

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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VICE PRESIDENT

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

July 14, 2015

Council District: # 1

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

JOB ADDRESS: **6133 EAST PIEDMONT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5484-033-012**

On March 18, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **6133 East Piedmont 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)	1,038.31
Title Report fee	42.00
Grand Total	\$ 3,005.31

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 **\$3,005.31** 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 **\$3,005.31** 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. T11670
Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 5484-033-012

Property Address: 6133 E PIEDMONT AVE ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: Individual Grant Deed

Grantee : Adam S. Bray-Ali and Fuyuko J. Bray-Ali, husband and wife as joint tenants with right of survivorship

Grantor : Thomas R. Huteson, Trustee of the Thomas R. Huteson Revocable Trust of 1999

Deed Date : 1/4/2005

Recorded : 1/28/2005

Instr No. : 05 0208632

MAILING ADDRESS: Adam S. Bray-Ali and Fuyuko J. Bray-Ali,
P.O. Box 3371, South Pasadena, CA 91031.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

The real property in the City of Los Angeles, County of Los Angeles and State of California: The Easterly 60 feet of Lot 19 in Block S of Garvanza Land Company's Subdivision of portion of Garvanza Add. No. 1, as per Map recorded in Book 10, Page 90 of Miscellaneous Records, in the Office of the County Recorder of said county.

Assessor's Parcel No: 5484-033-012

MORTGAGES/LIENS

Type of Document: 1. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$420,000.00

Dated : 1/26/2005

Trustor : Adam S Bray-Ali and Fuyuko J Bray-Ali

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. T11670

SCHEDULE B (Continued)

Trustee : Verdugo Trustee Service Corporation

Beneficiary : CitiMortgage, Inc.

Recorded : 1/28/2005

Instr No. : 05 0208633

Maturity Date is: 2/1/2035

MAILING ADDRESS: Verdugo Trustee Service Corporation, None Shown.

MAILING ADDRESS: CitiMortgage, Inc., P.O. Box 790021, St. Louis, MO 63179-0021.

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

Amount : \$80,000.00

Dated : 8/15/2007

Trustor : Adam S. Bray-Ali and Fuyuko J. Bray-Ali

Trustee : California National Bank

Beneficiary : California National Bank

Recorded : 8/17/2007

Instr No. : 20071934240

MAILING ADDRESS: California National Bank, 221 South Figueroa Street, Los Angeles, CA 90012

MAILING ADDRESS: California National Bank, Retail Lending MC 825,
221 South Figueroa Street, Los Angeles, CA 90012.

Assignment of the above referenced security instrument is as follows:

Assignee : U.S. Bank National Association

Recorded : 8/20/2010

Instr No. : 20101165461

MAILING ADDRESS: U.S. Bank National Association, 1850 Osborn Avenue, Oshkosh, WI 54902

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 8/5/2011

Instr No. : 20111053929

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

MAILING ADDRESS: Adam S. Bray Ali and Fuyuko J. Bray Ali,
PO BOX 3371, South Pasadena, CA 91031

1/28/05

RECORDING REQUESTED BY:
LandAmerica Commonwealth Title
Company
AND WHEN RECORDED MAIL TO:

05 0208632

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Mr. and Mrs. Adam S. Bray-Ali
P. O. Box 3371
South Pasadena, CA 91031

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 16332-22
APN: 5484-033-012

INDIVIDUAL GRANT DEED

TITLE ORDER NO. 5036618-5

(80)

(44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is City: \$2,362.50 County: \$577.50

☒ 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,

THOMAS R. HUTESON, Trustee of the Thomas R. Huteson Revocable Trust of 1999

hereby GRANT(s) to:

ADAM S. BRAY-ALI and FUYUKO J. BRAY-ALI, Husband and Wife as joint tenants with right of survivorship

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

The Easterly 60 feet of Lot 19 in Block S of Garvanza Land Company's Subdivision of portion of Garvanza Add. #1, as per Map recorded in Book 10, Page 90 of Miscellaneous Records, in the Office of the County Recorder of said county.

V1

L1

DATED January 4, 2005

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On JANUARY 5, 2005

before me, JOE OLVERA

a Notary Public in and for said State, personally appeared

THOMAS R. HUTESON

THOMAS R. HUTESON, Trustee of the Thomas R. Huteson Revocable Trust of 1999

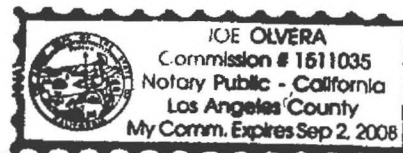
Thomas R. Huteson, Trustee

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

[Signature]



(This area for official notarial seal)

Mail tax statements to: Mr. and Mrs. Adam S. Bray-Ali, P. O. Box 3371, South Pasadena, CA 91031

1/28/05

05 0208633

COMMONWEALTH LAND TITLE CO.

Recording Requested By:
CitiMortgage, Inc.
2710 Winona Way
Burbank, CA 91504-2534

Return To:
CitiMortgage, Inc.
Attn: Document Processing
P.O. Box 790021
St. Louis, MO 63179-0021

Prepared By:
CitiMortgage, Inc.
2710 Winona Way
Burbank, CA 91504-2534

5030618-5

[Space Above This Line For Recording Data]

5484.033.012

DEED OF TRUST

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated January 26, 2005 together with all Riders to this document.

(B) "Borrower" is ADAM S BRAY-ALI AND FUYUKO J BRAY-ALI, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Borrower's address is 125 S. Electric Ave, Alhambra, CA 91801

Borrower is the trustor under this Security Instrument.

(C) "Lender" is CitiMortgage, Inc.

Lender is a Corporation
organized and existing under the laws of Delaware

002002390203

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP-B(CA) (0207)

Page 1 of 15

Initials: *SPC*

VMP MORTGAGE FORMS - (800)521-7291

ABA



CitiMortgage 2.7.0.53 V4

1/28/05

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Lender's address is 1000 Technology Drive, O' Fallon, MO 63304

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Verdugo Trustee Service Corporation

(E) "Note" means the promissory note signed by Borrower and dated January 26, 2005

The Note states that Borrower owes Lender Four Hundred Twenty Thousand

Dollars

(U.S. \$ 420,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 02/01/2035

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

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

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input checked="" type="checkbox"/> Other(s) [specify]
Schedule "A" |

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

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

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

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

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

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

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

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

002002390203

22MP-B(CA) (0005)

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Initials

ABA

Form 3005 1/01

CitiMortgage 2.7.0.53 V4

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to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

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

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Los Angeles :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

The Assessor's Parcel Number (Property Tax ID#) for the Real Property is 5484-033-012.

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PARTHEREOF

Parcel ID Number: 5484-033-012

6133 PIEDMONT AVE

LOS ANGELES

("Property Address"):

which currently has the address of

[Street]

[City], California 90042-3546 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. 002002390203

USMP-B(CA) (0005)

Page 3 of 15

Initials: ASA

Form 3005 1/01

CityMortgage 2.7.0.53 V4

05 0208633

1/28/05

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

Witnesses:

ADAM S. BRAY-ALI (Seal)
-Borrower

FUYUKO J. BRAY-ALI (Seal)
-Borrower

05 0208633

002002390203

UMP-8(CA) (0005)

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Form 3005 1/01
CitiMortgage 2.7.0.53 V4

1/28/05

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State of California
County of Los Angeles

} ss.

On January 26, 2005

before me, Minda K. Simmons, Notary Public
personally appeared

Adam S. Bray-Ali and Fuyuko J. Bray-Ali

, 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.



Minda K. Simmons (Seal)
Minda K. Simmons, Notary Public

05 0208633

002002390203

1/21P-8(CA) (0005)

Page 15 of 15

Initials: ABA

Form 3005 1/01

CalMortgage 2.7.0.53 V4

RECORDATION REQUESTED BY:

California National Bank
Retail Lending MC 825
221 South Figueroa Street
Los Angeles, CA 90012

WHEN RECORDED MAIL TO:

California National Bank
Retail Lending MC 825
221 South Figueroa Street
Los Angeles, CA 90012

SEND TAX NOTICES TO:

Adam S. Bray-Ali
Fuyuko J. Bray-Ali
6133 Piedmont Avenue
Los Angeles, CA 90042-3546

08/17/07



20071934241

FOR RECORDER'S USE ONLY

07041190

**REQUEST FOR NOTICE
CIVIL CODE SECTION 2924b**

In accordance with Section 2924b, Civil Code, request is hereby made that a copy be sent to California National Bank of any notice of default and a copy of any notice of sale under Deed of Trust recorded January 28, 2005, in Book n/a, page n/a records of Los Angeles County, (or filed for record with recorder's serial number 2005-0208633, Los Angeles County) California,

Instrument No:	2005-0208633	Recorded on:	January 28, 2005
Address:	The Real Property or its address is commonly known as 6133, 6135, 6135 1/2 Piedmont Avenue, Los Angeles, CA 90042-3546. The Assessor's Parcel Number for the Real Property is 5484-033-012.		
Executed By Trustor:	Adam S. Bray-Ali and Fuyuko J. Bray-Ali, husband and wife as joint tenants with rights of survivorship		
Beneficiary:	CitiMortgage, Inc., a Corporation		
Trustee:	Verdugo Trustee Service Corporation		


Mail Notices to: California National Bank 221 South Figueroa Street Los Angeles, CA 90012

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

Dated: August 15, 2007

LENDER:

CALIFORNIA NATIONAL BANK

x 
Authorized Signer
Billie Tanabe

REQUEST FOR NOTICE
(Continued)

Page 2

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)

) SS

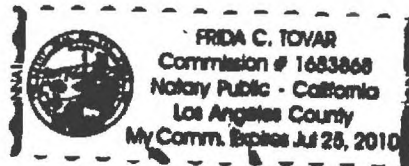
COUNTY OF Los Angeles)

On August 15, 20 07 before me, Frida C. Tovar, Notary Public
personally appeared Billie Tanabe personally known to me ~~and proved to me on the basis of~~
~~his/her/their~~ 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

Frida C. Tovar



(Seal)

07 1934241

UNDER THE PROVISIONS OF GOVERNMENT CODE 23761.7 I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READ AS FOLLOWS

NAME OF NOTARY	Frida C Tovar
COMMISSION NUMBER	1683868
COUNTY WHERE BOND IS FILED	Los Angeles
STATE WHERE BOND IS FILED	California
DATE COMMISSION EXPIRES	Jul 25, 2010
PLACE OF EXECUTION	Los Angeles
MANUFACTURER NO	NNA1

DATE

SIGNATURE

PRINT NAME

8/15/07
Knotn Evans

Southland Title Corporation

RECORDATION REQUESTED BY:

California National Bank
Retail Lending MC 825
221 South Figueroa Street
Los Angeles, CA 90012

WHEN RECORDED MAIL TO:

California National Bank
Retail Lending MC 825
221 South Figueroa Street
Los Angeles, CA 90012

SEND TAX NOTICES TO:

Adam S. Bray-Ali
Fuyuko J. Bray-Ali
6133 Piedmont Avenue
Los Angeles, CA 90042-3546

08/17/07



20071934240

FOR RECORDER'S USE ONLY

07641190

DEED OF TRUST

Variable Interest Rate
Revolving Line of Credit

THIS DEED OF TRUST is dated August 15, 2007, among Adam S. Bray-Ali and Fuyuko J. Bray-Ali, husband and wife as joint tenants with right of survivorship, whose address is 6133 Piedmont Avenue, Los Angeles, CA 90042-3546 ("Trustor"); California National Bank, whose address is Retail Lending MC 825, 221 South Figueroa Street, Los Angeles, CA 90012 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and California National Bank, whose address is 221 South Figueroa Street, Los Angeles, CA 90012-2552 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

See Exhibit "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 6133, 6135, 6135 1/2 Piedmont Avenue, Los Angeles, CA 90042-3546. The Assessor's Parcel Number for the Real Property is 5484-033-012.

REVOLVING LINE OF CREDIT. This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Trustor so long as Trustor complies with all the terms of the Credit Agreement. Notwithstanding the amount outstanding at any particular time, this Deed of Trust secures the total amount of the Credit Agreement. The unpaid balance of the revolving line of credit under the Credit Agreement may at certain times be Zero Dollars (\$0.00). A zero balance does not affect Lender's agreement to make advances to Trustor under the Credit Agreement. Therefore, Lender's interest under this Deed of Trust will remain in full force and effect notwithstanding a zero balance on the Credit Agreement. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Trustor and Lender that this Deed of Trust secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF TRUSTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Credit Agreement, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be

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**DEED OF TRUST
(Continued)**

Page 8

default section of this Deed of Trust.

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Deed of Trust.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Credit Agreement or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Credit Agreement or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means California National Bank, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Credit Agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

Trustee. The word "Trustee" means California National Bank, whose address is 221 South Figueroa Street, Los Angeles, CA 90012-2552 and any substitute or successor trustees.

Trustor. The word "Trustor" means Adam S. Bray-Ali and Fuyuko J. Bray-Ali.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE CREDIT AGREEMENT SECURED BY THIS DEED OF TRUST.

TRUSTOR:

X 
Adam S. Bray-Ali

X 
Fuyuko J. Bray-Ali

07 1934240

DEED OF TRUST
(Continued)

Page 9

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California
COUNTY OF Los Angeles

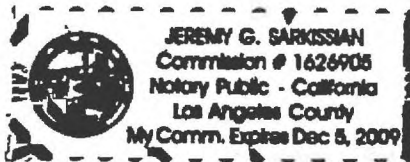
)
) SS
)

On August 15th, 2007 before me, Jeremy G. Sarkissian, Notary Public
personally appeared Adam S. Bray-Ali and Fuyuko J. Bray-Ali, personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) were 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

[Handwritten Signature]



(Seal)

(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To.

, Trustee

The undersigned is the legal owner and holder of all Indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Credit Agreement secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date:

Beneficiary:

By:

Its:

07 1934240

11

UNDER THE PROVISIONS OF GOVERNMENT CODE 23761.7, I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY:

Jeremy B. Sarkissian

COMMISSION NUMBER:

1426905

COUNTY WHERE BOND IS FILED:

Los Angeles

STATE WHERE BOND IS FILED:

CA

DATE COMMISSION EXPIRES:

Dec 5, 2009

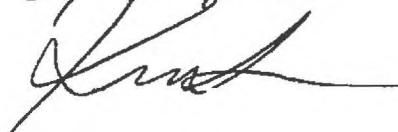
PLACE OF EXECUTION:

Los Angeles

DATE:

8/15/07

SIGNATURE:



PRINT NAME:

Kristin Evans

Recording Requested By and
When Recorded Return To
US Recordings
2925 Country Drive
St. Paul, Minnesota USA 55117



Assignment of Deed of Trust

Dated: June 24, 2010

Loan#: 8051022930
Package#: 76454594
Document# 1347856

For value received, the undersigned Federal Deposit Insurance Corporation as receiver for California National Bank, Los Angeles, California by and through its undersigned attorney-in-fact under Limited Power of Attorney effective October 30, 2009 and recorded in Dallas County, TX on November 9, 2009 as Document Number 200900315211 (herein "Assignor") whose address is Federal Deposit Insurance Corporation, Division of Resolutions and Receiverships, 1601 Bryan Street, Dallas, Texas 75201, does hereby grant, sell, assign, transfer and convey, unto U.S. Bank National Association (herein "Assignee") whose address is 1850 Osborn Avenue, Oshkosh, Wisconsin 54902 all interest under that certain Deed of Trust described as follows:
Real estate Deed of Trust dated. August 15, 2007
executed by Adam S. Bray-Ali and Fuyuko J. Bray-Ali

TO/FOR: California National Bank, Los Angeles, California

and recorded in Book _____ on Page(s) _____ as Document Number 20071934240 on August 17, 2007 in the office of the County Recorder of Los Angeles County, California

MORTGAGE AMOUNT: \$80,000.00

***** This assignment is made without recourse, representation or warranty, expressed or implied, by the FDIC in its corporate capacity or as Receiver.

PROPERTY ADDRESS: 6133, 6135, 6135 1/2 Piedmonth Avenue, Los Angeles, CA 90042

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above described Deed of Trust

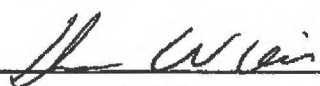
IN WITNESS WHEREOF, the undersigned has executed this Assignment of Deed of Trust on June 24, 2010, but effective **October 30, 2009**.

**Federal Deposit Insurance Corporation as receiver
for California National Bank, Los Angeles, California**

By.



U01347856


**Debra Wiese, Vice President
ITS ATTORNEY-IN-FACT**


STATE OF Wisconsin)
COUNTY Milwaukee) SS



8051022930

Personally came before me on **June 24, 2010**, **Debra Wiese, Vice President of U.S. Bank National Association, the attorney-in-fact for Federal Deposit Insurance Corporation as receiver for California National Bank, Los Angeles, California** whose address is **Federal Deposit Insurance Corporation, Division of Resolutions and Receiverships, 1601 Bryan Street, Dallas, Texas 75201**, to me known to be the person who executed the foregoing instrument, and to me known to be such attorney-in-fact of said Corporation, and acknowledged that this person executed the foregoing instrument as such attorney-in-fact as the deed of said Corporation, by its Authority.

Prepared By:
Pam Trombo
US Recordings
2925 Country Drive
St. Paul, Minnesota
USA 55117
Phone: 651-765-6400


Dorothy Mae Hawley, Notary Public
My Commission expires: **September 16, 2012**



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



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 5127838)

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

GARVANZA LAND CO 'S SUBDIVISION OF A PORTION OF GARVANZA ADDITION NO. 1 S 19 1 M R 10-

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 5484-033-012
AKA 6133 E PIEDMONT AVE
LOS ANGELES

Owner

BRAY ALI ADAM S AND FUYUKO J
PO BOX 3371
SOUTH PASADENA CA,91031

DATED This 21st Day of July, 2011

CITY OF LOS ANGELES

By



Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MEL KHACHATOURIAN**

Date: **July 14, 2015**

JOB ADDRESS: **6133 EAST PIEDMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5484-033-012**

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|----------------------------|
| 1). | ADAM S. BRAY-ALI AND FUYUKO J. BRAY-ALI
P.O. BOX 3371
SOUTH PASADENA, CA 91031 | CAPACITY: OWNERS |
| 2). | CITIMORTGAGE, INC.
P.O. BOX 790021
ST. LOUIS, MO 63179-0021 | CAPACITY: INTERESTED PARTY |
| 3). | CALIFORNIA NATIONAL BANK
221 S. FIGUEROA ST.
LOS ANGELES, CA 90012 | CAPACITY: INTERESTED PARTY |
| 4). | CALIFORNIA NATIONAL BANK
RETAIL LENDING MC 825
221 S. FIGUEROA ST.
LOS ANGELES, CA 90012 | CAPACITY: INTERESTED PARTY |
| 5). | U.S. BANK NATIONAL ASSN.
1850 OSBORN AVE.
OSHKOSH, WI 54902 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

6133 PIEDMONT AVÉ, LOS ANGELES, CA 90042-3546

CoreLogic

RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name: **BRAY ALI ADAM S & FUYUKO J**
 Mailing Address: **PO BOX 3371, SOUTH PASADENA CA 91031-6371 B018**
 Vesting Codes: **HW // JT**

Location Information

Legal Description: **GARVANZA LAND COS SUB OF A POR OF GARVANZA ADD # 1 NE 60 FT OF LOT 19**
 County: **LOS ANGELES, CA** APN: **5484-033-012**
 Census Tract / Block: **1836.20 / 2** Alternate APN:
 Township-Range-Sect: Map Reference: **GARVANZA LAND COS SUB**
 Legal Book/Page: **36-C2 /**
 Legal Lot: **19** Tract #: **LOS ANGELES**
 Legal Block: **S** School District:
 Market Area: **632** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **01/28/2005 / 01/04/2005** 1st Mtg Amount/Type: **\$420,000 / CONV**
 Sale Price: **\$525,000** 1st Mtg Int. Rate/Type: **4.88 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **208633**
 Document #: **208632** 2nd Mtg Amount/Type: **/**
 Deed Type: **INDIVIDUAL GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$254.11**
 New Construction: Multi/Split Sale:

Title Company: **COMMONWEALTH LAND TITLE CO.**
 Lender: **CITIMORTGAGE**
 Seller Name: **HUTESON THOMAS R TRUST**

Prior Sale Information

Prior Rec/Sale Date: **12/20/1988 / 12/1988** Prior Lender: **HOME SVGS/AMERICA**
 Prior Sale Price: **\$130,000** Prior 1st Mtg Amt/Type: **\$104,000 / CONV**
 Prior Doc Number: **2027795** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **CORPORATION GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,066	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1927 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD2	Acres:	0.22	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	9,600	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	3 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$434,000	Assessed Year:	2014	Property Tax:	\$5,588.82
Land Value:	\$268,600	Improved %:	38%	Tax Area:	4
Improvement Value:	\$165,400	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$434,000				

Comparable Sales Report

For Property Located At

6133 PIEDMONT AVE, LOS ANGELES, CA 90042-3546

CoreLogic

RealQuest Professional

1 Comparable(s) Selected.

Report Date: 07/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$525,000	\$615,455	\$615,455	\$615,455
Bldg/Living Area	2,066	1,982	1,982	1,982
Price/Sqft	\$254.11	\$310.52	\$310.52	\$310.52
Year Built	1927	1925	1925	1925
Lot Area	9,600	9,669	9,669	9,669
Bedrooms	4	6	6	6
Bathrooms/Restrooms	3	3	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$434,000	\$511,682	\$511,682	\$511,682
Distance From Subject	0.00	0.26	0.26	0.26

* = user supplied for search only

Comp #:				Distance From Subject:	0.26 (miles)
Address:	234 S AVENUE 64, LOS ANGELES, CA 90042-3610				
Owner Name:	GLASSICAL CREATIONS INC				
Seller Name:	NORTH AMERICAN ASSETS LLC				
APN:	5492-031-027	Map Reference:	36-D2 /	Living Area:	1,982
County:	LOS ANGELES, CA	Census Tract:	1837.01	Total Rooms:	
Subdivision:	5555	Zoning:	LAR1	Bedrooms:	6
Rec Date:	05/29/2015	Prior Rec Date:	02/23/2005	Bath(F/H):	3 /
Sale Date:	04/19/2015	Prior Sale Date:	09/14/2004	Yr Built/Eff:	1925 /
Sale Price:	\$615,455	Prior Sale Price:	\$450,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	628530	Acres:	0.22	Fireplace:	/
1st Mtg Amt:		Lot Area:	9,669	Pool:	
Total Value:	\$511,682	# of Stories:		Roof Mat:	
Land Use:	TRIPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: MEL KHACHATOURIAN

Date: July 14, 2015

JOB ADDRESS: 6133 EAST PIEDMONT AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5484-033-012

CASE#: 406681

ORDER NO: A-2716256

EFFECTIVE DATE OF ORDER TO COMPLY: February 16, 2011

COMPLIANCE EXPECTED DATE: March 18, 2011

DATE COMPLIANCE OBTAINED: November 15, 2011

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2716256

1010520201155309

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JUNG, WILLIAM G
6131 PIEDMONT AVE
LOS ANGELES, CA 90042

CASE #: 406681
ORDER #: A-2716256
EFFECTIVE DATE: February 16, 2011
COMPLIANCE DATE: March 18, 2011

OWNER OF
SITE ADDRESS: 6133 E PIEDMONT AVE
ASSESSORS PARCEL NO.: 5484-033-042
ZONE: RD2; Min. Per Unit 2,000

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 \$336.00 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. A permit is required for masonry or concrete fences over 3.5 ft. high.

You are therefore ordered to: Obtain proper permit for the masonry or concrete fence over 3.5 feet high or lower the fence to not exceed 3.5 feet at any point of the fence.

Code Section(s) in Violation: 91.106.2#13, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: At rear yard.

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.

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.

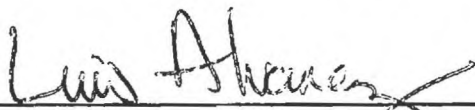
APPEAL PROCEDURES:

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3386.

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

Inspector:


LUIS ALVAREZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010

Date: March 01, 2011

(213)252-3386


REVIEWED BY