BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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JOSELYN GEAGA-ROSENTHAL
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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 20, 2015

Council District: # 4

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

JOB ADDRESS: **445 NORTH PLYMOUTH BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5523-033-019**

On October 14, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **445 North Plymouth Blvd., 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

Description		Amount
Non-Compliance Code Enforcement fee	$	550.00
Late Charge/Collection fee (250%)		1,375.00
Accumulated Interest (1%/month)		84.62
Title Report fee		42.00
Grand Total	$	**2,051.62**

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 **$2,051.62** 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 **$2,051.62** 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

for Cynthia Ng Kim

Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

In2-Res
Intuitive Real Estate Solutions

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

Property Title Report

Work Order No. T11061 ***Prepared for:*** *City of Los Angeles*
Dated as of: 03/07/2015

SCHEDULE A
(Reported Property Information)

APN #: *5523-033-019*

Property Address: *445 N PLYMOUTH BLVD* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Instrument: *Quitclaim Deed*
Grantee : *Panteha Malekzadeh, a single woman*
Grantor : *Panteha Malekzadeh, a single woman and Masoud Malek, a married man as his sole and separate property*
Deed Date : *12/20/2007* ***Recorded :*** *4/11/2008*
Instr No. : *20080629613*

MAILING ADDRESS: *Panteha Malekzadeh*
707 N. Camden Drive, Beverly Hills, CA 90210

SCHEDULE B

LEGAL DESCRIPTION
The following described property:

Lot 37 of Tract 3753, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 41, Page(s) 11, of Maps in the Office of the County Recorder of said County.

Assessor's Parcel No: 5523-033-019

MORTGAGES/LIENS
Type of Instrument: *A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby*
Amount : *$550,000.00* ***Dated :*** *12/5/2007*
Trustor : *Panteha Malekzadeh and Masoud Malek*
Trustee : *Golden West Savings Association Service Co., A California Corporation*
Beneficiary : *World Savings Bank, FSB*

***SCHEDULE B** (Continued)*

***Recorded :** 12/20/2007* ***Instr No. :** 20072797137*
***Maturity Date is:** 1/15/2038*

***MAILING ADDRESS:** Golden West Savings Association Service Co., A California Corporation - Not Shown.*

***MAILING ADDRESS:** World Savings Bank Final Documentation Closing Department, P.O. Box 659548, San Antonio, TX 78265-9548*

***Type of Instrument:** An abstract of judgment for the amount shown below and other amounts due.*
***Amount :** 25,208.92*
***Debtor :** Masoud Malek, M.D.; Palm Surgery Center, Inc., a California corporation, et al.,*
***Creditor :** Bonne, Bridges, Mueller, O'Keefe & Nichols, Professional Corporation*
***Date Entered :** 9/4/2008*
***County :** Los Angeles*
***Court :** Superior Court*
***Case No. :** 08C00980*
Returned To
***Recorded :** 12/29/2008* ***Instr No. :** 20082265665*

***MAILING ADDRESS:** Masoud Malek, M.D.; Palm Surgery Center, Inc., a California corporation, et al., 445 N. Plymouth Blvd., Los Angeles, CA 90004.*

***MAILING ADDRESS:** A Pfrofessional Corporation, 3580 Wilshire Boulevard, Suite #1045, Los Angeles, California 90010.*

***Type of Instrument:** A claim of lien for the amount shown and any other amounts due.*
***Claimant :** Department of Building and Safety Financial Services Division*
***Recorded :** 3/8/2013* ***Instr No. :** 20130355956*

***MAILING ADDRESS:** Panteha Malekzadeh, 707 N Camden Dr, Beverly Hills, CA 90210.*

***MAILING ADDRESS:** Department of Building and Safety Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012.*

14219

RECORDING REQUESTED BY

Escrow No. 106707-024
Title Order No. 141219

WHEN RECORDED MAIL TO

NAME
Street Address
City & State

Masoud Malek, M.D.
445 North Plymouth Blvd.
Los Angeles, CA 90004

98- 426157

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

MAR 16 1998 AT 8 A.M.

FEE $10

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME
Street Address
City & State

Same as above

A.P.N. # 5523-033-019

DOCUMENTARY TRANSFER TAX $346.50 LA COUNTY 50
$1417.50 LA CITY 44

.X.. Computed on full value of property conveyed
..... Or computed on full value less liens and encumbrances remaining at time of sale.

WILSHIRE ESCROW COMPANY

Signature of Declarant or Agent determining tax. Firm name

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JUAN E. ZUNIGA, A SINGLE MAN

, do hereby

GRANT to MASOUD MALEK, M.D., A SINGLE MAN

the real property in the CITY OF LOS ANGELES County of LOS ANGELES
State of California, described as:

LOT 37 OF TRACT NO. 1753, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO. 22 - (REV. 9/94)

DATED: FEBRUARY 13, 1998

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) SS:
On Feb. 17, 1998
before me, the undersigned, a Notary Public in and for said state, personally appeared Juan E. Zuniga

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 Diana L. Lytle
DIANA L. LYTLE
Name (Typed or Printed)

JUAN E. ZUNIGA

DIANA L LYTLE
Commission # 1107063
Notary Public — California
San Diego County
My Comm. Expires Jul 28, 2000

98 426157

(This area for official notarial seal)

(Rev. 9/94)

RECORDING REQUESTED BY:

When Recorded Mail Document
and Tax Statement To:

Masoud Malek, M.D.
445 North Plymouth Blvd.
Los Angeles, CA 90004

Escrow No. 106707-024
Title Order No.
APN: 5523-033-019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ _____ City tax $ _____
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MASOUD MALEK, M.D., a single man

hereby remises, releases and quitclaims to MASOUD MALEK, M.D., Trustee of the Masoud Malek, M.D., Inc., Defined Benefit Pension Plan

the following described real property in the City of LOS ANGELES
County of LOS ANGELES State of California:

LOT 37 OF TRACT NO. 3753, AS PER MAP RECORDED IN BOOK 41, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(SUBJECT PROPERTY IS ALSO KNOWN AS 445 NORTH PLYMOUTH BOULEVARD, LOS ANGELES, CA 90004

DATED: MARCH 10, 1998

MASOUD MALEK, M.D.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON March 10, 1998 before me, Eric Shewfelt personally appeared Masoud Malek, M.D.

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.

ERIC SHEWFELT
Commission # 1127249
Notary Public — California
Los Angeles County
My Comm. Expires Feb 21, 2001

Witness my hand and official seal.

Signature _____
Eric Shewfelt

MAIL TAX STATEMENT AS DIRECTED ABOVE

QUITCLAIM DEED

98 502545

LEGAL BUSINESS FORMS, INC (805) 949-9581 – (800) 431-1200

10/4/05

2

05 2389967

RECORDING REQUESTED BY:

When Recorded Mail Document and Tax Statement To:

Panteha malekzadeh

707 north Camden Dr

Beverly Hills.Ca 90210

Escrow No.

Title Order No.

APN: 5523-033-019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ NONE City tax $ _____

[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of _____

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

Masoud Malek,M.D., TRUSTEE OF THE MASOUD MALEK, M.D. INC., DEFINED BENEFIT PENSION PLAN

hereby remises, releases and quitclaims to

panteha Malekzadeh

the following described real property in the City of Los Angeles **County of** Los Angeles **State of California:**

Lot 37 of tract no.3753 per map book 41.page 11 of Map in office county record

Property addres 445 North plymouth blv Losangeles,Ca,9004

THIS IS A BONAFIDE GIFT FROM FATHER TO DAUGHTER AND THE GRANTOR RECEIVED NOTHING IN RETURN R & T 11911.

DATED: 09.21.2005

Masoud Malek
MASOUD MALEK, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF LOSANGELES
ON 09.21.2005 before me,
LILLY TAHERI personally appeared
MASOUD MALEK
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.

LILLY TAHERI
Commission # 1568824
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2009

Witness my hand and official seal.

Signature _____

MAIL TAX STATEMENT AS DIRECTED ABOVE

QUITCLAIM DEED

PROVIDENT TITLE COMPANY

2

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Masoud & Tahereh Malek
707 N Camden Dr
Beverly Hills, CA 90210

12/20/07
20072797135

Space Above This Line for Recorder's Use Only

A.P.N.: 5523-033-019 Order No.: 195945-2 Escrow No.: 80631-DS

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX $NONE
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] unincorporated area, [ ] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Tahereh Malek, wife of Grantee

hereby remise, release and forever quitclaim to
Masoud Malek, a Married Man as His Sole and Separate Property

the following described property in the City of **Los Angeles**, County of Los Angeles State of California,

Lot 37 of Tract 3753, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 41, Page(s) 11, of Maps in the Office of the County Recorder of said County.

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

Tahereh Malek
Tahereh Malek

LILLY TAHERI
Commission # 1568824
Notary Public - California
Los Angeles County
My Comm Expires May 10, 2009

Document Date: December 6, 2007

STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)
On DEC 6 2007 before me, LILLY TAHERI (NOTARY PUBLIC)
personally appeared TAHEREH MALEK
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

This area for official notarial seal

MAIL TAX STATEMENTS TO ✓

SAME AS ABOVE

PROVIDENT TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Panteha Malekzadeh
707 N. Camden Drive
Beverly Hills, CA 90210

12/20/07

20072797136

Space Above This Line for Recorder's Use Only

A.P.N : 5523-033-019 Order No.: 195945-2 Escrow No : 80631-DS

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX $NONE
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] unincorporated area; [ ] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Panteha Malekzadeh, a Single Woman

hereby remise, release and forever quitclaim to
Panteha Malekzadeh, a Single Woman and Masoud Malek, a Married Man as His Sole and Separate Property, as Tenants in Common

the following described property in the City of **Los Angeles**, County of **Los Angeles** State of California;

Lot 37 of Tract 3753, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 41, Page(s) 11, of Maps in the Office of the County Recorder of said County.

"This is a bonafide gift, and the grantor received nothing in return, R & T 11911."

Panteha Malekzadeh
Panteha Malekzadeh

LILY TAHERI
Commission # 1568824
Notary Public California
Los Angeles County
My Comm Expires May 10, 2009

Document Date. December 6, 2007

STATE OF CALIFORNIA)SS
COUNTY OF Los Angeles)
On 12.7.2007 before me, Lily Taheri (Notary Public)
personally appeared PANTEHA MALEKZADEH
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

This area for official notarial seal

MAIL TAX STATEMENTS TO
SAME AS ABOVE

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

On DEC. 2, 2007 before me, LILLY TAHERI (NOTARY PUBLIC)

personally appeared PANTHEA MALEKZADEH —

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 _____

LILLY TAHERI
Commission # 1568824
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2009

This area for official notarial seal

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

[ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S) TITLE(S) _____
[ ] PARTNER(S)- [ ] LIMITED [ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN OR CONSERVATOR
[ ] OTHER _____

Right Thumbprint of Signer
Top of thumb here

[ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S) TITLE(S) _____
[ ] PARNER(S)- [ ] LIMITED [ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN OR CONSERVATOR
[ ] OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

_____ _____

_____ _____

07 2797136

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Panteha Malekzadeh
707 N. Camden Drive
Beverly Hills, CA 90210

04/11/08
20080629613

Space Above This Line for Recorder's Use Only

A P N.: 5523-033-019 Order No.: Escrow No.:

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX $NONE
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] unincorporated area; [ ] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Panteha Malekzadeh, a Single Woman and Masoud Malek, a Married Man as His Sole and Separate Property

hereby remise, release and forever quitclaim to
Panteha Malekzadeh, a Single Woman

the following described property in the City of **Los Angeles**, County of **Los Angeles** State of California;

Lot 37 of Tract 3753, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 41, Page(s) 11, of Maps in the Office of the County Recorder of said County.

"This is a bonafide gift, and the grantor received nothing in return, R & T 11911."

Panteha Malekzadeh
Panteha Malekzadeh

Masoud Malek
Masoud Malek

Document Date: December 20, 2007

STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)
On JAN. 30. 2008 before me, LILLY TAHERI (NOTARY PUBLIC)
personally appeared MASOUD MALEK AND PANTEHA MALEKZADEH
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

LILLY TAHERI
Commission # 1568824
Notary Public - California
Los Angeles County
My Comm Expires May 10, 2009

This area for official notarial seal.

3

California All-Purpose Acknowledgment as of 1/1/08

State of California)

County of LOS ANGELES

On 01.30.08 before me, LILLY TAHERI, a Notary Public in and for said State, personally appeared, MASOUD MALEK AND PANTEHA MALEKZADEH

who proved to me 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

(Area for Notary Seal)

LILLY TAHERI
Commission # 1568824
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2009

08 0629613

PROVIDENT TITLE COMPANY

RECORDING REQUESTED BY:
WORLD SAVINGS BANK
195945-2

WHEN RECORDED MAIL TO:
WORLD SAVINGS BANK
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0047821061

NOTE AMOUNT: $550,000.00

12/20/07

20072797137

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY: (1) INTEREST RATE, (2) FREQUENCY AND AMOUNT OF PAYMENTS (INCLUDING A LIMITED PROVISION FOR PAYMENTS OF INTEREST ONLY FOR THE FIRST FIVE (5) YEARS), AND (3) PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

5523-033-019

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) **Security Instrument.** This Deed of Trust, which is dated **December 5, 2007,** will be called the "Security Instrument "

(B) **Borrower. PANTEHA MALEKZADEH, AN UNMARRIED WOMAN AND MASOUD MALEK, A MARRIED MAN** sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) **Lender. WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES,** will be called "Lender " Lender is a **FEDERAL SAVINGS BANK,** which is organized and exists under the laws of the United States. Lender's address is **1901 Harrison Street, Oakland, CA 94612**

003

LENDER'S USE ONLY

(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note." The Note shows that I owe Lender the original principal amount of U.S **$550,000.00**, plus accrued interest and such other amounts as stated in the Note. I have promised to pay this debt in regularly scheduled periodic payments as provided in the Note and to pay the debt in full by **January 15, 2038** ("Maturity Date")

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property "

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person."

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor," Lender is the "Beneficiary" and **Golden West Savings Association Service Co., A California Corporation** is the "Trustee."

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to:

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender;

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property; and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below:

(i) The Property which is located at **445 N PLYMOUTH BLVD, LOS ANGELES, CA 90004-3001**. The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property."

(ii) All buildings and other improvements that are located on the Described Property,

10

0047821061

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

Panteha Malekzadeh (Seal)

PANTEHA MALEKZADEH

Masoud Malek (Seal)

MASOUD MALEK

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

07 27971137

0047821061

BORROWER(S)' SPOUSE(S) OR DOMESTIC PARTNER(S): The undersigned hereby joins in this Security Instrument for the sole purpose of encumbering, subordinating, conveying and/or waiving any current or potential interest in the Property By signing below, the undersigned encumbers, subordinates, conveys and/or waives any and all rights, interests or claims in the Property, including, but not limited to, homestead, dower, marital or joint-occupancy rights. No personal liability under the Note is hereby incurred by the undersigned joining spouse or domestic partner.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S)' SPOUSE(S) OR DOMESTIC PARTNER(S):

T. Sofania (Seal)

Tahereh Satania Malek (Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

07 279713 7

19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

On DEC. 7, 2009 before me, LILY TAHERI (NOTARY PUBLIC)

personally appeared PANTEHA MALEKZADEH / MASOUD MALEK.

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 _____

LILLY TAHERI
Commission # 1568824
Notary Public - California
Los Angeles County
My Comm Expires May 10, 2009

This area for official notarial seal

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document. _____

Document Date: _____ Number of Pages: _____

Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

[ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S) TITLE(S) _____
[ ] PARTNER(S)- [ ] LIMITED [ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN OR CONSERVATOR
[ ] OTHER _____

Right Thumbprint of Signer
Top of thumb here

[ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S) TITLE(S) _____
[ ] PARNER(S)- [ ] LIMITED [ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN OR CONSERVATOR
[ ] OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

_____ _____

_____ _____

07 2191157

20

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

On DEC. 19. 2007 before me, lilly TAHERI (NOTARY PUBLIC)

personally appeared TAHEREH SATANIA MALEK —

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

LILLY TAHERI
Commission # 1568824
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2009

This area for official notarial seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

[ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S) TITLE(S) _____
[ ] PARTNER(S)- [ ] LIMITED [ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN OR CONSERVATOR
[ ] OTHER _____

Right Thumbprint of Signer
Top of thumb here

[ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S) TITLE(S) _____
[ ] PARNER(S)- [ ] LIMITED [ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN OR CONSERVATOR
[ ] OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

_____ _____

_____ _____

01/19/13 10

EJ-150

3

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TEL NO

[X] Recording requested by and return to (213) 384-4088

SHELLEY M. GOULD, ESQ. (SBN#: 72449)
LAW OFFICES OF DAVID B. BLOOM (SBN#: 56573)
A PROFESSIONAL CORPORATION
3580 WILSHIRE BOULEVARD, SUITE #1045
LOS ANGELES, CALIFORNIA 90010

[X] ATTORNEY FOR [X] JUDGMENT CREDITOR [ ] ASSIGNEE OF RECORD

NAME OF COURT SUPERIOR COURT OF THE STATE OF CALIFORNIA
STREET ADDRESS COUNTY OF LOS ANGELES
MAILING ADDRESS 9355 Burton Way
CITY AND ZIP CODE Beverly Hills, CA 90210
BRANCH NAME BEVERLY HILLS COURTHOUSE - WEST DISTRI

PLAINTIFF BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation
DEFENDANT MASOUD MALEK, M.D.; PALM SURGERY CENTER, INC., a California corporation, et al.

FOR RECORDER'S USE ONLY

LEVYING OFFICER (Name and Address)
LOS ANGELES COUNTY SHERIFF'S DEPT.
COURT SERVICE DIVISION
REAL ESTATE SECTION
110 N. Grand Avenue, Room 525
Los Angeles, California 90012

NOTICE OF LEVY
under Writ of [X] Execution (Money Judgment) [ ] Sale

LEVYING OFFICER FILE NO:
COURT CASE NO: 08C00980

TO THE PERSON NOTIFIED (name): PANTEHA MALEKZADEH

1 The judgment creditor seeks to levy upon property in which the judgment debtor has an interest and apply it to the satisfaction of a judgment as follows
   a Judgment debtor (name): MASOUD MALEK, M.D. - under judgment entered 09/04/08
   b The property to be levied upon is described
      [ ] in the accompanying writ of possession or writ of sale
      [X] as follows REAL PROPERTY COMMONLY KNOWN AS 445 N. PLYMOUTH BLVD., LOS ANGELES, CA 90004 AND LEGALLY DESCRIBED AS LOT 37 OF TRACT 3753, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 41, PAGE(S) 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN 5523-033-019.

2 The amount necessary to satisfy the judgment creditor's judgment is

a Total amount due (less partial satisfactions) See (f) below for interest due	$	21,637.22
b Levy fee	$	1,000.00
c Sheriff's disbursement fee	$	10.00
d Recoverable costs	$	0.00
e **Total** *(a through d)*	$	22,647.22
f Daily interest	$	6.90

per day from date of entry of judgment

3 You are notified as
   a [ ] a judgment debtor
   b [X] a person other than the judgment debtor *(state capacity in which person is notified)*: Record owner of 445 N. Plymouth Blvd., Los Angeles, CA 90004

(Read Information for Judgment Debtor or Information for Person Other Than Judgment Debtor on page two.)

Notice of Levy was
[ ] mailed on *(date)*
[ ] delivered on *(date)*
[ ] posted on *(date)*
[ ] filed on *(date)*
[✓] recorded on *(date)*

Date 12/27/08

John Alexia
(TYPE OR PRINT NAME)

(SIGNATURE)
[ ] Levying officer [✓] Registered process server

Form Approved for Optional Use
Judicial Council of California
EJ-150 [Rev. January 1, 2002]

NOTICE OF LEVY
(Enforcement of Judgment)

Legal Solutions Plus

Code of Civil Procedure, § 699.540

EJ-130

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address)
ROY A. LEVUN, ESQ. (SBN#: 93435)
LAW OFFICES OF DAVID B. BLOOM (SBN#: 56573)
A PROFESSIONAL CORPORATION
3580 WILSHIRE BOULEVARD, SUITE #1045
LOS ANGELES, CALIFORNIA 90010
TELEPHONE NO (213) 384-4088 FAX NO (Optional) (213) 385-2009
E-MAIL ADDRESS (Optional)
ATTORNEY FOR (Name) Plaintiff, BONNE BRIDGES MUELLER O'KEEFE & NICHOLS
[X] ATTORNEY FOR [X] JUDGMENT CREDITOR [ ] ASSIGNEE OF RECORD

FOR COURT USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
STREET ADDRESS 9355 Burton Way
MAILING ADDRESS same
CITY AND ZIP CODE Beverly Hills, CA 90210
BRANCH NAME BEVERLY HILLS COURTHOUSE - WEST DISTRI

PLAINTIFF. BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation
DEFENDANT. MASOUD MALEK, M.D.: PALM SURGERY CENTER, INC., a California corporation, et al.

WRIT OF
[X] EXECUTION (Money Judgment)
[ ] POSSESSION OF [ ] Personal Property [ ] Real Property
[ ] SALE

CASE NUMBER: 08C00980

1. To the Sheriff or Marshal of the County of: LOS ANGELES
You are directed to enforce the judgment described below with daily interest and your costs as provided by law.

2. To any registered process server: You are authorized to serve this writ only in accord with CCP 699.080 or CCP 715.040.

3. (Name): BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation is the [X] judgment creditor [ ] assignee of record whose address is shown on this form above the court's name.

4. Judgment debtor (name and last known address)
MALEK MASOUD, M.D.
250 South La Cienega Boulevard
Beverly Hills, CA 90211

PALM SURGERY CENTER, INC.,
a California Corporation
250 South La Cienega Boulevard
Beverly Hills, CA 90211

[ ] Additional judgment debtors on next page

5. Judgment entered on (date): 09/04/08

6. [ ] Judgment renewed on (dates):

7. Notice of sale under this writ
a. [X] has not been requested
b. [ ] has been requested (see next page).

8. [ ] Joint debtor information on next page.

[SEAL]

9. [ ] See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.

10. [ ] This writ is issued on a sister-state judgment.

11. Total judgment	$	25,193.92
12. Costs after judgment (per filed order or memo CCP 685.090)	$	
13. Subtotal (add 11 and 12)	$	25,193.92
14. Credits	$	
15. Subtotal (subtract 14 from 13)	$	25,193.92
16. Interest after judgment (per filed affidavit CCP 685.050) (not on GC 6103.5 fees)	$	
17. Fee for issuance of writ	$	15.00
18. Total (add 15, 16, and 17)	$	25,208.92
19. Levying officer:		
(a) Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) of 10%	$	6.90
(b) Pay directly to court costs included in 11 and 17 (GC 6103.5, 68511.3, CCP 699.520(i))	$	

20. [ ] The amounts called for in items 11–19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.

SEP 24 2008

Issued on (date): Clerk, by OLIVIA A. CLARKE, Deputy

NOTICE TO PERSON SERVED: SEE NEXT PAGE FOR IMPORTANT INFORMATION.

Form Approved for Optional Use
Judicial Council of California
EJ-130 [Rev. January 1, 2006]

WRIT OF EXECUTION

Legal Solutions Plus

Code of Civil Procedure, §§ 699.520, 712.010
Government Code, § 6103.5

JAMIOIAO

EJ-130

PLAINTIFF: BONNE, BRIDGE, MUELLER, O'KEEFE & NICHOLS, Professional Corporation
DEFENDANT: MASOUD MALEK, M.D.; PALM SURGERY CENTER, INC., a California corporation, et al.

CASE NUMBER
08C00980

6

— Items continued from page 1 —

21 ☐ Additional judgment debtor *(name and last known address)*

22. ☐ Notice of sale has been requested by *(name and address)*

23. ☐ Joint debtor was declared bound by the judgment (CCP 989-994)
a. on *(date)*
b name and address of joint debtor:

a. on *(date):*
b. name and address of joint debtor:

c ☐ additional costs against certain joint debtors *(itemize):*

24 ☐ *(Writ of Possession or Writ of Sale)* **Judgment** was entered for the following
a. ☐ Possession of real property: The complaint was filed on *(date):* ***(Check (1) or (2)):***
(1) ☐ The Prejudgment Claim of Right to Possession was served in compliance with CCP 415 46.
The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.
(2) ☐ The Prejudgment Claim of Right to Possession was NOT served in compliance with CCP 415.46
(a) $ *was the daily rental value on the date the complaint was filed.*
(b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates *(specify)*
b. ☐ Possession of personal property.
☐ If delivery cannot be had, then for the value *(itemize in 9e)* specified in the judgment or supplemental order.
c. ☐ Sale of personal property
d ☐ Sale of real property
e. Description of property:

NOTICE TO PERSON SERVED

WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying *Notice of Levy* (Form EJ-150).
WRIT OF POSSESSION OF PERSONAL PROPERTY If the levying officer is not able to take custody of the property, the levying officer will make a demand upon you for the property. If custody is not obtained following demand, the judgment may be enforced as a money judgment for the value of the property specified in the judgment or in a supplemental order.
WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real property and place the judgment creditor in possession of the property Except for a mobile home, personal property remaining on the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the time the judgment creditor takes possession of the premises.
▶ *A Claim of Right to Possession form accompanies this writ (unless the Summons was served in compliance with CCP 415.46)*

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TELEPHONE NO

[X] Recording requested by and return to (213) 384-4088

SHELLEY M. GOULD, ESQ. (SBN#: 72449)
LAW OFFICES OF DAVID B. BLOOM (SBN#: 56573)
A PROFESSIONAL CORPORATION
3580 WILSHIRE BOULEVARD, SUITE #1045
LOS ANGELES, CALIFORNIA 90010

ATTORNEY FOR (Name) Plaintiff, BONNE BRIDGES MUELLER O'KEEFE & NICHOLS

FOR RECORDER'S USE ONLY

NAME OF COURT SUPERIOR COURT OF THE STATE OF CALIFORNIA
STREET ADDRESS COUNTY OF LOS ANGELES
MAILING ADDRESS 9355 Burton Way
CITY AND ZIP CODE Beverly Hills, CA 9021
BRANCH NAME BEVERLY HILLS COURTHOUSE - WEST DISTRI

PLAINTIFF BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation
DEFENDANT MASOUD MALEK, M.D.; PALM SURGERY CENTER, INC., a California corporation, et al.

LEVYING OFFICER (Name and Address)
LOS ANGELES COUNTY SHERIFF'S DEPT.
COURT SERVICE DIVISION
REAL ESTATE SECTION
110 N. Grand Avenue, Room 525
Los Angeles, California 90012

LEVYING OFFICER FILE NO | COURT CASE NO 08C00980

MEMORANDUM OF GARNISHEE
(Attachment - Enforcement of Judgment)

NOTICE TO PERSON SERVED WITH WRIT AND NOTICE OF LEVY OR NOTICE OF ATTACHMENT: This memorandum must be completed and mailed or delivered to the levying officer within 10 days after service on you of the writ and notice of levy or attachment unless you have fully complied with the levy. Failure to complete and return this memorandum may render you liable for the costs and attorney fees incurred in obtaining the required information.
- RETURN ALL COPIES OF THIS MEMORANDUM TO THE LEVYING OFFICER -

This memorandum does *not* apply to garnishment of earnings.

1 If you will not deliver to the levying officer any property levied upon, describe the property and the reason for not delivering it

2 For writ of execution only Describe any property of the judgment debtor not levied upon that is in your possession or under your control

3 If you owe money to the judgment debtor which you will not pay to the levying officer, describe the amount and terms of the obligation and the reason for not paying it to the levying officer

(Continued on reverse)

EJ-150

9

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TEL NO

[X] Recording requested by and return to (213) 384-4088

SHELLEY M. GOULD, ESQ. (SBN#: 72449)
LAW OFFICES OF DAVID B. BLOOM (SBN#: 56573)
A PROFESSIONAL CORPORATION
3580 WILSHIRE BOULEVARD, SUITE #1045
LOS ANGELES, CALIFORNIA 90010

[X] ATTORNEY FOR [X] JUDGMENT CREDITOR [ ] ASSIGNEE OF RECORD

NAME OF COURT SUPERIOR COURT OF THE STATE OF CALIFORNIA
STREET ADDRESS COUNTY OF LOS ANGELES
MAILING ADDRESS 9355 Burton Way
CITY AND ZIP CODE Beverly Hills, CA 90210
BRANCH NAME BEVERLY HILLS COURTHOUSE - WEST DISTRI

PLAINTIFF BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation
DEFENDANT MASOUD MALEK, M.D.; PALM SURGERY CENTER, INC., a California corporation, et al.

FOR RECORDER'S USE ONLY

LEVYING OFFICER (Name and Address)
LOS ANGELES COUNTY SHERIFF'S DEPT
COURT SERVICE DIVISION
REAL ESTATE SECTION
110 N. Grand Avenue, Room 525
Los Angeles, California 90012

LEVYING OFFICER FILE NO:
COURT CASE NO: 08C00980

NOTICE OF LEVY
under Writ of [X] Execution (Money Judgment) [ ] Sale

TO THE PERSON NOTIFIED (name) PANTEHA MALEKZADEH

1 The judgment creditor seeks to levy upon property in which the judgment debtor has an interest and apply it to the satisfaction of a judgment as follows
a Judgment debtor (name) MASOUD MALEK, M.D. - under judgment entered 09/04/08
b. The property to be levied upon is described
[ ] in the accompanying writ of possession or writ of sale
[X] as follows: REAL PROPERTY COMMONLY KNOWN AS 445 N. PLYMOUTH BLVD., LOS ANGELES, CA 90004 AND LEGALLY DESCRIBED AS LOT 37 OF TRACT 3753, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 41, PAGE(S) 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN 5523-033-019.

2 The amount necessary to satisfy the judgment creditor's judgment is

a Total amount due (less partial satisfactions) See (f) below for interest due	$	21,637.22
b Levy fee	$	1,000.00
c Sheriff's disbursement fee	$	10.00
d Recoverable costs	$	0.00
e **Total** *(a through d)*	$	22,647.22
f Daily interest	$	6.90

per day from date of entry of judgment

3 You are notified as
a [ ] a judgment debtor
b [X] a person other than the judgment debtor *(state capacity in which person is notified)*: Record owner of 445 N. Plymouth Blvd., Los Angeles, CA 90004

(Read Information for Judgment Debtor or Information for Person Other Than Judgment Debtor on page two.)

Notice of Levy was
[ ] mailed on *(date)*
[ ] delivered on *(date)*
[ ] posted on *(date)*.
[ ] filed on *(date)*
[✓] recorded on *(date)* 8/29/18

Date

JOHN VALENZIA
(TYPE OR PRINT NAME)

(SIGNATURE)
[ ] Levying officer [ ] Registered process server

Form Approved for Optional Use
Judicial Council of California
EJ-150 [Rev. January 1, 2002]

NOTICE OF LEVY
(Enforcement of Judgment)

Legal Solutions Plus

Code of Civil Procedure, § 699.540

EJ-130

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address):
ROY A. LEVUN, ESQ. (SBN#: 93435)
LAW OFFICES OF DAVID B. BLOOM (SBN#: 56573)
A PROFESSIONAL CORPORATION
3580 WILSHIRE BOULEVARD, SUITE #1045
LOS ANGELES, CALIFORNIA 90010
TELEPHONE NO: (213) 384-4088 FAX NO (Optional): (213) 385-2009
E-MAIL ADDRESS (Optional):
ATTORNEY FOR (Name): Plaintiff, BONNE BRIDGES MUELLER O'KEEFE & NICHOLS
[X] ATTORNEY FOR [X] JUDGMENT CREDITOR [ ] ASSIGNEE OF RECORD

FOR COURT USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
STREET ADDRESS: 9355 Burton Way
MAILING ADDRESS: same
CITY AND ZIP CODE: Beverly Hills, CA 90210
BRANCH NAME: BEVERLY HILLS COURTHOUSE - WEST DISTRI

PLAINTIFF: BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation
DEFENDANT: MASOUD MALEK, M.D.; PALM SURGERY CENTER, INC., a California corporation, et al.

WRIT OF
[X] EXECUTION (Money Judgment)
[ ] POSSESSION OF [ ] Personal Property [ ] Real Property
[ ] SALE

CASE NUMBER: 08C00980

1. To the Sheriff or Marshal of the County of: LOS ANGELES

You are directed to enforce the judgment described below with daily interest and your costs as provided by law

2. To any registered process server: You are authorized to serve this writ only in accord with CCP 699.080 or CCP 715.040

3. (Name): BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation is the [X] judgment creditor [ ] assignee of record whose address is shown on this form above the court's name.

4. Judgment debtor (name and last known address):

MALEK MASOUD, M.D.
250 South La Cienega Boulevard
Beverly Hills, CA 90211

PALM SURGERY CENTER, INC.,
a California Corporation
250 South La Cienega Boulevard
Beverly Hills, CA 90211

[ ] Additional judgment debtors on next page

5. Judgment entered on (date): 09/04/08

6. [ ] Judgment renewed on (dates):

7. Notice of sale under this writ
a. [X] has not been requested.
b. [ ] has been requested (see next page).

8. [ ] Joint debtor information on next page

9. [ ] See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.

10. [ ] This writ is issued on a sister-state judgment.

11. Total judgment	$	25,193.92
12. Costs after judgment (per filed order or memo CCP 685.090)	$	
13. Subtotal (add 11 and 12)	$	25,193.92
14. Credits	$	
15. Subtotal (subtract 14 from 13)	$	25,193.92
16. Interest after judgment (per filed affidavit CCP 685.050) (not on GC 6103.5 fees)	$	
17. Fee for issuance of writ	$	15.00
18. Total (add 15, 16, and 17)	$	25,208.92
19. Levying officer:		
(a) Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) of 10%	$	6.90
(b) Pay directly to court costs included in 11 and 17 (GC 6103.5, 68511.3, CCP 699.520(i))	$	

20. [ ] The amounts called for in items 11–19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.

[SEAL]

SEP 24 2008

Issued on (date): Clerk, by OLIVIA A. CLARK, Deputy

NOTICE TO PERSON SERVED: SEE NEXT PAGE FOR IMPORTANT INFORMATION.

Form Approved for Optional Use
Judicial Council of California
EJ-130 [Rev. January 1, 2006]

WRIT OF EXECUTION

Legal Solutions Plus

Code of Civil Procedure, §§ 699.520, 712.010
Government Code, § 6103.5

13

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TELEPHONE NO

[X] Recording requested by and return to (213) 384-4088

SHELLEY M. GOULD, ESQ. (SBN#: 72449)
LAW OFFICES OF DAVID B. BLOOM (SBN#: 56573)
A PROFESSIONAL CORPORATION
3580 WILSHIRE BOULEVARD, SUITE #1045
LOS ANGELES, CALIFORNIA 90010

ATTORNEY FOR (Name) Plaintiff, BONNE BRIDGES MUELLER O'KEEFE & NICHOLS

FOR RECORDER'S USE ONLY

NAME OF COURT SUPERIOR COURT OF THE STATE OF CALIFORNIA
STREET ADDRESS COUNTY OF LOS ANGELES
MAILING ADDRESS 9355 Burton Way
CITY AND ZIP CODE Beverly Hills, CA 9021
BRANCH NAME BEVERLY HILLS COURTHOUSE - WEST DISTRI

PLAINTIFF BONNE, BRIDGES, MUELLER, O'KEEFE & NICHOLS, Professional Corporation
DEFENDANT MASOUD MALEK, M.D.; PALM SURGERY CENTER, INC., a California corporation, et al.

LEVYING OFFICER (Name and Address)
LOS ANGELES COUNTY SHERIFF'S DEPT
COURT SERVICE DIVISION
REAL ESTATE SECTION
110 N. Grand Avenue, Room 525
Los Angeles, California 90012

LEVYING OFFICER FILE NO | COURT CASE NO 08C00980

MEMORANDUM OF GARNISHEE
(Attachment - Enforcement of Judgment)

NOTICE TO PERSON SERVED WITH WRIT AND NOTICE OF LEVY OR NOTICE OF ATTACHMENT: This memorandum must be completed and mailed or delivered to the levying officer within 10 days after service on you of the writ and notice of levy or attachment unless you have fully complied with the levy. Failure to complete and return this memorandum may render you liable for the costs and attorney fees incurred in obtaining the required information.
- RETURN ALL COPIES OF THIS MEMORANDUM TO THE LEVYING OFFICER -

This memorandum does *not* apply to garnishment of earnings.

1 If you will not deliver to the levying officer any property levied upon, describe the property and the reason for not delivering it

2 **For writ of execution only** Describe any property of the judgment debtor not levied upon that is in your possession or under your control

3 If you owe money to the judgment debtor which you will not pay to the levying officer, describe the amount and terms of the obligation and the reason for not paying it to the levying officer

(Continued on reverse)

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

03/08/2013
20130355956

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5663936)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 3753 37 M B 41-11

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5523-033-019
AKA 445 N PLYMOUTH BLVD
LOS ANGELES

Owner:

MALEKZADEH PANTEHA
707 N CAMDEN DR
BEVERLY HILLS CA,90210

DATED: This 21st Day of February, 2013

CITY OF LOS ANGELES

By for Otabrera

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ED DECKERT** **Date: April 20, 2015**
JOB ADDRESS: **445 NORTH PLYMOUTH BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5523-033-019**

Last Full Title: **03/07/2015** Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). PANTEHA MALEKZADEH
707 N. CAMDEN DR
BEVERLY HILLS, CA 90210 CAPACITY: OWNER

2). WORLD SAVINGS BANK
FINAL DOCUMENTATION CLOSING DEPT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548 CAPACITY: INTERESTED PARTIES

3). MASOUD MALEK, M.D.
PALM SURGERY CENTER, INC.
445 N. PLYMOUTH BLVD
LOS ANGELES, CA 90004 CAPACITY: INTERESTED PARTIES

4). A PROFESSIONAL CORP.
3580 WILSHIRE BLVD #1045
LOS ANGELES, CA 90010 CAPACITY: INTERESTED PARTIES

EXHIBIT C

Property Detail Report

For Property Located At :
445 N PLYMOUTH BLVD, LOS ANGELES, CA 90004-3001

CoreLogic RealQuest Professional

Owner Information

Owner Name:	MALEKZADEH PANTEHA
Mailing Address:	707 N CAMDEN DR, BEVERLY HILLS CA 90210-3204 C015
Vesting Codes:	SW / /

Location Information

Legal Description:	TRACT NO 3753 LOT 37		
County:	LOS ANGELES, CA	APN:	5523-033-019
Census Tract / Block:	1924.10 / 4	Alternate APN:	
Township-Range-Sect:		Subdivision:	3753
Legal Book/Page:	41-11	Map Reference:	34-D5 /
Legal Lot:	37	Tract #:	3753
Legal Block:		School District:	LOS ANGELES
Market Area:	C18	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	04/11/2008 / 12/20/2007	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	629613		

Last Market Sale Information

Recording/Sale Date:	03/27/1998 / 03/10/1998	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	502545	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	MALEX MASOUD		

Prior Sale Information

Prior Rec/Sale Date:	03/16/1998 / 02/13/1998	Prior Lender:	WASHINGTON MUTUAL BK
Prior Sale Price:	$315,000	Prior 1st Mtg Amt/Type:	$252,000 / CONV
Prior Doc Number:	426157	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,782	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1929	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,427	Lot Width/Depth:	55 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$410,295	Assessed Year:	2014	Property Tax:	$5,242.72
Land Value:	$328,241	Improved %:	20%	Tax Area:	67
Improvement Value:	$82,054	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	$410,295				

Comparable Summary

For Property Located At

CoreLogic RealQuest Professional

445 N PLYMOUTH BLVD, LOS ANGELES, CA 90004-3001

20 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: 20

	Subject Property	Low	High	Average
Sale Price	$0	$188,000	$1,350,000	$633,550
Bldg/Living Area	1,782	1,517	2,045	1,755
Price/Sqft	$0.00	$123.93	$660.15	$357.25
Year Built	1922	1922	1998	1956
Lot Area	7,427	3,270	16,860	7,632
Bedrooms	3	2	5	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.11
Total Value	$410,295	$54,958	$773,214	$328,984
Distance From Subject	0.00	2.09	44.61	18.01

*= user supplied for search only

#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		445 N PLYMOUTH BLVD		**1922**	**3**	**2**	**03/27/1998**	**1,782**	**7,427**	**0.0**
Comparables										
1		616 GARNET ST	$910,000	1964	4	3	04/02/2015	1,774	3,270	16.81
2		4332 SERENE AVE	$252,000	1998	4	2	04/02/2015	1,898	7,723	40.13
3		2815 ALTURA AVE	$420,000	1947	3	1	03/16/2015	1,522	5,070	10.84
4		26522 DUNWOOD RD	$1,000,000	1956	3	2	07/15/2014	1,637	8,468	20.35
5		1908 W PIRU ST	$324,000	1959	4	2	07/17/2014	1,560	5,110	12.34
6		1706 S HOLT AVE	$750,000	1939	3	2	04/03/2015	1,968	7,003	3.97
7		2037 250TH ST	$504,500	1958	2	2	04/03/2015	1,753	6,283	19.33
8		1824 E 218TH ST	$422,500	1972	3	2	04/03/2015	1,674	4,589	17.73
9		1838 W AVENUE H8	$188,000	1990	3	2	04/03/2015	1,517	6,421	44.61
10		5815 IRVINE AVE	$580,000	1952	3	2	01/05/2015	1,903	6,797	7.72
11		19445 SHIRLEY CT	$950,000	1951	2	2	04/01/2015	1,609	16,860	14.81
12		3144 FRANCES AVE	$820,000	1962	3	2	04/01/2015	1,827	7,076	12
13		2070 VINE ST	$800,000	1922	5	2	04/02/2015	1,847	6,000	2.09
14		7819 WOODLAKE AVE	$585,000	1967	3	3	03/12/2015	1,925	11,283	20.08
15		3186 BRANDON ST	$600,000	1939	3	2	11/17/2014	1,647	7,037	14.27
16		447 S LOWELL ST	$450,000	1954	4	2	07/28/2014	1,734	7,626	25.24
17		3755 MYRTLE AVE	$750,000	1925	4	2	01/02/2015	1,784	6,737	19.16
18		2754 HAYES AVE	$380,000	1947	3	2	01/06/2015	1,546	5,394	19.62
19		20529 HATTERAS ST	$635,000	1960	3	2	12/10/2014	1,934	12,622	16.27
20		30551 CAMINO PORVENIR	$1,350,000	1974	3	3	11/19/2014	2,045	11,269	22.77

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

445 N PLYMOUTH BLVD, LOS ANGELES, CA 90004-3001

20 Comparable(s) Selected. Report Date: 04/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$0	$188,000	$1,350,000	$633,550
Bldg/Living Area	1,782	1,517	2,045	1,755
Price/Sqft	$0.00	$123.93	$660.15	$357.25
Year Built	1922	1922	1998	1956
Lot Area	7,427	3,270	16,860	7,632
Bedrooms	3	2	5	3
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Stories	1.00	1.00	2.00	1.11
Total Value	$410,295	$54,958	$773,214	$328,984
Distance From Subject	0.00	2.09	44.61	18.01

*= user supplied for search only

Comp #:1 Distance From Subject:16.81 (miles)

Address:	616 GARNET ST, REDONDO BEACH, CA 90277-3455				
Owner Name:	CARDENAS MOISES				
Seller Name:	ADDUCI ALBERT R				
APN:	7506-011-012	Map Reference:	67-D3 /	Living Area:	1,774
County:	LOS ANGELES, CA	Census Tract:	6213.01	Total Rooms:	7
Subdivision:	REDONDO BEACH	Zoning:	RBR-3	Bedrooms:	4
Rec Date:	04/02/2015	Prior Rec Date:	12/20/1978	Bath(F/H):	3 /
Sale Date:	03/24/2015	Prior Sale Date:		Yr Built/Eff:	1964 / 1964
Sale Price:	$910,000	Prior Sale Price:	$115,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	360036	Acres:	0.08	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	3,270	Pool:	
Total Value:	$227,767	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	BUILT-IN

Comp #:2 Distance From Subject:40.13 (miles)

Address:	4332 SERENE AVE, LANCASTER, CA 93536-3406				
Owner Name:	CALICA ALEJANDRO III				
Seller Name:	PHAN WINSTON & MICHELLE D				
APN:	3103-029-034	Map Reference:	/	Living Area:	1,898
County:	LOS ANGELES, CA	Census Tract:	9011.02	Total Rooms:	
Subdivision:	46068	Zoning:	LCC4-R17500*	Bedrooms:	4
Rec Date:	04/02/2015	Prior Rec Date:	07/09/2013	Bath(F/H):	2 /
Sale Date:	03/19/2015	Prior Sale Date:	05/29/2013	Yr Built/Eff:	1998 / 1998
Sale Price:	$252,000	Prior Sale Price:	$196,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	361012	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	$247,435	Lot Area:	7,723	Pool:	
Total Value:	$196,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:10.84 (miles)

Address:	2815 ALTURA AVE, LA CRESCENTA, CA 91214-3457				
Owner Name:	RIBEYE MANAGEMENT LLC				
Seller Name:	VAN ORDEN JEROLD A				
APN:	5801-017-002	Map Reference:	18-E1 /	Living Area:	1,522
County:	LOS ANGELES, CA	Census Tract:	3005.01	Total Rooms:	6
Subdivision:	DARRACQ TR	Zoning:	LCR1YY	Bedrooms:	3
Rec Date:	03/16/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	03/03/2015	Prior Sale Date:		Yr Built/Eff:	1947 / 1947
Sale Price:	$420,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	277440	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	$336,000	Lot Area:	5,070	Pool:	
Total Value:	$165,381	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:4 Distance From Subject:20.35 (miles)

Address:	26522 DUNWOOD RD, ROLLING HILLS ESTATES, CA 90274-2309				
Owner Name:	CHEN LI-LIN/TAM AVERY H				
Seller Name:	ARII FAMILY TRUST				
APN:	7576-012-010	Map Reference:	72-E3 /	Living Area:	1,637
County:	LOS ANGELES, CA	Census Tract:	6702.02	Total Rooms:	6
Subdivision:	21269	Zoning:	RERA10000*	Bedrooms:	3
Rec Date:	07/15/2014	Prior Rec Date:	07/15/1976	Bath(F/H):	2 /
Sale Date:	06/30/2014	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	$1,000,000	Prior Sale Price:	$90,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	727893	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	$800,000	Lot Area:	8,468	Pool:	
Total Value:	$172,975	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:5 Distance From Subject:12.34 (miles)

Address:	1908 W PIRU ST, COMPTON, CA 90222-1613				
Owner Name:	PHILLIPS DAMION/THOMAS MONIQUE				
Seller Name:	DRRI HOLDINGS INC				
APN:	6145-017-026	Map Reference:	64-C1 /	Living Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	5412.00	Total Rooms:	
Subdivision:	24660	Zoning:	CORL*	Bedrooms:	4
Rec Date:	07/17/2014	Prior Rec Date:	03/19/2014	Bath(F/H):	2 /
Sale Date:	06/12/2014	Prior Sale Date:	03/13/2014	Yr Built/Eff:	1959 / 1962
Sale Price:	$324,000	Prior Sale Price:	$223,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	739521	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	$317,710	Lot Area:	5,110	Pool:	
Total Value:	$268,211	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:3.97 (miles)

Address:	1706 S HOLT AVE, LOS ANGELES, CA 90035-4306				
Owner Name:	KALNEL GARDENS LLC				
Seller Name:	HAFT RICHARD & TERRI A				
APN:	4303-025-036	Map Reference:	42-D3 /	Living Area:	1,968
County:	LOS ANGELES, CA	Census Tract:	2170.02	Total Rooms:	6
Subdivision:	11716	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/03/2015	Prior Rec Date:	07/01/1980	Bath(F/H):	2 /
Sale Date:	02/24/2015	Prior Sale Date:		Yr Built/Eff:	1939 / 1944
Sale Price:	$750,000	Prior Sale Price:	$74,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	365654	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	$904,000	Lot Area:	7,003	Pool:	
Total Value:	$234,026	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:19.33 (miles)

Address:	2037 250TH ST, LOMITA, CA 90717-1705				
Owner Name:	LU STEPHEN C/TING ICHIEN				
Seller Name:	MENDOZA TRUST				
APN:	7376-021-022	Map Reference:	73-D2 /	Living Area:	1,753
County:	LOS ANGELES, CA	Census Tract:	6700.02	Total Rooms:	5
Subdivision:	480	Zoning:	LOR1*	Bedrooms:	2
Rec Date:	04/03/2015	Prior Rec Date:	01/21/1987	Bath(F/H):	2 /
Sale Date:	03/11/2015	Prior Sale Date:	12/1986	Yr Built/Eff:	1958 / 1961
Sale Price:	$504,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	365658	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,283	Pool:	POOL
Total Value:	$76,752	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:17.73 (miles)

Address:	1824 E 218TH ST, CARSON, CA 90745-2512				
Owner Name:	SALAS GILDA				
Seller Name:	VILLARICO ALICIA L				
APN:	7328-018-020	Map Reference:	69-E4 /	Living Area:	1,674
County:	LOS ANGELES, CA	Census Tract:	5433.06	Total Rooms:	6
Subdivision:	28476	Zoning:	CARS*	Bedrooms:	3
Rec Date:	04/03/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/06/2015	Prior Sale Date:		Yr Built/Eff:	1972 / 1973
Sale Price:	$422,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	365666	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	$70,000	Lot Area:	4,589	Pool:	
Total Value:	$333,342	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:44.61 (miles)

Address:	1838 W AVENUE H8, LANCASTER, CA 93534-1300				
Owner Name:	GOESCHL JONATHAN W				
Seller Name:	MOCKERIDGE SCOTT				
APN:	3119-001-112	Map Reference:	159-H2 /	Living Area:	1,517
County:	LOS ANGELES, CA	Census Tract:	9008.03	Total Rooms:	
Subdivision:	46090	Zoning:	LRRA6000*	Bedrooms:	3
Rec Date:	04/03/2015	Prior Rec Date:	07/24/2008	Bath(F/H):	2 /
Sale Date:	02/24/2015	Prior Sale Date:	05/29/2008	Yr Built/Eff:	1990 / 1990
Sale Price:	$188,000	Prior Sale Price:	$150,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	368874	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	$182,360	Lot Area:	6,421	Pool:	
Total Value:	$150,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:7.72 (miles)

Address:	5815 IRVINE AVE, NORTH HOLLYWOOD, CA 91601-1020				
Owner Name:	WEST EAST COAST ACQUISITIONS				
Seller Name:	GUDLOW MICHAEL W TRUST				
APN:	2339-011-055	Map Reference:	16-D6 /	Living Area:	1,903
County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	6
Subdivision:	8101	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/05/2015	Prior Rec Date:	06/20/1995	Bath(F/H):	2 /
Sale Date:	12/22/2014	Prior Sale Date:		Yr Built/Eff:	1952 / 1952
Sale Price:	$580,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	7143	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	$435,000	Lot Area:	6,797	Pool:	
Total Value:	$480,169	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:14.81 (miles)

Address:	19445 SHIRLEY CT, TARZANA, CA 91356-3809				
Owner Name:	MUER DEBRA E/MUER ROBIN E				
Seller Name:	SAGADENCKY GEORGE & ALLISON L				
APN:	2163-006-013	Map Reference:	21-A2 /	Living Area:	1,609
County:	LOS ANGELES, CA	Census Tract:	1394.02	Total Rooms:	7
Subdivision:	15245	Zoning:	LARA	Bedrooms:	2
Rec Date:	04/01/2015	Prior Rec Date:	09/15/2000	Bath(F/H):	2 /
Sale Date:	03/30/2015	Prior Sale Date:	07/24/2000	Yr Built/Eff:	1951 / 1952
Sale Price:	$950,000	Prior Sale Price:	$530,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	356965	Acres:	0.39	Fireplace:	Y / 1
1st Mtg Amt:	$760,000	Lot Area:	16,860	Pool:	POOL
Total Value:	$651,472	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:12 Distance From Subject:12 (miles)

Address:	3144 FRANCES AVE, LA CRESCENTA, CA 91214-1310				
Owner Name:	HARMANDAYAN GARO/TOROSYAN ASMIK				
Seller Name:	LEWIS FAMILY TRUST				
APN:	5866-003-045	Map Reference:	11-D5 /	Living Area:	1,827
County:	LOS ANGELES, CA	Census Tract:	3001.00	Total Rooms:	7
Subdivision:	24604	Zoning:	LCR171/2	Bedrooms:	3
Rec Date:	04/01/2015	Prior Rec Date:	12/09/2004	Bath(F/H):	2 /
Sale Date:	03/05/2015	Prior Sale Date:	11/15/2004	Yr Built/Eff:	1962 / 1969
Sale Price:	$820,000	Prior Sale Price:	$680,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	357014	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	$615,000	Lot Area:	7,076	Pool:	POOL
Total Value:	$773,214	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:13 Distance From Subject:2.09 (miles)

Address:	2070 VINE ST, LOS ANGELES, CA 90068-3915				
Owner Name:	GOROSTIETA ROBERT J/GOROSTIETA KAREN M				
Seller Name:	STORACE MARIO				
APN:	5586-005-024	Map Reference:	34-C2 /	Living Area:	1,847
County:	LOS ANGELES, CA	Census Tract:	1895.00	Total Rooms:	7
Subdivision:	J M ROBERT	Zoning:	LAR2	Bedrooms:	5
Rec Date:	04/02/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/03/2015	Prior Sale Date:		Yr Built/Eff:	1922 / 1923
Sale Price:	$800,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	360042	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	$400,000	Lot Area:	6,000	Pool:	
Total Value:	$194,339	# of Stories:	2.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:20.08 (miles)

Address:	7819 WOODLAKE AVE, WEST HILLS, CA 91304-4462				
Owner Name:	BROWN NEVILLE M/BRANCHE BRENNIS				
Seller Name:	PIVNIK JENICA				
APN:	2020-022-027	Map Reference:	5-F2 /	Living Area:	1,925
County:	LOS ANGELES, CA	Census Tract:	1344.23	Total Rooms:	6
Subdivision:	22191	Zoning:	LARE11	Bedrooms:	3
Rec Date:	03/12/2015	Prior Rec Date:	11/21/2011	Bath(F/H):	3 /
Sale Date:	01/29/2015	Prior Sale Date:	10/24/2011	Yr Built/Eff:	1967 / 1967
Sale Price:	$585,000	Prior Sale Price:	$427,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	269532	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	$438,750	Lot Area:	11,283	Pool:	POOL
Total Value:	$437,516	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:15 Distance From Subject:14.27 (miles)

Address:	3186 BRANDON ST, PASADENA, CA 91107-3854				
Owner Name:	GALVEZ DAVID/TINT CYNHIA				
Seller Name:	BRANDON TRUST 3186				
APN:	5754-012-006	Map Reference:	27-F4 /	Living Area:	1,647
County:	LOS ANGELES, CA	Census Tract:	4632.00	Total Rooms:	5
Subdivision:	8979	Zoning:	PSR6	Bedrooms:	3
Rec Date:	11/17/2014	Prior Rec Date:	05/24/2000	Bath(F/H):	2 /
Sale Date:	10/23/2014	Prior Sale Date:	05/08/2000	Yr Built/Eff:	1939 / 1950
Sale Price:	$600,000	Prior Sale Price:	$268,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1224953	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	$569,905	Lot Area:	7,037	Pool:	
Total Value:	$571,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16 Distance From Subject:25.24 (miles)

Address:	447 S LOWELL ST, COVINA, CA 91723-3215				
Owner Name:	KURNIAWAN IBNU & ANNA L				
Seller Name:	LOCKETT CHRISTOPHER A & KAREN K				
APN:	8446-014-008	Map Reference:	88-F5 /	Living Area:	1,734
County:	LOS ANGELES, CA	Census Tract:	4036.00	Total Rooms:	8
Subdivision:	18804	Zoning:	CVR1*	Bedrooms:	4
Rec Date:	07/28/2014	Prior Rec Date:	07/31/2009	Bath(F/H):	2 /
Sale Date:	06/04/2014	Prior Sale Date:	07/28/2009	Yr Built/Eff:	1954 / 1959
Sale Price:	$450,000	Prior Sale Price:	$355,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	778020	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$360,000	Lot Area:	7,626	Pool:	POOL
Total Value:	$373,809	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:17 Distance From Subject:19.16 (miles)

Address:	3755 MYRTLE AVE, LONG BEACH, CA 90807-4121				
Owner Name:	GIUMETTI A J LIVING TRUST				
Seller Name:	SONNOCCO INVESTMENT FUND 1 LLC				
APN:	7145-024-032	Map Reference:	70-D5 /	Living Area:	1,784
County:	LOS ANGELES, CA	Census Tract:	5720.01	Total Rooms:	8
Subdivision:	3725	Zoning:	LBR1N	Bedrooms:	4
Rec Date:	01/02/2015	Prior Rec Date:	10/15/1975	Bath(F/H):	2 /
Sale Date:	12/02/2014	Prior Sale Date:		Yr Built/Eff:	1925 / 1935
Sale Price:	$750,000	Prior Sale Price:	$58,500	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	253	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	$417,000	Lot Area:	6,737	Pool:	
Total Value:	$114,664	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:18 Distance From Subject:19.62 (miles)

Address:	2754 HAYES AVE, LONG BEACH, CA 90810-3005				
Owner Name:	WHITE BOBBY J				
Seller Name:	SIMMONS MICHAEL G TRUST				
APN:	7314-025-003	Map Reference:	75-A1 /	Living Area:	1,546
County:	LOS ANGELES, CA	Census Tract:	5726.00	Total Rooms:	6
Subdivision:	13047	Zoning:	LBR1N	Bedrooms:	3
Rec Date:	01/06/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	10/22/2014	Prior Sale Date:		Yr Built/Eff:	1947 / 1951
Sale Price:	$380,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	11653	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	$380,000	Lot Area:	5,394	Pool:	
Total Value:	$54,958	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:19 Distance From Subject:16.27 (miles)

Address:	20529 HATTERAS ST, WOODLAND HILLS, CA 91367-5312				
Owner Name:	SADIGHPOUR AFSHIN/GOLRIZ AREZOU				
Seller Name:	OLOOMI MAHTAB				
APN:	2151-016-038	Map Reference:	12-E6 /	Living Area:	1,934
County:	LOS ANGELES, CA	Census Tract:	1371.04	Total Rooms:	6
Subdivision:	25020	Zoning:	LARS	Bedrooms:	3
Rec Date:	12/10/2014	Prior Rec Date:	12/03/2003	Bath(F/H):	2 /
Sale Date:	11/05/2014	Prior Sale Date:	11/03/2003	Yr Built/Eff:	1960 / 1960
Sale Price:	$635,000	Prior Sale Price:	$567,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1338708	Acres:	0.29	Fireplace:	Y / 1
1st Mtg Amt:	$508,000	Lot Area:	12,622	Pool:	POOL
Total Value:	$521,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #:20 Distance From Subject:22.77 (miles)

Address:	30551 CAMINO PORVENIR, RANCHO PALOS VERDES, CA 90275-4536				
Owner Name:	GREENSHIELDS BRENT A				
Seller Name:	SOLOMON LINDA S TRUST				
APN:	7588-008-023	Map Reference:	77-B1 /	Living Area:	2,045
County:	LOS ANGELES, CA	Census Tract:	6704.16	Total Rooms:	6
Subdivision:	29115	Zoning:	RPRAIA	Bedrooms:	3
Rec Date:	11/19/2014	Prior Rec Date:	06/19/2002	Bath(F/H):	3 /
Sale Date:	11/06/2014	Prior Sale Date:	06/13/2002	Yr Built/Eff:	1974 / 1974
Sale Price:	$1,350,000	Prior Sale Price:	$840,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	1239710	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	$1,080,000	Lot Area:	11,269	Pool:	POOL
Total Value:	$583,092	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ED DECKERT** **Date: April 20, 2015**
JOB ADDRESS: **445 NORTH PLYMOUTH BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5523-033-019**

CASE#: 478327
ORDER NO: A-3104762

EFFECTIVE DATE OF ORDER TO COMPLY: **September 14, 2012**
COMPLIANCE EXPECTED DATE: **October 14, 2012**
DATE COMPLIANCE OBTAINED: **December 06, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3104762

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

MALEKZADEH,PANTEHA
707 N CAMDEN DR
BEVERLY HILLS, CA 90210

CASE #: 478327
ORDER #: A-3104762
EFFECTIVE DATE: September 14, 2012
COMPLIANCE DATE: **October 14, 2012**

OWNER OF
SITE ADDRESS: **445 N PLYMOUTH BLVD**
ASSESSORS PARCEL NO.: 5523-033-019
ZONE: R1; One-Family Zone

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

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

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$1,176.00.**
Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. **Maintenance and repair of existing building.**

   You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

   Code Section(s) in Violation: 91.8104, 91.8104.4, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

   Comments: Repair all crack and holes in walls of the house.

2. **Maintenance and repair of existing building.**

   You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

   Code Section(s) in Violation: 91.8104, 91.8104.3, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

   Comments: Repair ceiling leaks in the room to the rear of the house.

3. **Maintenance and repair of existing building.**

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.8104.14, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Repair or replace the block wall at the garage driveway that is failing.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$1,925.00.**

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

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than $1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err 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)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: September 11, 2012

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

REVIEWED BY