

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

August 12, 2015

Council District: # 4

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

JOB ADDRESS: **215 NORTH LARCHMONT BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5515-018-015**

On June 14, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at **215 North Larchmont Blvd., Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on June 14, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Angele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11707
Dated as of: 06/17/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5515/018-015

Property Address: 215 N LARCHMONT BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : 215-219 Larchmont Boulevard LLC, a Delaware Limited Liability Company

Grantor : Frank O. Fox, a single man

Deed Date : 2/11/2005

Recorded : 2/16/2005

Instr No. : 05 0354582

MAILING ADDRESS: 215-219 Larchmont Boulevard LLC,
4201 WILSHIRE BLVD #411 LOS ANGELES CA 90010

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 38 in Block 2 of Tract No. 3501, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 38, Page(s) 52 of Maps in the Office of the County Recorder of Los Angeles.

Assessor's Parcel No: 5515-018-015

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 : \$2,200,000.00

Dated : 2/3/2015

Trustor : 215-219 Larchmont Boulevard LLC, a Delaware Limited Liability Company

Trustee : Fidelity National Title Insurance Company, a California Corporation

Beneficiary : Everbank, a Federal Savings Bank

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. T11707

SCHEDULE B (Continued)

Recorded : 2/5/2015
Instr No. : 20150129770
Maturity Date is: 3/1/2030

MAILING ADDRESS: Everbank, a Federal Savings Bank, Commercial Loan Operations,
301 W. Bay Street, Floor No. 28, Jacksonville, FL 32202

MAILING ADDRESS: Fidelity National Title Insurance Company, a California Corporation, None Shown

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:
Trustee : Richmond Monroe Group, Inc.

Recorded : 3/2/2015 **Instr No. :** 20150222761

MAILING ADDRESS: Richmond Monroe Group, Inc., None Shown.

2/16/05

05 0354582

2

RECORDING REQUESTED BY:

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

Mr. Frank O. Fox
C/O Fox And Fox
4201 Wilshire Boulevard, Suite 411
Los Angeles, Ca 90010-3605
Order No. 40032958-W03
Escrow No 04-7952-CR
Parcel No. 5515-018-015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ and CITY \$ ⁰
_____ computed on full value of property conveyed, or
_____ computed on full value less liens or encumbrances remaining at the time of sale
_____ unincorporated area: _____ Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Frank O. Fox, a single man

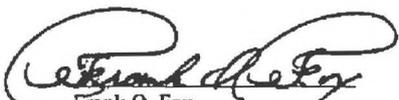
hereby GRANTS to 215-219 Larchmont Boulevard LLC, a Delaware limited liability company

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

Lot 38 in block 2 of Tract No. 3501, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 38, Page(s) 52 of Maps in the Office of the County Recorder of Los Angeles. This conveyance changes manner in which title is held, grantor and grantee remain the same and continue to hold the same porportionate interest, R & T 11911

"THE GRANTOR AND THE GRANTEE IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY R&T 11923 (d)."

Date February 11, 2005

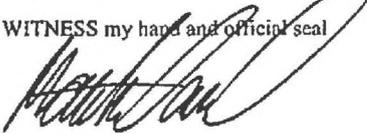

Frank O. Fox

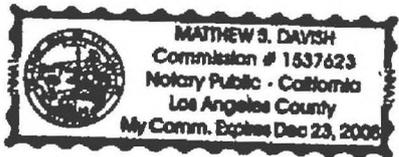
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

On February 11th 2005, before me, Matthew Davis, 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.

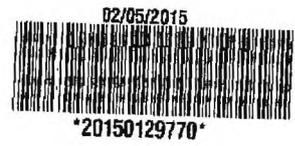
MD
Frank O. Fox

WITNESS my hand and official seal





2



Recording Requested By
Fidelity National Title

25
31

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

EVERBANK
Commercial Loan Operations
301 W. Bay Street, Floor #28
Jacksonville, FL 32202
Attn: Diane Pickett

Tax Parcel Number(s): 5515-018-015

23052687-DS

Space Above for Recorder's Use

DEED OF TRUST,
ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING

(CALIFORNIA)

ATTENTION COUNTY RECORDER: THIS INSTRUMENT IS INTENDED TO BE EFFECTIVE AS A FINANCING STATEMENT FILED AS A FIXTURE FILING PURSUANT TO SECTION 9502 OF THE CALIFORNIA COMMERCIAL CODE. PORTIONS OF THE GOODS COMPRISING A PART OF THE MORTGAGED PROPERTY ARE OR ARE TO BECOME FIXTURES RELATED TO THE LAND DESCRIBED IN EXHIBIT "A" HERETO. THIS INSTRUMENT IS TO BE FILED FOR RECORD IN THE RECORDS OF THE COUNTY WHERE DEEDS OF TRUST ON REAL PROPERTY ARE RECORDED AND SHOULD BE INDEXED AS BOTH A DEED OF TRUST AND AS A FINANCING STATEMENT COVERING FIXTURES. THE MAILING ADDRESSES OF BORROWER (DEBTOR) AND LENDER (SECURED PARTY) ARE SPECIFIED IN PARAGRAPH A OF THIS INSTRUMENT.

A. THIS DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Instrument") is dated as of February 3, 2015, and is given by 215-219 LARCHMONT BOULEVARD LLC, a Delaware limited liability company, whose address is 4262 Wilshire Boulevard, 3rd Floor, Los Angeles, CA 90010, as trustor ("Borrower"), to FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, as trustee ("Trustee"), for the benefit of EVERBANK, a federal savings bank, whose address is Commercial Loan Operations, 301 W. Bay Street, Floor #28, Jacksonville, FL 32202, as beneficiary ("Lender"). Borrower's organizational identification number is 3878856.

B. Borrower in consideration of the indebtedness and the trust created by this Instrument, irrevocably grants, conveys and assigns to Trustee, in trust, with power of sale, the Mortgaged Property, including the Land located in Los Angeles County, State of California and described in Exhibit "A" attached to this Instrument.

C. TO SECURE TO LENDER the repayment of the indebtedness evidenced by Borrower's Promissory Note payable to Lender, dated as of the date of this Instrument, and maturing on the earlier of (i) March 1, 2030, and (ii) the date on

California Deed of Trust

14c

the other Loan Documents, to confirm or establish the lien hereof, or to correct any clerical errors or legal deficiencies. Without limiting the foregoing, Borrower agrees to execute a replacement Note in the event the Note is lost or destroyed and to execute an amended or corrected and restated substitute Note to correct any clerical or other errors which may be discovered in the original Note. Failure of Borrower to comply with any request by Lender pursuant to this Section or under Section 28 above within ten (10) days after written request by Lender shall constitute a material Event of Default hereunder.

56. EXECUTION IN COUNTERPARTS. This Instrument may be executed in multiple counterparts, and the separate signature pages and notary acknowledgments may then be combined into a single original document for recordation.

57. PAYMENT OF CLOSING COSTS. If for any reason the escrow or closing agent fails to reserve and pay for all of Lender's fees, legal, documentation, appraisal, title, recording and other closing costs incurred in connection with the closing and funding of the Loan, then Borrower shall pay or reimburse Lender for any such unpaid fees or costs within ten (10) days after written demand by Lender itemizing the unpaid fees and costs. Failure of Borrower to so pay or reimburse Lender for any such unpaid fees and costs within ten (10) days after written demand by Lender shall constitute an Event of Default and, without limiting any other remedies of Lender, Lender may immediately institute the Default Rate under the Note until such amounts are received by Lender.

58. CALIFORNIA LAW PROVISIONS RELATING TO INSURANCE COVERAGE. Borrower acknowledges that Borrower is aware of the following provision of Subdivision (a) of Section 2955.5 of the California Civil Code, which provides as follows:

"No lender shall require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the property."

59. SCOPE OF SECURED OBLIGATIONS. For the avoidance of doubt, this Instrument secures only the indebtedness and not any amounts due under the Environmental Indemnity or any guaranty.

ATTACHED EXHIBIT. The following Exhibit is attached to this Instrument:

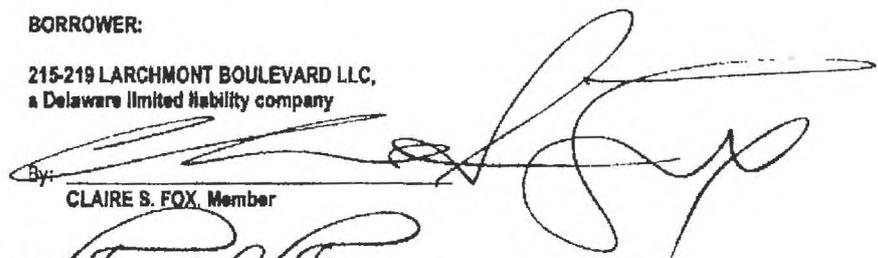
Exhibit "A" Description of the Land

THIS DEED OF TRUST SECURES A FIXED RATE PROMISSORY NOTE. THIS DEED OF TRUST IS A FIRST DEED OF TRUST. NO FURTHER ENCUMBRANCES MAY BE RECORDED AGAINST THE MORTGAGED PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF LENDER. FAILURE TO COMPLY WITH THIS PROVISION SHALL CONSTITUTE AN EVENT OF DEFAULT AND AT LENDER'S OPTION THE LOAN SHALL IMMEDIATELY BECOME DUE AND PAYABLE. CONSENT TO ONE FURTHER ENCUMBRANCE SHALL NOT BE DEEMED TO BE A WAIVER OF THE RIGHT TO REQUIRE SUCH CONSENT TO FUTURE OR SUCCESSIVE ENCUMBRANCES.

IN WITNESS WHEREOF, Borrower has signed and delivered this Instrument under seal (where applicable) or has caused this Instrument to be signed and delivered by its duly authorized representative under seal (where applicable). Where applicable law so provides or allows, Borrower intends that this Instrument shall be deemed to be signed and delivered as a sealed instrument.

BORROWER:

215-219 LARCHMONT BOULEVARD LLC,
a Delaware limited liability company

By: 

CLAIRE S. FOX, Member

By: 

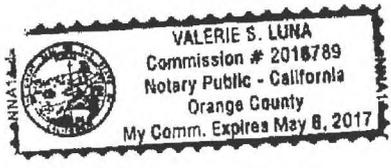
FRANK O. FOX, Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) ss.
County of LOS ANGELES)

On January 30, 2015, before me, VALERIE S. LUNA Notary Public, personally appeared CLAIRE S. FOX,

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

25

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) ss.

County of LOS ANGELES)

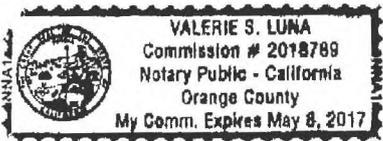
On JANUARY 20, 2015, before me, VALERIE S. LUNA Notary Public, personally appeared FRANK D. FOX,

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 [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

2



Recording Requested By
Fidelity National Title

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

EVERBANK
Commercial Loan Operations
301 W. Bay Street, Floor #28
Jacksonville, FL 32202
Attn: Diane Pickett

Tax Parcel Number(s): 5515-018-015

23052687-105

Space Above for Recorder's Use

10
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ASSIGNMENT OF LEASES AND RENTS

(CALIFORNIA)

A. THIS ASSIGNMENT OF LEASES AND RENTS (this "Assignment") dated as of February 3, 2015, is made by 215-219 LARCHMONT BOULEVARD LLC, a Delaware limited liability company, whose address is 4282 Wilshire Boulevard, 3rd Floor, Los Angeles, CA 90010, as assignor ("Borrower"), to and for the benefit of EVERBANK, a federal savings bank, whose address is Commercial Loan Operations, 301 W. Bay Street, Floor #28, Jacksonville, FL 32202, as assignee ("Lender").

B. THIS ASSIGNMENT IS GIVEN TO LENDER in connection with the indebtedness evidenced by Borrower's Promissory Note payable to Lender, dated as of the date of this Assignment, and maturing on the earlier of (i) March 1, 2030, and (ii) the date on which the unpaid principal balance of the Note becomes due and payable by acceleration or otherwise pursuant to the Loan Documents or the exercise by Lender of any right or remedy under any Loan Document, in the principal amount of TWO MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (US \$2,200,000.00), and all renewals, extensions and modifications of the indebtedness, the payment of all sums advanced by or on behalf of Lender to protect the security of the Mortgage (as hereinafter defined) under Section 12 of the Mortgage, and the performance of the covenants and agreements of Borrower contained in the Loan Documents (other than the Environmental Indemnity and any guaranty).

C. Borrower is the owner of the Mortgaged Property, including the Land located in Los Angeles County, State of California and described in Exhibit "A" attached to this Assignment. Borrower represents and warrants that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to give this Assignment, and that there are no other outstanding assignments of the Leases and Rents described herein.

Covenants. Borrower and Lender covenant and agree as follows:

1. DEFINITIONS. The following terms, when used in this Assignment (including when used in the above recitals), shall have the following meanings:

(a) "Borrower" means all Persons identified as "Borrower" in paragraph A of this Assignment, together with their successors and assigns.

(b) "Borrower Certificate" means that certain Borrower Certificate dated the same date as this Assignment, executed by Borrower in favor of Lender.

California Assignment of Leases and Rents

*Unrecorded Leases

RECORDED CONCURRENTLY HERewith

15c

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13. **CONSTRUCTION.** The captions and headings of the Sections of this Assignment are for convenience only and shall be disregarded in construing this Assignment. Any reference in this Assignment to an "Exhibit" or a "Section" shall, unless otherwise explicitly provided, be construed as referring, respectively, to an Exhibit attached to this Assignment or to a Section of this Assignment. All Exhibits attached to or referred to in this Assignment are incorporated by reference into this Assignment. Any reference in this Assignment to a statute or regulation shall be construed as referring to that statute or regulation as amended from time to time. Use of the singular in this Assignment includes the plural and use of the plural includes the singular. As used in this Assignment, the term "including" means "including, but not limited to" and the term "includes" means "includes without limitation." The use of one gender includes the other gender, as the context may require. Unless the context requires otherwise, (a) any definition of or reference to any agreement, instrument or other document in this Assignment shall be construed as referring to such agreement, instrument or other document as from time to time amended, supplemented or otherwise modified (subject to any restrictions on such amendments, supplements or modifications set forth in this Assignment or any other Loan Document), and (b) any reference in this Assignment to any Person shall be construed to include such Person's successors and assigns.

14. **SCOPE OF SECURED OBLIGATIONS.** For the avoidance of doubt, this Assignment secures only the indebtedness and not any amounts due under the Environmental Indemnity or any guaranty.

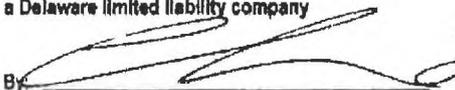
15. **COUNTERPARTS.** This Assignment may be executed in any number of counterparts each of which shall be deemed an original, but all such counterparts together shall constitute but one Assignment.

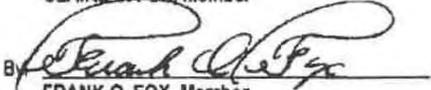
ATTACHED EXHIBIT. The following Exhibit is attached to this Assignment:
 Exhibit "A" Description of the Land

IN WITNESS WHEREOF, Borrower has signed and delivered this Assignment under seal (where applicable) or has caused this Assignment to be signed and delivered by its duly authorized representative under seal (where applicable). Where applicable law so provides or allows, Borrower intends that this Assignment shall be deemed to be signed and delivered as a sealed instrument.

BORROWER:

215-219 LARCHMONT BOULEVARD LLC,
 a Delaware limited liability company

By  
 CLAIRE S. FOX, Member

By 
 FRANK O. FOX, Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) ss.

County of LOS ANGELES)

On JANUARY 30, 2015, before me, VALERIE S. LUNA, Notary Public, personally appeared CLAIRE S. FOX,

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

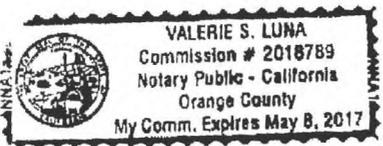
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) ss.

County of (DS ANGELES)

On JANUARY 30, 2015, before me, VALERIE S. LUNA, Notary Public, personally appeared FRANK O. FOX,

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

Recording Requested By:
MIDLAND LOAN SERVICES

When Recorded Return To:

CONNIE PRITCHARD
MIDLAND LOAN SERVICES
PO BOX 458
KIMBERLING CITY, MO 65686



SUBSTITUTION OF TRUSTEE

MIDLAND (E) #940951103 "215-219 LARCHMONT BOULEVARD, LLC" Lender ID:0640 Los Angeles, California
WHEREAS, the undersigned is the present Beneficiary under the Deed of Trust described below as follows:
Original Trustor : 215-219 LARCHMONT BOULEVARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Original Beneficiary: PNC BANK, NATIONAL ASSOCIATION Dated: 02/08/2005 Recorded: 02/14/2005 as
Instrument No.: 05 0332477 in the County of Los Angeles and State of California.

AND WHEREAS , Wells Fargo Bank, N.A., as Trustee for the registered holders of COMM 2005-LP5 Commercial Mortgage Pass-Through Certificates desires to substitute a different Trustee for the purpose of reconveying said Deed of TRUST; NOW THEREFORE the undersigned hereby substitutes RICHMOND MONROE GROUP, INC. as Trustee under said Deed of Trust.

On February 19, 2015
Wells Fargo Bank, N.A., as Trustee for the registered holders of COMM 2005-LP5 Commercial Mortgage Pass-Through Certificates

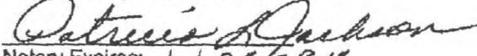
By: Midland Loan Services, a division of PNC Bank, N.A. Its Servicer and Attorney-in-Fact


Darren Peters, Vice President

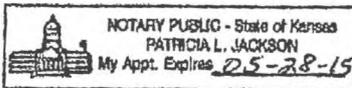
STATE OF KANSAS
COUNTY OF JOHNSON

On 02-13-15, before me, Patricia L. Jackson, a Notary Public in and for JOHNSON in the State of KANSAS, personally appeared Darren Peters, Vice President of Midland Loan Services, a division of PNC Bank, N.A., 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, and that by his/her/their signature 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,


Notary Expires: 11-05-28-15

(This area for notarial seal)



'PR'PRAMRC'02/09/2015 09:01:00 AM' AMRCS0AMRC00000000000000798177' CALOS A" 940951103 CASTATE_TRUST_SUB *ALW*ALWAMRC'

EXHIBIT B

ASSIGNED INSPECTOR: EDMONT DECKERT
JOB ADDRESS: 215 NORTH LARCHMONT BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5515-018-015

Date: August 12, 2015

Last Full Title: 06/17/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). 215-219 LARCHMONT BOULEVARD LLC
4201 WILSHIRE BLVD., #411
LOS ANGELES, CA. 90010
CAPACITY: OWNER

- 2). EVERBANK
COMMERCIAL LOAN OPERATIONS
301 W. BAY ST., FLOOR #28
JACKSONVILLE, FL 32202
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
215 N LARCHMONT BLVD, LOS ANGELES, CA 90004-3706



Owner Information

Owner Name: **215 219 LARCHMONT BOULEVARD LLC**
 Mailing Address: **4201 WILSHIRE BLVD #411, LOS ANGELES CA 90010-3612 C059**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TRACT # 3501 EX OF ALLEY LOT 38		
County:	LOS ANGELES, CA	APN:	5515-018-015
Census Tract / Block:	2110.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	3501
Legal Book/Page:	38-52	Map Reference:	34-C6 /
Legal Lot:	38	Tract #:	3501
Legal Block:	2	School District:	LOS ANGELES
Market Area:	C18	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	02/16/2005 / 02/11/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	354582		

Last Market Sale Information

Recording/Sale Date:	04/11/1994 /	1st Mtg Amount/Type:	\$448,600 / CONV
Sale Price:	\$646,500	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	699700	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$109.59
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	MISCELLANEOUS FIN		
Seller Name:	SCHULHOF WILLIAM		

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:	5,899	Parking Type:	PAVED	Construction:	FRAME
Living Area:	5,899	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	6	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	YES
Year Built / Eff:	1925 / 1935	Roof Type:		Style:	
Fireplace:	/	Foundation:	CONCRETE	Quality:	AVERAGE
# of Stories:	2.00	Roof Material:	ROLL COMPOSITION	Condition:	AVERAGE
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.14	County Use:	STORE & RESID (1210)
Lot Area:	6,251	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,254,665	Assessed Year:	2014	Property Tax:	\$18,709.07
Land Value:	\$610,072	Improved %:	51%	Tax Area:	67
Improvement Value:	\$644,593	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$1,254,665				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

215 N LARCHMONT BLVD, LOS ANGELES, CA 90004-3706

0 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								
215 N LARCHMONT BLVD	\$646,500	1925			04/11/1994	5,899	6,251	0.0

No Comps were found. Please modify search criteria.

EXHIBIT D

ASSIGNED INSPECTOR: EDMONT DECKERT

Date: August 12, 2015

JOB ADDRESS: 215 NORTH LARCHMONT BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5515-018-015

CASE#: 469015

ORDER NO: A-3028601

EFFECTIVE DATE OF ORDER TO COMPLY: June 14, 2012

COMPLIANCE EXPECTED DATE: July 14, 2012

DATE COMPLIANCE OBTAINED: July 19, 2012

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3028601

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS

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

215 219 LARCHMONT BOULEVARD LLC
4201 WILSHIRE BLVD STE411
LOS ANGELES, CA 90010

JUN 20 2012

EG

CASE #: 469015
ORDER #: A-3028601
EFFECTIVE DATE: June 14, 2012
COMPLIANCE DATE: July 14, 2012

OWNER OF
SITE ADDRESS: 215 N LARCHMONT BLVD
ASSESSORS PARCEL NO.: 5515-018-015
ZONE: C2; Commercial Zone

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

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

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

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

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

VIOLATION(S):

1. Building or structure is being used, occupied, or it's existing occupancy classification has changed without the issuance of a valid Certificate of Occupancy.

You are therefore ordered to: Discontinue the unapproved use of the building or structure until all violations of this code have been corrected and a valid Certificate of Occupancy has been issued.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the use of the beauty salon as massage business.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: A permit is required for the change of use.

3. The massage business has been occupied without first obtaining the required Certificate of Occupancy.



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

You are therefore ordered to: Discontinue the use or occupancy of the building without the required Certificate of Occupancy.

Code Section(s) in Violation: 91.109.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: C of O is for a beauty salon, not a massage parlor.

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)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Joe Paradiso

Date: June 11, 2012

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

MK
REVIEWED BY