

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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: # 5

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

JOB ADDRESS: **3301 SOUTH MILITARY AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4251-019-025**

On October 19, 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: **3301 South Military 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.


Pursuant to Section 98.0421, the property owner was issued an order on October 19, 2011, 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%)	483.84
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 932.40</b>

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 **\$932.40** 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 **\$932.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



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

---

**Property Title Report**

**Work Order No. T11856**  
**Dated as of: 07/02/2015**

**Prepared for: City of Los Angeles**

---

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

**APN #: 4251-019-025**

**Property Address: 3301 S MILITARY AVE**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : Ilya Krakovich, unmarried man**

**Grantor : Nadia Krakovich Braslavsky, as Trustee of the Nadia Krakovich Braslavsky Trust**

**Deed Date : 1/9/2004**

**Recorded : 1/16/2004**

**Instr No. : 04 0118471**

**MAILING ADDRESS: Ilya Krakovich,**  
**3301 Military Avenue, Los Angeles, CA 90034**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**The following described property:**

**Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 165, of Tract Number 12151, as per map recorded page 019, parcel 025 9 and 4251 of maps, in the office of the County Recorder of said County.**

**Assessor's Parcel No: 4251-019-025**

**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 : \$333,700.00**

**Dated : 9/3/2004**

**Trustor : Ilya Krakovich**

**Trustee : Ticor Title Company**

**Beneficiary : MERS, Inc., as nominee for EverBank**

**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. T11856**

**SCHEDULE B (Continued)**

**Loan No. :** MIN 100063412800421231

**Recorded :** 9/15/2004

**Instr No. :** 04 2368076

**Maturity Date is:** 10/1/2034

**MAILING ADDRESS:** EverBank, 2625 Corporate Place, Third Floor, Monterey Park, CA 91754

**MAILING ADDRESS:** Ticor Title Company – None Shown

**MAILING ADDRESS:** MERS, P.O. Box 2026, Flint, MI 48501-2026.

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

**Amount :** \$250,000.00

**Dated :** 5/9/2005

**Trustor :** Ilya Krakovich

**Trustee :** Optima, a California Corporation

**Beneficiary :** Washington Mutual Bank, FA,

**Recorded :** 6/27/2005

**Instr No. :** 05 1507635

**Maturity Date is:** 5/9/2035

**MAILING ADDRESS:** Washington Mutual Bank, FA, 400 E. Main Street, Stockton, CA 95290

**MAILING ADDRESS:** Optima, 1700 Carnegie Ave Suite 200 Santa Ana, CA 92705

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

**Amount :** \$250,000.00

**Dated :** 6/2/2005

**Trustor :** Ilya Krakovich

**Trustee :** Terry Renoux

**Beneficiary :** First Horizon Home Loan Corporation

**Recorded :** 7/21/2005

**Instr No. :** 05 1730104

**Maturity Date is:** 7/1/2025

**MAILING ADDRESS:** First Horizon Home Loan Corporation, 4000 Horizon Way, Irving, Texas 75063

**MAILING ADDRESS:** Terry Renoux, 1755 Lynnfield, Memphis, TN 38119

04 0118471

Recording Requested by

and when recorded mail this deed  
and mail tax statement to

Ilya KRAKOVICH  
3301 Military Ave.  
Los Angeles, CA 90034

Assessors Parcel No 4251-019-025 9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0

- ( \* ) computed on full value of the interest of property conveyed, or  
( ) computed on the full value less the value of liens or encumbrances  
remaining thereon at the time of sale  
( ) Unincorporated area (X) City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Nadia Krakovich Braslavsky, as Trustee of the Nadia Krakovich Braslavsky Trust  
hereby GRANTS (S) TO Ilya Krakovich, unmarried man

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

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

Lot 165, OF Tract number 12151, as per map recorded page 019, parcel 025 9

And 4251 of maps, in the office of the County Recorder of said County

Commonly known as 3301 Military Avenue, City of Los Angeles, CA 90034

Dated January 9, 2004

State of California

County of Los Angeles ) SS

On Jan 9, 2004 before me,

The undersigned a Notary Public MARY R. GONSALVES

a Notary Public in and for said county and  
state personally appeared Nadia B Krakovich  
personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the  
person whose name 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 on the  
instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed  
the instrument

*Nadia Krakovich* Trustee  
Nadia B Krakovich Trustee



WITNESS my hand and official seal

Signature Mary R Gonsalves (This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



9/15/04

TICOR TITLE CO.

2

Recording Requested By:  
EverBank

04 2368076

[Company Name]

And When Recorded Mail To:  
EverBank

[Company Name]

Attn: Post Closing  
[Name of Natural Person]  
8201 Cypress Plaza Drive,

[Street Address]  
Jacksonville, FL 32256  
[City, State Zip Code]

9688687-96

[Space Above This Line For Recording Date]

## DEED OF TRUST

MIN: 100063412800421231

### 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 September 3, 2004, together with all Riders to this document.

(B) "Borrower" is Ilya Krakovich, an unmarried man.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is EverBank.

Lender is a Federal Savings Bank  
United States of America  
Place, Third Floor, Monterey Park, CA 91754

organized and existing under the laws of  
Lender's address is 2625 Corporate

(D) "Trustee" is Ticor Title Company.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel (888) 679-MERS.

Loan No: 1280042123

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
—THE COMPLIANCE SOURCE, INC.—  
www.compliancesource.com

Page 1 of 13

MERS Modified Form 3005 01/01  
14301 CA 088/00  
© 2000, The Compliance Source, Inc.



9/15/04

3

(F) "Note" means the promissory note signed by Borrower and dated September 3, 2004 The Note states that Borrower owes Lender three hundred thirty three thousand seven hundred and NO/100ths Dollars (U S \$ 333,700.00 ) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than October 1, 2034

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

(H) "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.

(I) "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 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 type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider          | <input type="checkbox"/> Revocable Trust Rider          |   |
| <input type="checkbox"/> Other(s) <i>[specify]</i> |   |   |

(J) "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

(K) "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

(L) "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

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

(N) "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

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

(P) "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.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U S C §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 to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA

(R) "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

Loan No: 1280042123

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
—THE COMPLIANCE SOURCE, INC.—  
www.compliancesource.com

Page 2 of 13

MERS Modified Form 3005 01/01  
14381CA 003/00  
© 2000, The Compliance Source, Inc

04 2368076



9/15/04

4

## TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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]

See Exhibit "A" attached hereto and made a part hereto.

Assessor's Identification Number 4251-019-025

which currently has the address of

Los Angeles  
[City]

, California

3301 Military Avenue  
[Street] 90034  
[Zip Code]

("Property Address")

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash, (b) money order, (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity, or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any

Loan No: 1280042123

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

—THE COMPLIANCE SOURCE, INC.—  
www.compliance-source.com

Page 3 of 13

MERS Modified Form 3005 01/01

14301CA 008/00

© 2000, The Compliance Source, Inc.

04 2368076



9/15/04

13

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

  
Ilya Krakovich (Seal)  
[Printed Name]

\_\_\_\_\_  
(Seal)  
[Printed Name]

\_\_\_\_\_  
(Seal)  
[Printed Name]

\_\_\_\_\_  
(Seal)  
[Printed Name]

\_\_\_\_\_  
[Acknowledgment on Following Page]

Loan No: 1280042123

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
—THE COMPLIANCE SOURCE, INC—  
www.compliance-source.com

Page 12 of 13

MERS Modified Form 3005 01/01  
14301CA 002/00  
© 2000, The Compliance Source, Inc



04 2368076



9/15/04

14

State of CA §  
County of Los Angeles §

On September 08, 2004 before me, Beatriz Minero  
personally appeared Ilya Krakovich

[name and title of officer]

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 in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument  
WITNESS my hand and official seal

Signature Beatriz Minero (Seal)



#### REQUEST FOR FULL RECONVEYANCE

##### TO TRUSTEE

The undersigned is the holder of the note or notes secured by this Deed of Trust, which was recorded in the office of the Recorder of \_\_\_\_\_ County, State of California, in book \_\_\_\_\_, page \_\_\_\_\_ of official records. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

\_\_\_\_\_  
(Trustee) Date \_\_\_\_\_

Loan No: 1280042123

California Deed of Trust-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
—THE COMPLIANCE SOURCE, INC.—  
www.compliance-source.com

Page 13 of 13

MERS Modified Form 3005 01/01  
14301CA 008/00  
© 2000 The Compliance Source, Inc.



04 2368076

When Recorded Mail to:  
Optima Information Solutions  
1700 Carnegie Avenue, Suite 200  
Santa Ana, CA 92705  
WAMU

05 1507635



## EQUITY LINE OF CREDIT DEED OF TRUST

Loan Number: 0655010486

THIS DEED OF TRUST is between:  
ILYA KRAKOVICH

whose address is:

3301 MILITARY AVE LOS ANGELES, CA 90034-3027

("Trustor"); Optima, a CALIFORNIA  
corporation, the address of which is:

1700 Carnegie Ave Suite 200 Santa Ana, CA 92705

and its successors in trust and assigns ("Trustee"); and  
Washington Mutual Bank, FA, a federal association, which is organized and existing under the  
laws of the United States of America, and whose address is 400 E. Main Street, Stockton, CA  
95290 ("Beneficiary") and its successors or assigns.

1. **Granting Clause.** Trustor hereby grants, bargains, sells and conveys to Trustee in  
trust, with power of sale, the real property in LOS ANGELES County, California,  
described below and all interest in it Trustor ever gets:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 165, TRACT 12151, AS PER MAP RECORDED PAGE 019, PARCEL 025 9 AND 4251 OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Parcel Number: 4251-019-025 together with all  
insurance and condemnation proceeds related to it; all plumbing, lighting, air conditioning and  
heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in  
appliances and other fixtures at any time installed on or in or used in connection with such real  
property. All of the property described above will be called the "Property." As used herein

05 1507635

0655010486

7

By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at Santa Monica, California this 9th day of May, 2005.

TRUSTOR(S):

  
ILYA KRAKOVICH

05 1507635

0655010486

8

STATE OF CALIFORNIA

COUNTY OF Los Angeles )  
 ) SS

On May 9th, 2005 before me, Spozhnik K. Zarfi a Notary  
Public in and for the State of California, personally appeared

ILYA KRAKOVICH

~~personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.~~

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for the State of California

My Commission expires: 5/7/2006



**REQUEST FOR FULL RECONVEYANCE**

(Do not record. To be used only when note has been paid.)

TO: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within Deed of Trust. Said Note, together with all other indebtedness secured by this Deed of Trust, has been fully paid and satisfied and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of this Deed of Trust to cancel the Note above mentioned and all other evidences of indebtedness secured by this Deed of Trust together with the Deed of Trust and to convey, without warranty, to the parties designated by the terms of this Deed of Trust all the estate now held by you thereunder.

DATED \_\_\_\_\_

Mail reconveyance to \_\_\_\_\_

05 1730104

3

This instrument was prepared by: *Chris Oneara*  
FIRST HORIZON HOME LOAN CORPORATION  
5901 COLLEGE BOULEVARD, 3RD FLOOR  
OVERLAND PARK, KS 66211  
*214-441-5829*

0053607032

5901 COLLEGE BOULEVARD, 3RD FLOOR  
OVERLAND PARK, KS 66211

**CALIFORNIA  
OPEN-END DEED OF TRUST  
(Securing Future Advance)**

**THIS IS A HOME EQUITY CREDIT LINE DEED OF TRUST  
DEFAULT ON PAYMENTS MAY RESULT IN THE LOSS OF YOUR HOME**

ATTENTION COUNTY CLERK—THIS INSTRUMENT COVERS GOODS THAT ARE OR ARE TO BECOME FIXTURES ON THE REAL PROPERTY DESCRIBED HEREIN AND IS TO BE FILED FOR RECORD IN THE RECORDS WHERE MORTGAGES ON REAL ESTATE ARE RECORDED. ADDITIONALLY, THIS INSTRUMENT SHOULD BE APPROPRIATELY INDEXED, NOT ONLY AS A MORTGAGE BUT ALSO AS A FINANCING STATEMENT COVERING GOODS THAT ARE OR ARE TO BECOME FIXTURES ON THE REAL PROPERTY DESCRIBED HEREIN. THE MAILING ADDRESS OF THE TRUSTOR ("BORROWER") AND BENEFICIARY ("LENDER") ARE SET FORTH IN THIS INSTRUMENT.

**FUTURE ADVANCES:** We and you, as these terms are defined below, and the following additional parties  
N/A

have agreed that we may make advances and readvances secured by this Deed of Trust from time to time at your request and the request of other parties, if any, identified above.

**RIGHTS AND OBLIGATIONS OF THE BORROWER:** Pursuant to this Deed of Trust and the Home Equity Line of Credit Agreement and Disclosures under the Federal Truth-in-Lending Act dated the same date as this Deed of Trust (the "Agreement") and secured by it, you have a right to obtain advances from time to time to be secured by the Property described below. This right to obtain advances may be terminated as described in the Agreement. You have certain duties under the Agreement and this Deed of Trust, which include the obligation to make timely monthly payments, to perform all of your obligations under any lien that has priority over this Deed of Trust, to keep the Property insured and free of subsequent liens that may obtain priority over this Deed of Trust, to preserve and maintain the Property, and not to transfer the Property or an interest in it without our prior written consent.

**CONSEQUENCES OF DEFAULT:** If you default as defined in the Agreement, we will have certain rights as set forth in this Deed of Trust to protect all amounts due us under the Agreement and this Deed of Trust. If such amounts are not paid,



05 1730104

we may foreclose this Deed of Trust and sell the Property. In addition, if you fail to perform any other obligation under this Deed of Trust or the Agreement, we may (i) suspend your right to obtain further cash advances under the Agreement or (ii) reduce your credit limit.

THIS DEED OF TRUST is made on this 2nd day of June, 2005

The grantor is

ILYA KRAKOVICH, An Unmarried Man

whose address is:

3301 MILITARY AVE, LOS ANGELES CA, 90034

The trustee is Terry Renoux,

1755 Lynnfield, Memphis, TN 38119

("Trustee").

If more than one Trustee is named, any Trustee acting alone has the rights and authority conferred upon the Trustee in this Deed of Trust. The beneficiary is

FIRST HORIZON HOME LOAN CORPORATION

whose address is

4000 Horizon Way, Irving, Texas 75063

In this Deed of Trust, the terms "you," "your" and "yours" refer to the grantor(s). The terms "we," "us" and "our" refer to First Tennessee Bank National Association and its successors and assigns.

Pursuant to the Agreement, you may incur indebtedness in amounts fluctuating from time to time up to the maximum aggregate principal amount of TWO HUNDRED FIFTY THOUSAND & 00/100

Dollars (U.S. \$ 250,000.00 ).

The Agreement provides for the full debt to be paid by in full no later than JULY 1, 2025

You agree that this Deed of Trust shall continue to secure all sums now or hereafter advanced under the terms of the Agreement including, without limitation, such sums that are advanced to you whether or not at the time the sums are advanced there is any principal sum outstanding under the Agreement.

This Deed of Trust secures to us: (a) the repayment of the debt evidenced by the Agreement, with interest, and all refinancings, renewals, extensions and modifications of the Agreement; (b) the payment of all other sums, with interest, advanced under paragraph 7 of this Deed of Trust to protect the security of this Deed of Trust; and (c) the performance of your covenants and agreements under this Deed of Trust and the Agreement. For this purpose and in consideration of the debt, you irrevocably grant and convey to the Trustee, in trust, with power of sale, the property located in California, to wit:

All that tract or parcel of land as shown on Schedule "A" attached hereto which is incorporated herein and made a part hereof.

see Exhibit A

4251-019-025

Which property has the address of:

3301 MILITARY AVE, LOS ANGELES, California 90034

"Property Address".

0053607032

CA HELOC FHHLC 02-02

Page 2 of 8

FH6D289

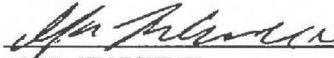
05 1730104

22. **Riders to this Deed of Trust.** If one or more riders are executed by you and recorded together with this Deed of Trust, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were part of this Deed of Trust.

☐ Adjustable Rate Rider      ☐ Graduated Payment Rider      ☐ Condominium Rider  
☐ 1-4 Family Rider      ☐ Planned Unit Development Ride  
☒ Other(s) (specify) RIDER TO MORTGAGE/DEED OF TRUST/SECURITY DEED

23. **Payoff Requests.** If you request a payoff and/or demand statement we may charge you the maximum amount allowed by applicable law for providing such payoff and/or demand statement.
24. **Request for Notices.** Borrower requests that copies of the notice of default and notice of sale under this Deed of Trust be sent to the Borrower's address which is the Property address. Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust be sent to Lender's address, as set forth on page one of this Deed of Trust, as provided by Section 2924b of the Civil Code of California, as amended.

BY SIGNING BELOW, you accept and agree to the terms and covenants contained in this Deed of Trust and any rider(s) executed by you and recorded with it.

  
\_\_\_\_\_  
IEYA KRAKOVICH      Grantor

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

05 1730104

State of California

County of: LOS ANGELES

On June 2, 2005 before me, Rose A. Rinaldi, Notary Public personally appeared

ILYA KRAKOVICH

~~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.  
(This area for official notarial seal)

Rose A. Rinaldi (Seal)  
Rose A. Rinaldi



05 1730104

12

**RIDER TO THE DEED OF TRUST / MORTGAGE / SECURITY DEED**

0053607032


Date: 6/2/2005

The escrow of taxes and insurance required in of your DEED OF TRUST/MORTGAGE/SECURITY DEED to **FIRST HORIZON HOME LOAN CORPORATION** a **KANSAS** corporation is hereby waived and you are notified that you are not required to deposit with **FIRST HORIZON HOME LOAN CORPORATION**

**KANSAS** corporation any of the amounts set forth in said paragraph. This waiver does not, in any way, release you from your obligation to make escrow payments of taxes and insurance to the holder of any prior mortgage, nor does it relieve you of your obligation to keep taxes and insurance premiums current with respect to the mortgaged property.

All payments will be applied first to the accrued interest and next to the unpaid principal of your loan. The exact amount of your final payment, finance charges, and total of payments will be somewhat more or less than the amounts shown if we do not receive each payment on the scheduled payment date.

RECEIPT ACKNOWLEDGED:

  
\_\_\_\_\_  
ILYA KRAKOVICH Date Date  
\_\_\_\_\_  
Date Date

HELOC RIDER  
40109 (8/96)

FH6D444  
(01/03)

05 1730104

ILLEGIBLE NOTARY SEAL DECLARATION  
(GC 27361.7 and CCP 2015.5)

13

"I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct." The notary seal on the document to which this statement is attached reads as follows:

Name of Notary Rose A. Rinaldi

Date Commission Expires 4/16/06

Commission Number 1351869

Today's Date 6/13/05

  
Signature of Declarant:

Jessica M Tomes  
Printed Name



# EXHIBIT B

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

Date: **August 12, 2015**

JOB ADDRESS: **3301 SOUTH MILITARY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4251-019-025**

Last Full Title: **07/02/2015**

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ILYA KRAKOVICH  
3301 MILITARY AVE.  
LOS ANGELES, CA. 90034  
CAPACITY: OWNER
- 2). EVERBANK  
2625 CORPORATE PLACE, THIRD FLOOR  
MONTEREY PARK, CA 91754  
CAPACITY: INTERESTED PARTIES
- 3). WASHINGTON MUTUAL BANK, F.A.  
400 E. MAIN ST.  
STOCKTON, CA 95290  
CAPACITY: INTERESTED PARTIES
- 4). FIRST HORIZON HOME LOAN CORP.  
4000 HORIZON WAY  
IRVING, TX 75063  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**3301 MILITARY AVE, LOS ANGELES, CA 90034-3027**



## Owner Information

Owner Name: **KRAKOVICH ILYA**  
 Mailing Address: **3301 MILITARY AVE, LOS ANGELES CA 90034-3027 C054**  
 Vesting Codes: **UM //**

## Location Information

Legal Description:	<b>TRACT # 12151 LOT 165</b>	APN:	<b>4251-019-025</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2717.02 / 1</b>	Subdivision:	<b>12151</b>
Township-Range-Sect:		Map Reference:	<b>42-A6 /</b>
Legal Book/Page:	<b>234-15</b>	Tract #:	<b>12151</b>
Legal Lot:	<b>165</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>A</b>	School District Name:	
Market Area:	<b>C13</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>01/16/2004 / 01/09/2004</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>118471</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>10/10/2001 / 09/04/2001</b>	1st Mtg Amount/Type:	<b>\$407,200 / CONV</b>
Sale Price:	<b>\$509,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1916715</b>
Document #:	<b>1916714</b>	2nd Mtg Amount/Type:	<b>\$14,000 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$439.17</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>COMMONWEALTH LAND TITLE CO.</b>		
Lender:	<b>ABN AMRO MTG GRP INC</b>		
Seller Name:	<b>RICHARDSON JAMES H &amp; BETTE J</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>11/30/2000 / 11/27/2000</b>	Prior Lender:	<b>DOWNEY S&amp;L ASSN FA</b>
Prior Sale Price:	<b>\$364,000</b>	Prior 1st Mtg Amt/Type:	<b>\$327,200 / CONV</b>
Prior Doc Number:	<b>1862520</b>	Prior 1st Mtg Rate/Type:	<b>/ ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,159</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>PATIO</b>
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1940 / 1942</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;ADDITION;PATIO;OPEN DECK;LAUNDRY ROOM;PATIO;OPEN DECK</b>				

## Site Information

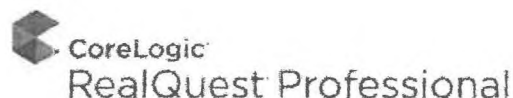
Zoning:	<b>LAR1</b>	Acres:	<b>0.13</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,449</b>	Lot Width/Depth:	<b>53 x 102</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$447,424</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,506.36</b>
Land Value:	<b>\$357,942</b>	Improved %:	<b>20%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$89,482</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$440,424</b>				

## Comparable Sales Report

For Property Located At



**3301 MILITARY AVE, LOS ANGELES, CA 90034-3027****17 Comparable(s) Selected.**

Report Date: 08/11/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$509,000	\$723,000	\$2,125,000	\$1,105,353
Bldg/Living Area	1,159	1,008	1,290	1,128
Price/Sqft	\$439.17	\$650.77	\$2,039.35	\$993.27
Year Built	1940	1939	1952	1942
Lot Area	5,449	4,808	7,348	6,088
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$447,424	\$76,555	\$816,000	\$369,998
Distance From Subject	0.00	0.03	0.50	0.30

\*= user supplied for search only

Comp #:	1	Distance From Subject:0.03 (miles)			
Address:	3318 MILITARY AVE, LOS ANGELES, CA 90034-3028				
Owner Name:	NIKBAKHT FARSHEED				
Seller Name:	DIAZ ROGELIO				
APN:	4251-020-004	Map Reference:	42-A6 /	Living Area:	1,070
County:	LOS ANGELES, CA	Census Tract:	2717.01	Total Rooms:	6
Subdivision:	10516	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/15/2015	Prior Rec Date:	05/22/2014	Bath(F/H):	1 /
Sale Date:	06/10/2015	Prior Sale Date:	05/08/2014	Yr Built/Eff:	1939 / 1950
Sale Price:	\$1,850,000	Prior Sale Price:	\$815,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	852544	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$1,480,000	Lot Area:	5,859	Pool:	
Total Value:	\$76,555	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:0.1 (miles)			
Address:	3331 S BENTLEY AVE, LOS ANGELES, CA 90034-5209				
Owner Name:	TAN MICHAEL P/NYI TZU F				
Seller Name:	DRY DAVID S LIVING TRUST				
APN:	4251-016-002	Map Reference:	42-A6 /	Living Area:	1,222
County:	LOS ANGELES, CA	Census Tract:	2717.02	Total Rooms:	6
Subdivision:	12151	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/02/2014	Prior Rec Date:	07/10/2000	Bath(F/H):	2 /
Sale Date:	11/17/2014	Prior Sale Date:	05/23/2000	Yr Built/Eff:	1941 / 1951
Sale Price:	\$870,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1293583	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$696,000	Lot Area:	7,348	Pool:	
Total Value:	\$263,438	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 5	Parking:	PARKING AVAIL

Comp #:				Distance From Subject:0.2 (miles)			
Address:		3461 TILDEN AVE, LOS ANGELES, CA 90034-6003					
Owner Name:		CANNON STEPHEN C/SPENCER MELISSA J					
Seller Name:		3461 TILDEN LLC					
APN:		4251-027-025		Map Reference:		42-A6 /	
County:		LOS ANGELES, CA		Census Tract:		2717.02	
Subdivision:		12151		Zoning:		LAR1	
Rec Date:		04/30/2015		Prior Rec Date:		10/29/1976	
Sale Date:		03/20/2015		Prior Sale Date:			
Sale Price:		\$1,995,000		Prior Sale Price:		\$55,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		488854		Acres:		0.15	
1st Mtg Amt:		\$1,395,000		Lot Area:		6,648	
Total Value:		\$106,837		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/ 2	
				Living Area:		1,111	
				Total Rooms:		6	
				Bedrooms:		2	
				Bath(F/H):		1 /	
				Yr Built/Eff:		1941 / 1941	
				Air Cond:			
				Style:		CONVENTIONAL	
				Fireplace:		/	
				Pool:			
				Roof Mat:		WOOD SHAKE	
				Parking:		ATTACHED GARAGE	

Comp #:4 Distance From Subject:0.2 (miles)  
 Address: 3316 KELTON AVE, LOS ANGELES, CA 90034-3004  
 Owner Name: CITRON COREY & PALOMA  
 Seller Name: KREIK RAFIC  
 APN: 4254-017-003 Map Reference: 42-A6 / Living Area: 1,042  
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 6  
 Subdivision: 10516 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 05/08/2015 Prior Rec Date: 11/22/2013 Bath(F/H): 1 /  
 Sale Date: 04/23/2015 Prior Sale Date: 10/01/2013 Yr Built/Eff: 1939 / 1940  
 Sale Price: \$2,125,000 Prior Sale Price: \$635,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 533148 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: Lot Area: 6,383 Pool:  
 Total Value: \$635,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:5 Distance From Subject:0.21 (miles)  
 Address: 3464 S BENTLEY AVE, LOS ANGELES, CA 90034-6006  
 Owner Name: RONDEAU NICHOLAS/YONG ROZLYNN L  
 Seller Name: LANE RICHARD B & GLORIA  
 APN: 4251-027-003 Map Reference: 42-A6 / Living Area: 1,197  
 County: LOS ANGELES, CA Census Tract: 2717.02 Total Rooms: 6  
 Subdivision: 12151 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 07/10/2015 Prior Rec Date: 05/22/1969 Bath(F/H): 2 /  
 Sale Date: 06/10/2015 Prior Sale Date: Yr Built/Eff: 1941 / 1947  
 Sale Price: \$864,000 Prior Sale Price: \$25,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 833790 Acres: 0.13 Fireplace: Y / 2  
 1st Mtg Amt: \$691,200 Lot Area: 5,784 Pool:  
 Total Value: \$86,024 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:6 Distance From Subject:0.23 (miles)  
 Address: 3425 KELTON AVE, LOS ANGELES, CA 90034-5303  
 Owner Name: IKEDA MIHO  
 Seller Name: CAM SERGIO A  
 APN: 4254-021-011 Map Reference: 42-A6 / Living Area: 1,290  
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 5  
 Subdivision: 10516 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 03/13/2015 Prior Rec Date: 06/24/2005 Bath(F/H): 2 /  
 Sale Date: 02/04/2015 Prior Sale Date: 05/31/2005 Yr Built/Eff: 1939 / 1975  
 Sale Price: \$1,025,000 Prior Sale Price: \$682,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 273336 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$725,000 Lot Area: 6,196 Pool:  
 Total Value: \$816,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.23 (miles)  
 Address: 3156 S BENTLEY AVE, LOS ANGELES, CA 90034-3008  
 Owner Name: GAJENDRAN VICTOR/NAINAR PRIYA  
 Seller Name: GOFFSTEIN MILDRED TRUST  
 APN: 4251-010-012 Map Reference: 41-F6 / Living Area: 1,168  
 County: LOS ANGELES, CA Census Tract: 2717.02 Total Rooms: 6  
 Subdivision: 16249 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/01/2015 Prior Rec Date: 12/11/1992 Bath(F/H): 1 /  
 Sale Date: 05/01/2015 Prior Sale Date: Yr Built/Eff: 1951 / 1951  
 Sale Price: \$900,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 634466 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$720,000 Lot Area: 5,500 Pool:  
 Total Value: \$78,752 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.24 (miles)  
 Address: 3135 GREENFIELD AVE, LOS ANGELES, CA 90034-3013  
 Owner Name: SADGAT YIGAL & BAT-SHEVA  
 Seller Name: VOLP TRUST  
 APN: 4251-009-005 Map Reference: 42-A5 / Living Area: 1,130  
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 5  
 Subdivision: 6139 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 07/30/2015 Prior Rec Date: 05/02/1968 Bath(F/H): 1 /  
 Sale Date: 07/21/2015 Prior Sale Date: Yr Built/Eff: 1952 / 1952  
 Sale Price: \$935,000 Prior Sale Price: \$29,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 927019 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 6,443 Pool:  
 Total Value: \$90,355 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:9 Distance From Subject:0.3 (miles)  
 Address: 3044 MILITARY AVE, LOS ANGELES, CA 90034-3015  
 Owner Name: CAO 2015 FAMILY TRUST  
 Seller Name: LEON EVELYNE M  
 APN: 4251-009-024 Map Reference: 41-F5 / Living Area: 1,236  
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 7  
 Subdivision: 6139 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 02/26/2015 Prior Rec Date: 03/19/1993 Bath(F/H): 1 /  
 Sale Date: 01/30/2015 Prior Sale Date: Yr Built/Eff: 1948 / 1954  
 Sale Price: \$945,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: UNKNOWN  
 Document #: 211651 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$625,500 Lot Area: 6,440 Pool:  
 Total Value: \$492,889 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:10 Distance From Subject:0.33 (miles)  
 Address: 3017 GREENFIELD AVE, LOS ANGELES, CA 90034-3012  
 Owner Name: REMTULLA IMTIAZ & SHAMIM M  
 Seller Name: MATTO TRUST  
 APN: 4251-009-035 Map Reference: 42-A5 / Living Area: 1,125  
 County: LOS ANGELES, CA Census Tract: 2717.01 Total Rooms: 6  
 Subdivision: 6139 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 04/02/2015 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 02/04/2015 Prior Sale Date: Yr Built/Eff: 1947 / 1947  
 Sale Price: \$820,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 361355 Acres: 0.12 Fireplace: Y / 1  
 1st Mtg Amt: \$647,000 Lot Area: 5,155 Pool:  
 Total Value: \$251,439 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:11 Distance From Subject:0.36 (miles)  
 Address: 3529 VETERAN AVE, LOS ANGELES, CA 90034-6111  
 Owner Name: BRATT MARK D & MICHELLE A  
 Seller Name: DOUGHERTY A M LIVING TRUST  
 APN: 4252-017-030 Map Reference: 42-A6 / Living Area: 1,008  
 County: LOS ANGELES, CA Census Tract: 2718.02 Total Rooms: 5  
 Subdivision: 10516 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 11/18/2014 Prior Rec Date: 06/04/2002 Bath(F/H): 1 /  
 Sale Date: 10/29/2014 Prior Sale Date: 05/24/2002 Yr Built/Eff: 1939 / 1947  
 Sale Price: \$1,050,000 Prior Sale Price: \$363,636 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1230799 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$840,000 Lot Area: 6,182 Pool:  
 Total Value: \$482,032 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: ATTACHED  
 GARAGE

Comp #:12 Distance From Subject:0.36 (miles)  
 Address: 3551 TILDEN AVE, LOS ANGELES, CA 90034-6108  
 Owner Name: CHERRY VALLEY INVESTMENTS LLC  
 Seller Name: GEFNER MARCIE M  
 APN: 4252-010-009 Map Reference: 42-A6 / Living Area: 1,131  
 County: LOS ANGELES, CA Census Tract: 2718.01 Total Rooms: 6  
 Subdivision: 12606 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 05/20/2015 Prior Rec Date: 06/12/2003 Bath(F/H): 1 /  
 Sale Date: 04/21/2015 Prior Sale Date: 04/30/2003 Yr Built/Eff: 1941 / 1944  
 Sale Price: \$910,000 Prior Sale Price: \$574,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 586496 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$650,000 Lot Area: 6,649 Pool:  
 Total Value: \$678,162 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:13 Distance From Subject:0.37 (miles)  
 Address: 3555 TILDEN AVE, LOS ANGELES, CA 90034-6108  
 Owner Name: K MICHAEL DEV LLC/JRK REAL ESTATE INVESTMENT IRA  
 Seller Name: PHELPS ANGELA & JASON  
 APN: 4252-010-010 Map Reference: 42-A6 / Living Area: 1,111  
 County: LOS ANGELES, CA Census Tract: 2718.01 Total Rooms: 6  
 Subdivision: 12606 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 06/23/2015 Prior Rec Date: 11/25/2009 Bath(F/H): 1 /  
 Sale Date: 05/26/2015 Prior Sale Date: 10/20/2009 Yr Built/Eff: 1941 / 1942  
 Sale Price: \$835,000 Prior Sale Price: \$650,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 748968 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: Lot Area: 5,775 Pool:  
 Total Value: \$684,440 # of Stories: 1.00 Roof Mat: COMPOSITION



Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE PARKING AVAIL
Comp #:14					Distance From Subject:0.45 (miles)
Address: 3586 S BENTLEY AVE, LOS ANGELES, CA 90034-6505					
Owner Name: ANDERSON BRIAN E/RIDDIOUGH WILLIAM E					
Seller Name: GOTTLIEB FAMILY TRUST					
APN:	4252-010-019	Map Reference:	50-A1 /	Living Area:	1,111
County:	LOS ANGELES, CA	Census Tract:	2718.01	Total Rooms:	5
Subdivision:	12151	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/31/2014	Prior Rec Date:	12/28/1994	Bath(F/H):	2 /
Sale Date:	12/15/2014	Prior Sale Date:		Yr Built/Eff:	1941 / 1941
Sale Price:	\$723,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1429895	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$614,380	Lot Area:	5,710	Pool:	
Total Value:	\$308,283	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #: <b>15</b>				Distance From Subject: <b>0.46 (miles)</b>	
Address:		<b>2921 MILITARY AVE, LOS ANGELES, CA 90064-4023</b>			
Owner Name:		<b>NGO TUNG K/PHAM PHUONG L</b>			
Seller Name:		<b>PREUSSNER MARINA L TRUST</b>			
APN:	<b>4251-005-063</b>	Map Reference:	<b>41-F5 /</b>	Living Area:	<b>1,136</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2717.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>12926</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>05/19/2015</b>	Prior Rec Date:	<b>01/10/1995</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>04/27/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1946 / 1946</b>
Sale Price:	<b>\$951,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>582365</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>6,793</b>	Pool:	
Total Value:	<b>\$183,030</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #: <b>16</b>				Distance From Subject: <b>0.47 (miles)</b>	
Address:		<b>3222 SELBY AVE, LOS ANGELES, CA 90034-4415</b>			
Owner Name:		<b>ZHUO TIANXIANG/CHEN PEIMIN M</b>			
Seller Name:		<b>YOUSEFZADEH GEORGE</b>			
APN:	<b>4254-011-018</b>	Map Reference:	<b>42-A5 /</b>	Living Area:	<b>1,026</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2717.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>11785</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>02/13/2015</b>	Prior Rec Date:	<b>02/11/2000</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/27/2015</b>	Prior Sale Date:	<b>02/03/2000</b>	Yr Built/Eff:	<b>1940 / 1959</b>
Sale Price:	<b>\$1,235,000</b>	Prior Sale Price:	<b>\$296,250</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>162697</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$988,000</b>	Lot Area:	<b>5,824</b>	Pool:	
Total Value:	<b>\$672,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:17				Distance From Subject:0.5 (miles)	
Address:		3605 KELTON AVE, LOS ANGELES, CA 90034-7104			
Owner Name:		21 PARKVIEW LLC/LONGSTOCKING LLC			
Seller Name:		WALKER MATTHEW			
APN:	4252-021-001	Map Reference:	42-A6 /	Living Area:	1,064
County:	LOS ANGELES, CA	Census Tract:	2718.02	Total Rooms:	
Subdivision:	5848	Zoning:	LARD2	Bedrooms:	3
Rec Date:	01/08/2015	Prior Rec Date:	05/01/2001	Bath (F/H):	2 /
Sale Date:	12/12/2014	Prior Sale Date:	04/16/2001	Yr Built/Eff:	1941 / 1941
Sale Price:	\$758,000	Prior Sale Price:	\$313,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	24810	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,808	Pool:	
Total Value:	\$384,734	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

**Date: August 12, 2015**

JOB ADDRESS: **3301 SOUTH MILITARY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4251-019-025**

**CASE#: 430287**

**ORDER NO: A-2869866**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 19, 2011**

COMPLIANCE EXPECTED DATE: **November 03, 2011**

DATE COMPLIANCE OBTAINED: **December 05, 2011**

---

**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2869866

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
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

KRAKOVICH, ILYA  
3301 MILITARY AVE  
LOS ANGELES, CA 90034

CASE #: 430287

ORDER #: A-2869866

EFFECTIVE DATE: October 19, 2011

COMPLIANCE DATE: November 03, 2011

LPK

OCT 13 2011

OWNER OF  
SITE ADDRESS: 3301 S MILITARY AVE  
ASSESSORS PARCEL NO.: 4251-019-025  
ZONE: R1; One-Family Zone

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

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

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

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

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

**VIOLATION(S):**

**1. Open storage of an inoperable vehicle.**

You are therefore ordered to: Discontinue the open storage of the inoperable vehicle.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

**2. Parking in the required front yard in a residential zone.**

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R1 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

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

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



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

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

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

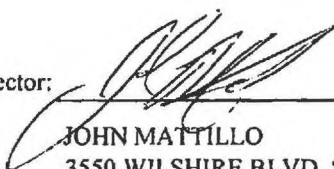
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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)252-3035.

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

Inspector: \_\_\_\_\_

Date: October 12, 2011

  
JOHN MATTILLO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3035

  
REVIEWED BY