

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

July 14, 2015

Council District: # 3

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

JOB ADDRESS: **5794 NORTH FAIRHAVEN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2046-002-059**

On May 22, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **5794 North Fairhaven Avenue, 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.

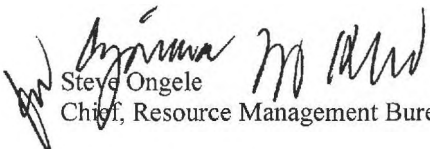
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	389.21
Title Report fee	42.00
Grand Total	\$ <u>2,356.21</u>

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 **\$2,356.21** 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 **\$2,356.21** 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 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. T11666
Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2046-002-059

Property Address: 5794 N FAIRHAVEN AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Interspousal Transfer Grant Deed
Grantee : Meir Levi, a married man as his sole and separate property
Grantor : Orit Levi
Deed Date : 11/2/2007 **Recorded :** 11/8/2007
Instr No. : 20072509336

MAILING ADDRESS: Meir Levi,
 22237 Buena Ventura Street, Woodland Hills, CA, 91364

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel 100, in the City of Los Angeles, County of Los Angeles, State of California, as shown on licensed surveyor's map, filed in Book 81, Pages 37 to 42, record of surveys, in the office of the County recorder of said County. Also shown as Lot 100 of Tract No 26727, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 720, Pages 51 to 58, inclusive of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2046-002-059

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby
Amount : \$85,000.00 **Dated :** 4/1/2002

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. T11666

SCHEDULE B (Continued)

Trustor : Avner Pinhas
Trustee : American Securities Company
Beneficiary : Wells Fargo Bank, N.A.
Recorded : 6/3/2002
Maturity Date is: 4/1/2042
Instr No. : 02 1266934

MAILING ADDRESS: Wells Fargo Bank, N.A., P.O. Box 31557, Billings, MT 59107

MAILING ADDRESS: American Securities Company, P.O. Box 31557, Billings, MT 59107

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

Amount : \$560,000.00
Dated : 11/2/2007

Trustor : Meir Levi
Trustee : Golden West Savings Association Service Co., a California Corporation
Beneficiary : World Savings Bank, FSB
Recorded : 11/8/2007
Instr No. : 20072509338

Maturity Date is: 11/15/2037
The maximum aggregate principal sum secured by this security agreement is \$700,000.00

MAILING ADDRESS: World Savings Bank, FSB, P.O. Box 659548, San Antonio, TX 78265-9548

MAILING ADDRESS: Golden West Savings Association Service Co –None Shown

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 : 8/16/2013

Trustor : Meir Levi
Trustee : Stewart Title of California, Inc.
Beneficiary : American Contractors Industry Company and U.S. Specialty Insurance Company
Recorded : 8/20/2013

MAILING ADDRESS: American Contractors Industry Company and U.S. Specialty Insurance Company, 601 S. Figueroa St. Suite 1600, Los Angeles, California 90017

MAILING ADDRESS: Stewart Title of California, Inc – None Shown

Power of Attorney from Meir Levi to Orit Levi.

Principal : Meir Levi
Agent : Orit Levi
Recorded : 11/8/2007
Instr No. : 20072509337

Recording requested by:
Wells Fargo Bank, N.A.

Recording Requested by:
Wells Fargo Bank
When Recorded Return to: Fidelity National LPS
15661 Redhill, Suite 200
Tustin, CA 92780
Code: WFD

02 1266934

State of California Space Above This Line For Recording Data
REFERENCE #: 20020804400014 ACCOUNT #: 0664-864-2008081-1098

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is 04/01/2002 and the parties are as follows:
TRUSTOR ("Grantor"):
AVNER PINHAS, A SINGLE MAN

whose address is:
6704 FAIRHAVEN AVE WOODLAND HILLS, CA, 91367
TRUSTEE: AMERICAN SECURITIES COMPANY
P. O. BOX 31667
BILLINGS, MT 59107
BENEFICIARY ("Lender"): WELLS FARGO BANK, N.A.
P. O. BOX 31667
BILLINGS, MT 59107

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of LOS ANGELES, State of California, described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 100, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP, FILED IN BOOK 91, PAGES 37 TO 42, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

COUNTY, ALSO SHOWN AS LOT 100 OF TRACT NO. 28727, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 720, PAGES 51 TO 58, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

with the address of 5704 FAIRHAVEN AVE. LOS ANGELES, CA 91387
and parcel number of 2040-002-060 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 95,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is 04/01/2042.

EQ206A (10/2000)

4. **FICTITIOUS DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Fictitious Deed of Trust, inclusive, dated February 1, 1997 and recorded on February 8, 1997 as Instrument Number 97 200896 in Book N/A at Page N/A of the Official Records in the Office of the Recorder of LOS ANGELES County, State of California, are hereby incorporated into, and shall govern, this Security Instrument.

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Fictitious Deed of Trust (the Deed of Trust-Bank/Customer Copy). The undersigned Grantor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE hereunder be mailed to the Grantor's address given herein.

AVNER PT-HAS	Grantor	Date
<i>AV</i>		9/1/02
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date

ACKNOWLEDGMENT (All-Purpose):
 STATE OF CALIFORNIA, COUNTY OF Los Angeles) ss.
 On 1 APRIL 2002 before me, the undersigned, a Notary Public in and for said State,
 personally appeared

AVNER PENHAS
 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: *Marla A. Showalter*
 Name: Marla A. Showalter, Notary Public
 (type or printed)
 My Commission expires: SEPT. 23, 2005



ACKNOWLEDGMENT (All-Purpose):
 STATE OF _____, COUNTY OF _____) ss.
 On _____ before me, the undersigned, a Notary Public in and for said State,
 personally appeared

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: _____
 Name: _____
 (type or printed)
 My Commission expires: _____

(Seal)

JUN 9 3 2002

CAMERA # 4

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: Marla A. Showalter

Notary Commission Number: 1321886

County and State Of Commission: Los Angeles County, California

Date Commission Expires: Sept 23, 2005

Manufacturer or Vendor Number: SIU1
(Located on both sides of notary seal border)

Date and Place of Notary Execution: 4/1/02 Los Angeles County, California

Signature: Rachel Maxey WELLS FARGO BANK, N.A.
RACHEL MAXEY

Date & Place of This Execution: 4/3/02 Washington County, OR

Recording Requested by
United General Title Insurance Company

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

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

LOAN NUMBER: 0047528674

NOTE AMOUNT: \$560,000.00

334966



20072509338

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 INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED. THE SECURED NOTE PROVIDES FOR MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$700,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated November 2, 2007, will be called the "Security Instrument."

(B) Borrower. MEIR LEVI, 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 .



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1821

(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. **\$560,000.00**, plus accrued and deferred 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 **November 15, 2037** ("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 **5794 FAIRHAVEN AVE, WOODLAND HILLS, CA 91367-3927**. 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;

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0047528674

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):

Meir Levi, no his attorney at law (Seal)
MEIR LEVI

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

SD001 (2004-03-1)

[AF1 (2004-03-1)]
[B01 (2004-03-1)]

Page 15

CA

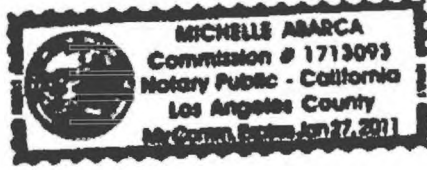
07 2509338

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 11/2/07 before me, Michelle Abarca, Notary Public
personally appeared Orit Levi
Name(s) of Signer(s)

- personally known to me
- 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.
Michelle Abarca
Signature of Notary Public

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 Deed of trust

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other _____

Signer is Representing _____



07 2509338

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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):

[Handwritten Signature] (Seal)

(Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

07 2509338

RECORDING REQUESTED BY

CHICAGO TITLE INSURANCE COMPANY

WHEN RECORDED MAIL TO

AMERICAN CONTRACTORS INDEMNITY COMPANY
and U.S. SPECIALTY INSURANCE COMPANY
601 S. Figueroa St., Suite 1600
Los Angeles, CA 90017
COLLATERAL AGREEMENT NO. 17638



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APN# 2046-002-059

SPACE ABOVE THIS LINE FOR RECORDER'S USE

911306754

DEED OF TRUST AND ASSIGNMENT OF RENTS

1/2

This Deed of Trust and Assignment of Rents, is made this 16th day of August, 2013 among Meir Levi Meir Levi, a married man as his sole and separate property, herein called Trustor, whose address is 5794 Fairhaven Avenue, Woodland Hills, CA 91367, STEWART TITLE OF CALIFORNIA, INC., herein called Trustee and AMERICAN CONTRACTORS INDEMNITY COMPANY and U.S. SPECIALTY INSURANCE COMPANY, herein called Beneficiary, whose address is 601 S. Figueroa St., Suite 1600, Los Angeles, California, 90017. Trustor in consideration of the obligations herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in Trust, with power of sale, the Property located in the County of Los Angeles, State of California described in an instrument attached hereto, made a part hereof for all purposes and marked for identification as Exhibit "A" and has the address of 5794 Fairhaven Avenue, Woodland Hills, CA 91367, together with all of the improvements now or hereafter erected on the Property; all existing and future leases pertaining thereto; all easements, rights, appurtenances, rents, issues and profits (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents, issues and profits); all royalties, mineral, oil and gas rights and profits, all water, water rights and water stock and all fixtures now or hereafter attached to the Property, and all of the foregoing are herein referred to as the Property.

This Deed of Trust is given for the purpose of securing any and all obligations of the Trustor to the Beneficiary under that certain General Indemnity Agreement (hereinafter referred to as Indemnity Agreement) dated 5-10-2012 which is made a part of this Deed of Trust by reference as though fully set forth herein, and any and all obligations, liabilities, expenses, attorneys' fees and losses incurred by Beneficiary under any and all bonds executed by Beneficiary on behalf of Western Group, Inc. or on behalf of any entity or entities that Trustor has an interest in or for whom Trustor has requested a bond to be issued by Beneficiary, (all herein referred to as Principal) whether or not such bond or bonds are executed with or subsequent to the Indemnity Agreement or this Deed of Trust.

The obligations herein secured include the performance of each agreement of Trustor incorporated by reference or contained herein and any and all of the Beneficiary's liabilities, losses, damages, attorneys' fees or expenses of whatever kind or nature which may arise by reason of, or in consequence of the execution of such bond(s) by the Beneficiary whether or not the Beneficiary shall have paid any sums in partial or complete payment of said liabilities, losses, damages, attorneys' fees and expenses, including but not limited to: (1) sums paid or liabilities incurred in settlement of claims against said bond(s); (2) expenses paid or incurred in connection with claims, suits or judgments under such bond(s); (3) expenses and attorneys' fees paid or incurred in connection with claims, suits or judgments under such bond(s); (4) expenses and attorneys' fees paid or incurred in enforcing the terms of the Indemnity Agreement; (5) expenses and attorneys' fees paid or incurred by the Beneficiary in procuring or attempting to procure a release from liability under the bond(s); (6) expenses incurred in recovering or attempting to recover losses or expenses paid or incurred in connection with said bond(s); (7) attorneys' fees and all legal expenses relating to any item hereunder including investigation, accounting or engineering services; (8) expenses incurred in the adjustment of claims; (9) premiums on bonds issued by Beneficiary on behalf of Principal; (10) monies advanced or loaned to Principal in accordance with the Indemnity Agreement; and (11) the expenses to enforce this Deed of Trust.

Trustor covenants that Trustor is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property; and that Trustor will warrant and defend generally the title to the Property against all claims and demands.

ATTACHED EXHIBIT "A" TO THIS DEED OF TRUST WHICH CONTAINS THE LEGAL DESCRIPTION

ML

INITIAL

E. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa, and if more than one person is named as Trustor, the obligation of Trustor shall be the joint and several obligations of each person.

F. Captions and paragraph headings used herein are for convenience only and are not a part of this agreement and shall not be used in construing it.

G. No power or remedy herein conferred is exclusive of, or shall prejudice any other power or remedy of the Trustee or Beneficiary given by law. Each such power or remedy of this Deed of Trust may be exercised from time to time as often as deemed necessary.

13. REQUEST FOR NOTICE. The undersigned Trustor(s) request(s) that a copy of any Notice of Default and of any Notice of Sale hereunder is mailed to each Trustor named on the face page hereof, at the address set forth thereon.

Trustor

Meir Levi by *[Signature]* FRANK M. LANAK

Meir Levi by American Contractors Indemnity Company, by its designee Frank M. Lanak, Senior Vice President, Claims as attorney-in-fact, pursuant to the Power of Attorney in paragraph eight (8) of the attached General Indemnity Agreement.

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF California
COUNTY OF Los Angeles

On 8-16-13 before me, DEBORAH REESE, a notary public, personally appeared FRANK M. LANAK 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.

deborah reese
(Signature of Notary Public)





HCC Surety Group
601 S. Figueroa Street, Suite 1600, Los Angeles, California 90017
main 310 649 0998 facsimile 310 649 0416

GENERAL INDEMNITY AGREEMENT

This General Indemnity Agreement is made and entered into this 10th day of May, 2012 by and between the Undersigned for the purpose of indemnifying Surety as herein defined, in connection with any Bond as herein defined written on behalf of

Western Group, Inc.

herein included in the definition of "Principal."

1. DEFINITIONS — The following definitions apply in this Agreement:

1.1 Surety: American Contractors Indemnity Company, U.S. Specialty Insurance Company, Texas Bonding Company, United States Surety Company, their affiliates, subsidiaries, or reinsurers, and any other person or entity which the Surety may procure to act as a Surety or as a Co-Surety on any Bond, or any other person or entity who executes a Bond at the request of Surety.

1.2 Principal: The person or entity set forth above or any one of them or any combination thereof, or their successors in interest, whether alone or joint venture with others named herein or not. Said definition of Principal shall also include, without limitations, one or more of the Undersigned, if a Bond is executed by Surety on behalf of such Undersigned, and any other person, firm, or entity whose name shall have been furnished to Surety by any of the Undersigned, and accepted by Surety as a Principal pursuant to the terms of this Agreement.

1.3 Contract: Any agreement of Principal, including that which is bonded by the Surety.

1.4 Bond: Any contractual obligation undertaken by Surety for Principal, before or after the date of this Agreement, and any renewal, modification, extension or substitutions of said obligation.

1.5 Undersigned: The parties, whether as Principal or as an indemnitor, who have executed this Agreement, or who have adopted or assumed this Agreement, or the obligations of this Agreement.

2. INDEMNITY — In consideration of the execution and delivery by the Surety of a Bond or any Bonds on behalf of the Principal, the Undersigned agree to indemnify and hold the Surety harmless from and against any and all demands, liabilities, losses, costs, damages, attorneys' fees and expenses of whatever kind or nature together with interest thereon at the maximum rate allowed by law, which arise by reason of, or in consequences of, the execution by the Surety of any Bond on behalf of the Principal and whether or not the Surety shall have paid any sums in partial or complete payment thereof, including but not limited to:

2.1 Sums paid including interest thereon at the maximum rate allowed by law, or liabilities incurred in the settlement or the adjustment of any and all claims, demands, damages, costs, losses, suits, proceedings, or judgments;

2.2 Expenses paid or incurred in connection with claims, suits, or judgments under such Bonds;

2.3 Expenses paid or incurred in enforcing the terms of this Agreement;

2.4 Expenses paid or incurred in procuring or attempting to procure release from liability under its Bond by Surety;

2.5 Expenses incurred in recovering or attempting to recover losses or expenses paid or incurred;

2.6 Attorney's fees and all legal expenses related to any items herein, including in-house attorney's fees, costs and expenses; investigation, accounting or engineering services;

2.7 Premiums on Bonds issued by Surety on behalf of the Principal;

2.8 Monies advanced or loaned under this Agreement.

3. EXERCISE OF RIGHTS — In furtherance of such indemnity:

3.1 Surety shall have the right in its sole and absolute discretion to determine whether any claims under any Bond or Bonds shall be paid, compromised, adjusted, defended, prosecuted or appealed.

3.2 Surety shall have the right to incur such expenses in handling a claim as it shall deem necessary, including but not limited to the expenses for investigative, accounting, engineering and legal services.

3.3 Surety shall have the foregoing rights, irrespective of the fact that the Undersigned may have assumed, or offered to assume, the defense of the Surety upon such claim.

3.4 In any claim or suit hereunder, an itemized statement of claims or losses paid or liabilities incurred or expenses paid or incurred, declared under penalty of perjury to be true and correct by an officer of Surety, or the vouchers or other

Indemnitor to Initial Each Page *HL*

12.20 By exercising or failing to exercise any of its rights, options or elections hereunder, Surety shall not be deemed to have waived any breach or default on the part of any of the Undersigned or to have released any Undersigned from any of their obligations hereunder, unless such waiver or release is in writing and is signed by Surety. In addition, the waiver by Surety of any breach or default hereunder shall not be deemed to constitute a waiver of any succeeding breach or default.

12.21 The obligations of the Undersigned hereunder shall be in addition to and shall not limit or in any way affect the obligations of any Undersigned under any other existing or future indemnities, guarantees, collateral security agreements, reimbursement agreements or any other agreements, unless said other indemnities, guarantees, collateral security agreements, reimbursement agreements or any other agreements are expressly modified or revoked in writing.

12.22 Any indebtedness of Principal now or hereafter held by any of the Undersigned is hereby subordinated to the indebtedness of Principal to Surety, and such indebtedness of Principal to Surety, and such indebtedness of Principal to any of the Undersigned shall, if Surety so requests, be collected, enforced and received by the Undersigned as trustee for Surety and be paid over to Surety on account of the indebtedness of Principal to Surety, but without reducing or limiting in any manner the liability of any of the Undersigned under the other provisions of this Agreement.

12.23 This Agreement may be executed in any number of counterparts, each of which shall be deemed an original hereof and all of which, taken together, shall constitute but one and the same documents. The liability of the Undersigned hereunder as to the future Bonds of Principal shall not terminate by reason of the failure of Surety to disclose facts known about the Principal, even though such facts materially increase the risk beyond that which the Undersigned believe such facts are unknown to the Undersigned, or whether Surety may have reasonable opportunity to communicate such facts to the Undersigned, the Undersigned hereby waive notice of such facts.

12.24 This Agreement shall be governed by and construed in accordance with the laws of the State of California.

12.25 It is understood and agreed by the Undersigned that the rights, powers and remedies given the Surety under this Agreement shall be and are in addition to, and not in lieu of, any and all other rights, powers and remedies which the Surety may have or acquire against the Undersigned or others whether by the terms of any other agreement or by operation of law or otherwise.

IN WITNESS WHEREOF, the Undersigned, intending to be legally bound hereby, have executed this Agreement. Corporate and all individual signatures must be acknowledged by a notary.

Principal(s): Western Group, Inc.

By Meir Levi Address 21777 Ventura Blvd. Ste. 224
Name and Title Meir Levi, President Woodland Hills, CA 91364

By Tomás Tirado Address 21777 Ventura Blvd. Ste. 224
Name and Title Tomás Tirado, Secretary Woodland Hills, CA 91364

By _____ Address _____
Name and Title _____

By _____ Address _____
Name and Title _____

Indemnitors: Individually

By Meir Levi Address 5794 Fairhaven Ave.
Name and Title Individually Woodland Hills, CA 91367

By _____ Address _____

ACKNOWLEDGMENTS

14

State of California
County of Los Angeles
On May 11, 2012 before me, Katty Molina, a Notary Public,
Date Name of Notary
personally appeared Meir Levi
Name(s) of Signer(s)

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 Katty Molina (Seal)
Signature of Notary Public



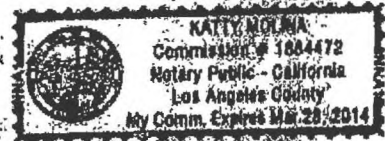
State of California
County of Los Angeles
On May 11, 2012 before me, Katty Molina, a Notary Public,
Date Name of Notary
personally appeared Tomas Tirado
Name(s) of Signer(s)

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 Katty Molina (Seal)
Signature of Notary Public



State of _____
County of _____
On _____ before me, _____, a Notary Public,
Date Name of Notary
personally appeared _____
Name(s) of Signer(s)

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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

Recording Requested by
United General Title Insurance Company

RECORDING REQUESTED BY:
AC Escrow Inc

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

Meir Levi
22237 Buena Ventura Street
Woodland Hills, Ca. 91364

Order No 334966
Escrow No 07-0811-MV
Parcel No. 2046-002-059

11/08/07



20072509337

SPACE ABOVE THIS LINE FOR RECORDER'S USE

POWER OF ATTORNEY - SPECIAL

KNOW ALL MEN BY THESE PRESENTS

that Meir Levi has/have made, constituted and appointed, and by these presents do/does hereby make, constitute and appoint Orit Levi his/her/their true and lawful Attorney(s) for his/her/their and in his/her/their name(s), place(s) and stead to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever as are now or shall hereafter become due, owing, payable, or belonging to the undersigned, and have, use, and take all lawful ways and means in the name of the undersigned, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittances or other sufficient discharges for the same, for the undersigned, and in the name of the undersigned to make, seal, and deliver the same, to compromise any and all debts owing by the undersigned, and to convey, transfer, and/or assign any property of any kind or character belonging to the undersigned in satisfaction of any debt owing by us or either of us, to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the seize and possession of all lands, and all deeds, and other assurances in the law therefore, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage, convey in trust, and hypothecated lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as said attorney shall think fit, to exchange real or personal property for other real or personal property, and to execute and deliver the necessary instruments of transfer or conveyance to consummate such exchange, to execute and deliver subordination agreements subordinating any lien, encumbrance or other right in real property or personal property to any other lien, encumbrance, or other right therein, also to bargain and agree for, buy, sell mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, including authority to utilize my eligibility for VA Guaranty, also transfer all and every kind of business of what nature and kind whatsoever, and, also, for the undersigned and in the name(s) and as the act and deed of the undersigned, to signed, seal, execute, deliver, and acknowledge such deeds, covenants, leases, indentures, agreements, mortgages, deeds of trust, hypothecations, assignments, bottomries, charger parties, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases, and satisfactions of mortgage, judgment and other debts, and such other instruments in writing, of whatever kind of nature, as may be reasonable, advisable, necessary, or proper in the premises EACH AND ALL OF THE POWERS HEREIN GRANTED SHALL BE EXERCISED BY SAID ATTORNEY AS TO THE FOLLOWING DESCRIBED PROPERTY ONLY

"See attached Legal Description Exhibit A"

Commonly known as 5794 Fair Haven Avenue, Woodland Hills, CA 91367

Giving and granting unto said Attorney(s) full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as the undersigned might or could do if personally present, the undersigned hereby expressly ratifying and confirming all that said Attorney shall lawfully do or cause to be done by virtue of these presents

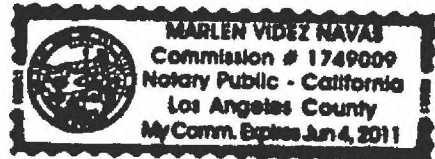
Meir Levi
Meir Levi

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S

On October 18, 2007, before me, Marlen Videz Navas,
Notary Public, personally appeared _____,

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
Marlen Videz Navas
Signature



This area for official notarial seal

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**
JOB ADDRESS: **5794 NORTH FAIRHAVEN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2046-002-059**

Date: **July 14, 2015**

Last Full Title: **06/05/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MEIR LEVI
22237 BUENA VENTURA ST.
WOODLAND HILLS, CA 91364
CAPACITY: OWNER

- 2). WELLS FARGO BANK, N.A.
P.O. BOX 31557
BILLINGS, MT 59107
CAPACITY: INTERESTED PARTIES

- 3). WORLD SAVINGS BANK, F.S.B.
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548
CAPACITY: INTERESTED PARTIES

- 4). AMERICAN CONTRACTORS INDUSTRY CO. AND U.S. SPECIALTY INSURANCE CO.
601 S. FIGUEROA ST., SUITE 1600
LOS ANGELES, CA 90017
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
5794 FAIRHAVEN AVE, WOODLAND HILLS, CA 91367-3927



Owner Information

Owner Name: **LEVI MEIR**
 Mailing Address: **22237 BUENA VENTURA ST, WOODLAND HILLS CA 91364-5007 C015**
 Vesting Codes: **MM // SE**

Location Information

Legal Description:	TR=26727 LOT 100	APN:	2046-002-059
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1373.02 / 2	Subdivision:	26727
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	720-51	Tract #:	26727
Legal Lot:	100	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WHLL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/08/2007 / 11/02/2007	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	2509338
Document #:	2509338		

Last Market Sale Information

Recording/Sale Date:	03/31/2000 / 03/10/2000	1st Mtg Amount/Type:	\$252,700 / CONV
Sale Price:	\$330,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	480025
Document #:	480024	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$137.73
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:	GN MTG CORP		
Seller Name:	JONES WILMER H & M J		

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,396	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1964 / 1970	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARE11	Acres:	0.32	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	14,152	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

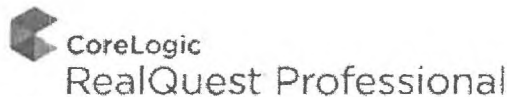
Tax Information

Total Value:	\$840,000	Assessed Year:	2014	Property Tax:	\$10,592.92
Land Value:	\$602,000	Improved %:	28%	Tax Area:	16
Improvement Value:	\$238,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$840,000				

Comparable Sales Report

For Property Located At

5794 FAIRHAVEN AVE, WOODLAND HILLS, CA 91367-3927



15 Comparable(s) Selected.

Report Date: 07/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$330,000	\$440,500	\$964,000	\$745,833
Bldg/Living Area	2,396	2,046	2,643	2,366
Price/Sqft	\$137.73	\$206.81	\$373.66	\$314.88
Year Built	1964	1962	1975	1964
Lot Area	14,152	9,180	17,425	12,408
Bedrooms	4	3	5	4
Bathrooms/Restrooms	4	2	3	2
Stories	0.00	1.00	2.00	1.33
Total Value	\$840,000	\$88,954	\$663,383	\$315,773
Distance From Subject	0.00	0.23	0.49	0.39

*= user supplied for search only

Comp #:1		Distance From Subject:0.23 (miles)	
Address: 5601 FAIRHAVEN AVE, WOODLAND HILLS, CA 91367-3925			
Owner Name: MORGAN FAMILY LIVING TRUST			
Seller Name: BRANTLEY J K LIVING TRUST			
APN: 2046-009-020	Map Reference: 5-D6 /	Living Area: 2,130	
County: LOS ANGELES, CA	Census Tract: 1373.02	Total Rooms: 7	
Subdivision: 26846	Zoning: LARE11	Bedrooms: 4	
Rec Date: 07/02/2015	Prior Rec Date: 06/26/1986	Bath(F/H): 2 /	
Sale Date: 06/26/2015	Prior Sale Date:	Yr Built/Eff: 1964 / 1964	
Sale Price: \$440,500	Prior Sale Price:	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 798040	Acres: 0.36	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 15,851	Pool:	
Total Value: \$99,552	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.28 (miles)	
Address: 24411 CLIPSTONE ST, WOODLAND HILLS, CA 91367-1004			
Owner Name: ABLAKAT JOHN & FIONA/ABLAKAT AMY			
Seller Name: DICIOLLA JOSEPH			
APN: 2032-013-044	Map Reference: 5-D6 /	Living Area: 2,525	
County: LOS ANGELES, CA	Census Tract: 1373.02	Total Rooms: 9	
Subdivision: 31968	Zoning: LARE11	Bedrooms: 5	
Rec Date: 05/14/2015	Prior Rec Date: 08/22/1978	Bath(F/H): 3 /	
Sale Date: 04/03/2015	Prior Sale Date:	Yr Built/Eff: 1975 / 1975	
Sale Price: \$720,000	Prior Sale Price: \$126,500	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 558134	Acres: 0.21	Fireplace: Y / 1	
1st Mtg Amt: \$389,000	Lot Area: 9,180	Pool:	
Total Value: \$233,149	# of Stories: 2.00	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 3	Parking: ATTACHED GARAGE	

Comp #:3		Distance From Subject:0.3 (miles)	
Address: 24651 EILAT ST, WOODLAND HILLS, CA 91367-1032			
Owner Name: KAZEMIASHTIANI TAGHI TRUST/KAZEMI NAHID K TRUST			
Seller Name: REZAPOUR FARHANG			
APN: 2032-018-007	Map Reference: 5-D6 /	Living Area: 2,046	
County: LOS ANGELES, CA	Census Tract: 1373.02	Total Rooms: 6	
Subdivision: 28996	Zoning: LARE11	Bedrooms: 3	
Rec Date: 12/26/2014	Prior Rec Date: 06/19/2014	Bath(F/H): 2 /	
Sale Date: 12/16/2014	Prior Sale Date: 06/03/2014	Yr Built/Eff: 1966 / 1966	
Sale Price: \$764,500	Prior Sale Price: \$605,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1409188	Acres: 0.26	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 11,519	Pool:	
Total Value: \$88,954	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 3	Parking: PARKING AVAIL	

Comp #:4		Distance From Subject:0.35 (miles)	
Address: 5966 ROD AVE, WOODLAND HILLS, CA 91367-1003			
Owner Name: SADEGHANI KHOSRO & B M TRUST			

Seller Name:	BERNARD C K FAMILY TRUST	Map Reference:	5-D6 /	Living Area:	2,046
APN:	2032-018-016	Census Tract:	1373.02	Total Rooms:	6
County:	LOS ANGELES, CA	Zoning:	LARE11	Bedrooms:	3
Subdivision:	28996	Prior Rec Date:	04/08/1996	Bath(F/H):	2 /
Rec Date:	11/07/2014	Prior Sale Date:		Yr Built/Eff:	1966 / 1966
Sale Date:	09/30/2014	Prior Sale Price:		Air Cond:	CENTRAL
Sale Price:	\$675,000	Prior Sale Type:		Style:	CONVENTIONAL
Sale Type:	FULL	Acres:	0.29	Fireplace:	Y / 1
Document #:	1189141	Lot Area:	12,733	Pool:	POOL
1st Mtg Amt:	\$405,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Total Value:	\$107,152	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL
Land Use:	SFR				

Comp #:5		Distance From Subject:	0.37 (miles)
Address:	5924 EL CANON AVE, WOODLAND HILLS, CA 91367-3922		
Owner Name:	GALANG WAYLY M LIVING TRUST		
Seller Name:	TALL GRASS INC		
APN:	2045-004-010	Map Reference:	5-D5 /
County:	LOS ANGELES, CA	Census Tract:	1373.02
Subdivision:	27709	Zoning:	LARE11
Rec Date:	12/31/2014	Prior Rec Date:	08/15/2014
Sale Date:	12/23/2014	Prior Sale Date:	07/24/2014
Sale Price:	\$810,000	Prior Sale Price:	\$635,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1424269	Acres:	0.30
1st Mtg Amt:		Lot Area:	12,939
Total Value:	\$418,716	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,447
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:6		Distance From Subject:	0.38 (miles)
Address:	24311 CARIS ST, WOODLAND HILLS, CA 91367-1118		
Owner Name:	CALLANAN ANDREA N & BRENDAN		
Seller Name:	MCMAHAN MARTIN S		
APN:	2045-002-010	Map Reference:	5-D5 /
County:	LOS ANGELES, CA	Census Tract:	1373.02
Subdivision:	27709	Zoning:	LARE11
Rec Date:	06/26/2015	Prior Rec Date:	06/08/2010
Sale Date:	06/15/2015	Prior Sale Date:	04/21/2010
Sale Price:	\$835,000	Prior Sale Price:	\$630,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	767150	Acres:	0.25
1st Mtg Amt:	\$668,000	Lot Area:	11,043
Total Value:	\$663,383	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,643
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:	0.39 (miles)
Address:	5717 EL CANON AVE, WOODLAND HILLS, CA 91367-3916		
Owner Name:	BOYCE JEREMY W & CAROLINE D M L		
Seller Name:	SHERMAN S H LIVING TRUST		
APN:	2046-006-016	Map Reference:	5-E6 /
County:	LOS ANGELES, CA	Census Tract:	1373.02
Subdivision:	27262	Zoning:	LARE11
Rec Date:	12/04/2014	Prior Rec Date:	
Sale Date:	11/10/2014	Prior Sale Date:	
Sale Price:	\$729,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1309599	Acres:	0.25
1st Mtg Amt:	\$583,200	Lot Area:	10,940
Total Value:	\$111,151	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,429
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1963 / 1963
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:8		Distance From Subject:	0.42 (miles)
Address:	6047 ROD AVE, WOODLAND HILLS, CA 91367-1070		
Owner Name:	AVNIR LLC		
Seller Name:	REDLICH N & C FAMILY TRUST		
APN:	2032-020-012	Map Reference:	5-D5 /
County:	LOS ANGELES, CA	Census Tract:	1373.02
Subdivision:	28996	Zoning:	LARE11
Rec Date:	03/31/2015	Prior Rec Date:	12/14/1972
Sale Date:	03/26/2015	Prior Sale Date:	
Sale Price:	\$645,000	Prior Sale Price:	\$46,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	344847	Acres:	0.26
1st Mtg Amt:		Lot Area:	11,309
Total Value:	\$96,558	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,293
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1966 / 1966
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:9		Distance From Subject:	0.43 (miles)
Address:	5840 ELBA PL, WOODLAND HILLS, CA 91367-2959		
Owner Name:	YAZI JASON		
Seller Name:	KODISH FAMILY TRUST		

APN:	2045-019-010	Map Reference:	5-E6 /	Living Area:	2,467
County:	LOS ANGELES, CA	Census Tract:	1373.02	Total Rooms:	6
Subdivision:	25753	Zoning:	LARE11	Bedrooms:	3
Rec Date:	02/27/2015	Prior Rec Date:	06/28/1979	Bath(F/H):	2 /
Sale Date:	01/08/2015	Prior Sale Date:		Yr Built/Eff:	1963 / 1965
Sale Price:	\$767,500	Prior Sale Price:	\$150,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	217281	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$475,000	Lot Area:	10,978	Pool:	POOL
Total Value:	\$282,680	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:10 Distance From Subject:0.43 (miles)

Address: 24211 PHILIPRIMM ST, WOODLAND HILLS, CA 91367-3978

Owner Name: RAVID OREN & ESTHER

Seller Name: ALEXANDER P L 2009 TRUST

APN:	2046-010-030	Map Reference:	5-D6 /	Living Area:	2,360
County:	LOS ANGELES, CA	Census Tract:	1373.02	Total Rooms:	8
Subdivision:	26845	Zoning:	LARE11	Bedrooms:	5
Rec Date:	02/13/2015	Prior Rec Date:	08/20/1970	Bath(F/H):	3 /
Sale Date:	01/27/2015	Prior Sale Date:		Yr Built/Eff:	1962 / 1962
Sale Price:	\$730,000	Prior Sale Price:	\$47,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	162738	Acres:	0.32	Fireplace:	Y / 1
1st Mtg Amt:	\$584,000	Lot Area:	14,137	Pool:	POOL
Total Value:	\$111,676	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.45 (miles)

Address: 6000 NEDDY AVE, WOODLAND HILLS, CA 91367-1129

Owner Name: VUONG SHARON K/DOS SANTOS JOAQUIM

Seller Name: ALEXANDER RALPH H & JANET A

APN:	2045-005-002	Map Reference:	5-D5 /	Living Area:	2,401
County:	LOS ANGELES, CA	Census Tract:	1373.02	Total Rooms:	6
Subdivision:	29120	Zoning:	LARE11	Bedrooms:	3
Rec Date:	06/16/2015	Prior Rec Date:	02/24/1992	Bath(F/H):	2 /
Sale Date:	05/07/2015	Prior Sale Date:	12/1991	Yr Built/Eff:	1964 / 1964
Sale Price:	\$812,000	Prior Sale Price:	\$361,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	708525	Acres:	0.24	Fireplace:	Y / 1
1st Mtg Amt:	\$625,500	Lot Area:	10,614	Pool:	POOL
Total Value:	\$520,741	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:0.46 (miles)

Address: 24211 BURBANK BLVD, WOODLAND HILLS, CA 91367-3902

Owner Name: MOSCHETTI ANNA

Seller Name: KEMPF FAMILY TRUST

APN:	2046-011-012	Map Reference:	100-D1 /	Living Area:	2,360
County:	LOS ANGELES, CA	Census Tract:	1373.02	Total Rooms:	8
Subdivision:	26845	Zoning:	LARE11	Bedrooms:	5
Rec Date:	10/28/2014	Prior Rec Date:	08/03/1999	Bath(F/H):	3 /
Sale Date:	09/18/2014	Prior Sale Date:	07/06/1999	Yr Built/Eff:	1962 / 1962
Sale Price:	\$805,000	Prior Sale Price:	\$329,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1138051	Acres:	0.23	Fireplace:	Y / 1
1st Mtg Amt:	\$644,000	Lot Area:	10,097	Pool:	POOL
Total Value:	\$412,487	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 4	Parking:	PARKING AVAIL

Comp #:13 Distance From Subject:0.46 (miles)

Address: 5727 WILHELMINA AVE, WOODLAND HILLS, CA 91367-4001

Owner Name: DAVIDSON TEAL/REBBOUH KAMEL

Seller Name: LUKE DAVID H & JENNIFER L

APN:	2046-006-029	Map Reference:	5-E6 /	Living Area:	2,356
County:	LOS ANGELES, CA	Census Tract:	1373.02	Total Rooms:	6
Subdivision:	27262	Zoning:	LARE11	Bedrooms:	3
Rec Date:	10/28/2014	Prior Rec Date:	02/03/2011	Bath(F/H):	2 /
Sale Date:	10/22/2014	Prior Sale Date:	01/24/2011	Yr Built/Eff:	1963 / 1963
Sale Price:	\$765,000	Prior Sale Price:	\$599,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1135034	Acres:	0.31	Fireplace:	Y / 1
1st Mtg Amt:	\$612,000	Lot Area:	13,617	Pool:	POOL
Total Value:	\$626,026	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.47 (miles)

Address: 6128 MAURY AVE, WOODLAND HILLS, CA 91367-1053

Owner Name: KRAUSS TODD & KARINA

Seller Name: SALMAN JEREMIAH

APN:	2032-016-027	Map Reference:	5-D5 /	Living Area:	2,622
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County:	LOS ANGELES, CA	Census Tract:	1373.02	Total Rooms:	8
Subdivision:	28996	Zoning:	LARE11	Bedrooms:	5
Rec Date:	04/15/2015	Prior Rec Date:	05/29/1997	Bath(F/H):	3 /
Sale Date:	03/11/2015	Prior Sale Date:		Yr Built/Eff:	1966 / 1966
Sale Price:	\$964,000	Prior Sale Price:	\$297,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	416143	Acres:	0.32	Fireplace:	Y / 1
1st Mtg Amt:	\$760,800	Lot Area:	13,732	Pool:	POOL
Total Value:	\$398,035	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	ATTACHED GARAGE

Comp #:	15	Distance From Subject:	0.49 (miles)
Address:	5500 BLANCO AVE, WOODLAND HILLS, CA 91367-4003		
Owner Name:	LEW JAMES J		
Seller Name:	TIGER BASS PROPERTIES LLC		
APN:	2046-012-002	Map Reference:	100-E1 /
County:	LOS ANGELES, CA	Census Tract:	1373.02
Subdivision:	26845	Zoning:	LARE11
Rec Date:	12/15/2014	Prior Rec Date:	09/12/2014
Sale Date:	11/17/2014	Prior Sale Date:	08/04/2014
Sale Price:	\$725,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1356355	Acres:	0.40
1st Mtg Amt:	\$465,000	Lot Area:	17,425
Total Value:	\$566,337	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,360
		Total Rooms:	8
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1962 / 1962
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **July 14, 2015**

JOB ADDRESS: **5794 NORTH FAIRHAVEN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2046-002-059**

CASE#: **496453**

ORDER NO: **A-3236474**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 22, 2013**

COMPLIANCE EXPECTED DATE: **May 22, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3236474

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Exterior circuits front of lot

4. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

5. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

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If you have any questions or require any additional information please feel free to contact me at (818)374-9864.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

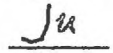


Date:

April 12, 2013

BYRON BRASHEARS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864

Byron.Brashears@lacity.org



REVIEWED BY