 874170

in Exhibit "A" hereto. The Beneficiary hereby agrees to execute any and all documents and instruments which may be necessary in order to further evidence the subordination provided for herein.

The Beneficiary hereby accepts this Deed of Trust on this 27th day of July, 1983.

The Jeanice Rose, Inc.,
a California nonprofit corporation

By: [Signature]
Its: Edward Deeb
PRESIDENT

By: [Signature]
Its: Marion R. Deeb
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

On July 27, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Edward Deeb, known to me to be the President and Marion R. Deeb, known to me to be the Secretary of The Jeanice Rose, Inc., a California nonprofit corporation, the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public in and for said
County and State

(S E A L)

83- 874170

-3-

EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: April 15, 2015

JOB ADDRESS: **8520 NORTH SUNLAND BLVD., UNIT #1, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2404-024-061**

Last Full Title: **03/26/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SUNLAND HOLDINGS, LLC
6230 WILSHIRE BLVD., SUITE 180
LOS ANGELES, CA 90048
CAPACITY: OWNERS
- 2). SUN 8520 LLC
8271 MELROSE AVE. #200
LOS ANGELES, CA 90046-6826
CAPACITY: OWNERS
- 3). THE JEANICE ROSE, INC.
C/O DEEB WEST INC., REALTY
10700 BURBANK BLVD., SUITE 1
NORTH HOLLYWOOD, CA 91601
CAPACITY: INTERESTED PARTIES
- 4). PREFERRED BANK
601 S. FIGUEROA ST., 29TH FLOOR
LOS ANGELES, CA 90017
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :

8520 SUNLAND BLVD 1, SUN VALLEY, CA 91352-3444

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **SUN 8520 LLC**
 Mailing Address: **8271 MELROSE AVE #200, LOS ANGELES CA 90046-6826 C042**
 Vesting Codes: **//**

Location Information

Legal Description:	TR=17515 JEANICE ROSE INC CO-OP APT 1		
County:	LOS ANGELES, CA	APN:	2404-024-061
Census Tract / Block:	1211.01 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	17515
Legal Book/Page:	506-10	Map Reference:	16-F1 /
Legal Lot:	18,19	Tract #:	17515
Legal Block:		School District:	LOS ANGELES
Market Area:	SUNV	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	10/16/2003 /	1st Mtg Amount/Type:	/
Sale Price:	\$522,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	3084997	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$725.00
New Construction:		Multi/Split Sale:	MULTIPLE

Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

Prior Rec/Sale Date:	05/20/1997 /	Prior Lender:	
Prior Sale Price:	\$78,118	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	755713	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	720	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1960 / 1960	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.38	County Use:	RES-COOPERATIVE (010F)
Lot Area:	16,498	Lot Width/Depth:	x	State Use:	
Land Use:	COOPERATIVE	Res/Comm Units:	20 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$70,699	Assessed Year:	2014	Property Tax:	\$941.57
Land Value:	\$20,902	Improved %:	70%	Tax Area:	13
Improvement Value:	\$49,797	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$70,699				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8520 SUNLAND BLVD 1, SUN VALLEY, CA 91352-3444**0 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: 0**

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								
8520 SUNLAND BLVD 1	\$522,000	1960	2	1	10/16/2003	720	16,498	0.0

No Comps were found. Please modify search criteria.

EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **April 15, 2015**

JOB ADDRESS: **8520 NORTH SUNLAND BLVD., UNIT #1, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2404-024-061**

CASE#: **419693**

ORDER NO: **A-2783106**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 31, 2011**

COMPLIANCE EXPECTED DATE: **June 30, 2011**

DATE COMPLIANCE OBTAINED: **July 19, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # **A-2783106**

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

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

SUN 20 LLC
14039 SHERMAN WAY STE 206
VAN NUYS, CALIF. 91405

On _____ Date _____
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

MAY 26 2011

CASE #: 419693

ORDER #: A-2783106

EFFECTIVE DATE: May 31, 2011

COMPLIANCE DATE: June 30, 2011

OWNER OF

SITE ADDRESS: 8520 N SUNLAND BLVD

ASSESSORS PARCEL NO.: 2404-024-***

ZONE: R3; Multiple Dwelling Zone

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

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

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

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

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

VIOLATION(S):

1. The fence is in need of maintenance.

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 12.21A.1.(a)
of the L.A.M.C.

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.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services. Call 311
www.ladbs.org

INSPECTOR COPY

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 (818)374-9847.

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

Inspector:

B. Lush

Date: May 26, 2011

LARRY MONTGOMERY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9847

G.N.
REVIEWED BY