

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

July 27, 2015

Council District: # 4

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

JOB ADDRESS: **7660 WEST BEVERLY BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5512-002-010**

On January 13, 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: **7660 West Beverly 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 January 13, 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 Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T11686
Dated as of: 06/17/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5512-002-010

Property Address: 7660 W BEVERLY BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Corporation Grant Deed

Grantee : Mayer Beverly Park Limited Partnership, a California Limited Partnership

Grantor : Liberty Service Corporation

Deed Date : 8/2/1988

Recorded : 8/3/1988

Instr No. : 88-1223586

***Mailing Address: Mayer Beverly Park Limited Partnership
PO BOX 111397 CARROLLTON TX 75011***

***Mailing Address: Mayer Beverly Park Limited Partnership
9090 Wilshire Boulevard Beverly Hills, CA 90211***

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel 1: That portion of the Rancho La Brea, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book Pages 289 and 290 of Patents, in the office of the County Recorder of said County

Parcel 2: An easement and right of way for road and street purposes over a strip of land 30 feet in width measured at right angles lying Easterly of and adjacent and contiguous to the Easterly line and its Southerly Prolongation of Parcel no. 1 herein above described and extending from the Southerly line of said Beverly boulevard (100 feet wide), to the Easterly Prolongation of a line parallel with and distant southerly 25 feet, measured at right angles, from the Southerly line of said parcel 1 hereinabove described.

Assessor's Parcel No: 5512-002-010

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. T11686

SCHEDULE B (Continued)

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 : \$100,000.00

Dated : 8/1/1988

Trustor : Mayer Beverly Park Limited Partnership, a California Limited Partnership

Trustee : Ticor Title Insurance Company of California, California Corporation

Beneficiary : The City of Los Angeles

Recorded : 8/30/1988

Instr No. : 88 1379833

Trustee Name: Ticor Title Insurance Company of California, California Corporation, None Shown

Beneficiary: The City of Los Angeles c/o Urban Development Department,
611 W. 6th St, Los Angeles, CA 90017

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

Amount : \$0.00

Dated : 12/29/1998

Trustor : Mayer Beverly Park Limited Partnership, a Limited Partnership

Trustee : First American Title Insurance Company

Beneficiary : Federal Home Loan Mortgage Corporation

Recorded : 3/11/1999

Instr No. : 99-0402241

Trustee Name: First American Title Insurance Company, None Shown

Beneficiary: Federal Home Loan Mortgage Corporation,
8200 Jones Branch Drive, McLean, Virginia, 22102

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

Amount : \$0.00

Dated : 12/29/1998

Trustor : Mayer Beverly Park Limited Partnership, a Limited Partnership

Trustee : First American Title Insurance Company

Beneficiary : Federal Home Loan Mortgage Corporation

Recorded : 3/11/1999

Instr No. : 99-0402242

Trustee Name: First American Title Insurance Company, None Shown

Beneficiary: Federal Home Loan Mortgage Corporation,
8200 Jones Branch Drive, McLean, Virginia, 22102

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Mayer Beverly Park Limited Partnership
c/o The Casden Company
9090 Wilshire Boulevard
Beverly Hills, CA 90211

MAIL TAX STATEMENTS TO

SAME

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST 12 P.M. AUG 3 1988

88-1223586

135 507 N
1000 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NND0578
TO 1921 CA 12-821

THIS FORM FURNISHED BY TITLE INSURERS

SURVEY MONUMENT FEE \$10.00 CODE 99

CALL
PTN.
13
2
5572

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ _____
 () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: No City of Los Angeles, and
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 LIBERTY SERVICE CORPORATION

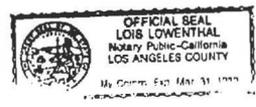
a corporation organized under the laws of the State of California hereby GRANTS to
MAYER BEVERLY PARK LIMITED PARTNERSHIP, a California limited partnership

the following described real property in the City of Los Angeles
 County of Los Angeles, State of California:
 As described on Exhibit "A," attached hereto and made a part
 of hereof, subject to the matters listed on Exhibit "B,"
 attached hereto and made a part hereof.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its V.P.O. - President and Assistant Secretary
 as lawfully authorized.

Dated August 2, 1988
 STATE OF CALIFORNIA
 COUNTY OF Los Angeles } ss. By [Signature]
 On August 2, 1988 before me, the undersigned a Notary Public in and for said State, personally appeared Thomas F. Hanley III
 personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Vice President, and WALTER D. [Signature] personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Asst. Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
 WITNESS my hand and official seal.

LIBERTY SERVICE CORPORATION,
 a California Corporation
 By [Signature] - President
 By [Signature] - Assistant Secretary



Signature [Signature]
 Title Order No. 8524886 N 6-Love Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
PRESENTED FOR RECORDATION BY THE CITY OF LOS ANGELES UNDER GOV'T. CODE SECTION 6109. COMMUNITY DEVELOPMENT DEPARTMENT HOUSING DIVISION

88 1379833

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY,
CALIFORNIA
1 MIN. PAST. 2 P.M. AUG 30 1988

By _____
Recording Clerk
AND WHEN RECORDED MAIL TO

TROY CASDEN GOULD
1801 Century Park East #1600
Los Angeles, California 90067
Attn: Arlen Ross Gunner, Esq.

FREE N

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST made this 31st day of August, 1988, between Mayer Beverly Park Limited Partnership, a California limited partnership, limited partnership of the State of California, herein called TRUSTOR, whose address is 9090 Wilshire Boulevard Beverly Hills CA 90211 (number and street) (city) (state) (zip) TIGOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation, herein called TRUSTEE, and The City of Los Angeles, Housing Division, Community Development Department, 215 W. Sixth Street, Los Angeles, Ca. 90014, herein called Beneficiary, WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as

See Exhibit A attached hereto.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 1(10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits FOR THE PURPOSE OF SECURING 1 Performance of each agreement of Trustor incorporated by reference or contained herein 2 Payment of the indebtedness evidenced by one promissory note of even date herewith and any subsequent promissory notes thereon, in the principal sum of \$ _____, executed by Trustor in favor of Beneficiary on or order 3 Payment of such further sums as the then record owner of said property shall be obligated to pay from Beneficiary, when demanded by another note or notes recording in the so secured

See Rider attached hereto

TO PROTECT THE SECURITY OF THIS DEED OF TRUST TRUSTOR AGREES By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	884	Kings	782	833	Placer	895	301	Sierra	29	315
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	466	161
Amador	104	348	Lassen	177	671	Riverside	3005	823	Solano	1105	182
Butte	1145	1	Los Angeles	7265	890	Sacramento	4331	82	Sonoma	1851	589
Calaveras	163	162	Madera	810	170	San Benito	271	383	Stanislaus	1735	456
Colusa	296	817	Marin	1508	339	San Bernardino	5567	81	Sutter	572	297
Contra Costa	2973	47	Mariposa	77	292	San Francisco	4332	805	Tahama	401	289
Del Norte	28	414	Merced	578	530	San Joaquin	2470	311	Trinity	53	356
El Dorado	568	456	Modoc	1547	538	San Luis Obispo	1151	12	Tulare	2234	275
Fresno	4626	572	Monterey	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	850	Ventura	2062	386
Humboldt	857	627	Monterey	2194	538	Santa Clara	5336	341	Yolo	853	245
Imperial	1091	501	Napa	638	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	586	Nevada	305	320	Shasta	684	528			
Kern	2427	60	Orange	5889	811	San Diego	Series 2 Book 1851, Page 18087				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length, that he will observe and perform said provisions, and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, the undersigned a Notary Public in and for said State personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ President, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal

Signature _____

(This area for official notarial seal)

Title Order No _____ Escrow or Loan No _____

TO 1938 CA (8-85) (OPEN END)

CAT. NO. NN81068

2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
Morgan, Lewis & Bockus LLP
1800 M Street, N W
Washington, D C 20036-5869
Attn Gary S Smuckler, Esq

99 0402241

**MULTIFAMILY DEED OF TRUST,
ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING
(CALIFORNIA)**

[Reimbursement Agreement-- Beverly Park Apartments]

ATTENTION COUNTY RECORDER THIS INSTRUMENT IS INTENDED TO BE EFFECTIVE AS A FINANCING STATEMENT FILED AS A FIXTURE FILING PURSUANT TO SECTION 9402 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 ADDRESSES OF BORROWER (DEBTOR) AND LENDER (SECURED PARTY) ARE SPECIFIED IN THE FIRST PARAGRAPH ON PAGE 1 OF THIS INSTRUMENT

**SECURITY INSTRUMENT (FREDDIE MAC) — CALIFORNIA
SICAFR02 WP**

WA05/69677 2

9717938-52

3

FHLMC Loan No. 002517132

**MULTIFAMILY DEED OF TRUST,
ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND
FIXTURE FILING**
[Beverly Park Apartments]

THIS MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Instrument") is made this 1st day of December, 1998, by MAYER BEVERLY PARK LIMITED PARTNERSHIP, a limited partnership organized and existing under the laws of California, whose address is c/o Casden Properties, Inc , 9090 Wilshire Boulevard, Third Floor, Beverly Hills, California 90211, as trustor ("Borrower"), to FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee ("Trustee"), for the benefit of FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States of America, whose address is 8200 Jones Branch Drive, McLean, Virginia, 22102, as beneficiary ("Lender")

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

TO SECURE TO LENDER the repayment of the Indebtedness evidenced by Borrower's Multifamily Note payable to Lender, dated as of the date of this Instrument, and maturing on N/A, in the principal amount of \$N/A, 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 this Instrument under Section 12, and the performance of the covenants and agreements of Borrower contained in the Loan Documents

Borrower represents and warrants that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to grant, convey and assign the Mortgaged Property, and that the Mortgaged Property is unencumbered Borrower covenants that Borrower will warrant and defend generally the title to the Mortgaged Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy issued to Lender contemporaneously with the execution and recordation of this Instrument and insuring Lender's interest in the Mortgaged Property

Covenants Borrower and Lender covenant and agree as follows

SECURITY INSTRUMENT (FREDDIE MAC) — CALIFORNIA
SICAFR02 WP

PAGE 1

W05/09677 2

99 0402241

51

IN WITNESS WHEREOF, Borrower has signed and delivered this Instrument or has caused this Instrument to be signed and delivered by its duly authorized representative

BORROWER

MAYER BEVERLY PARK LIMITED PARTNERSHIP, a California limited partnership

By Casden Broadcast Center GP LLC, a Delaware limited liability company, its General Partner

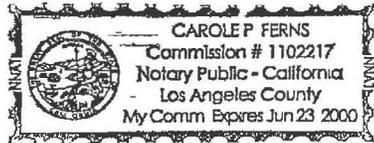
By [Signature] Henry C Casden President

ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF Riverside

On December 29, 1998, before me, CAROLE P FERNS, Notary Public in and for said County and State, personally appeared Henry C Casden, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument

WITNESS my hand and official seal [Signature] (SEAL) Notary Signature



99 0402241

41

IN WITNESS WHEREOF, Borrower has signed and delivered this Instrument or has caused this Instrument to be signed and delivered by its duly authorized representative.

BORROWER:

MAYER BEVERLY PARK LIMITED PARTNERSHIP, a California limited partnership

By: Casden Broadcast Center GP LLC, a Delaware limited liability company, its General Partner

By: [Signature] Henry C. Casden President

ACKNOWLEDGMENT

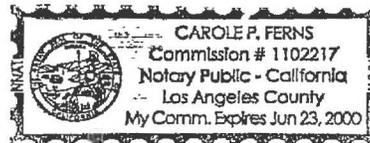
STATE OF CALIFORNIA

COUNTY OF Riverside

On December 29, 1998, before me, CAROLE P. FERNS, Notary Public in and for said County and State, personally appeared Henry C. Casden, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

WITNESS my hand and official seal.

[Signature] (SEAL) Notary Signature



CALIFORNIA METER SERVICE
WHEN RECORDED MAIL TO

0-5-80
Name: CALIFORNIA METER SERVICE
Street: 973 N. Enterprise
City & State: Orange, CA 92667

90-1226298
90 1226298

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST. 10 A.M. JUL 12 1990

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

MEMORANDUM OF LEASE

DATE March 1, 1990

FEE \$5

Beverly Park Inc. - General Partner.
This memorandum of lease is made and entered into between California Meter Service, hereafter called Lessee, and Mayer Beverly Park Limited Partnership By Mayer, Owner, or acting with full authority as Owners agent, hereafter called Lessor. An unrecorded lease exists between the aforementioned parties, and its terms and conditions are incorporated herein by reference.

Lessor hereby leases to Lessee the laundry room or rooms situated on Lessors real property, consisting of 279 rental units located at 7660 Beverly Blvd., Los Angeles

The term of this lease is not to exceed ten years.

The interest of the Lessee hereunder shall be subordinate to the lien of any future lender utilizing this property as security.

IN WITNESS WHEREOF, the undersigned have executed this Lease Agreement on the date first above written,

CALIFORNIA METER SERVICE

Mayer Beverly Park Limited Partnership
By Mayer Beverly Park Inc. - General Partner

By [Signature]
"Lessee"

By [Signature]
"Lessor"

PRINT NAME Alan I. Casden TITLE [Signature]

STATE OF CALIFORNIA
COUNTY OF _____

CAT. NO. NN00036
TO 1984 CA (9-84)
(Corporation as a Partner of a Partnership)
STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

TICOR TITLE INSURANCE

On March 15, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Alan I. Casden personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Chairman ~~President~~, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of Mayer Beverly Park Inc.

the corporation that executed the within instrument on behalf of Mayer Beverly Park Limited Partnership the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature [Signature]

90-1226298
OFFICIAL SEAL
LOS ANGELES COUNTY
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Apr. 8, 1993

(This area for official notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: DAVID MATSON
JOB ADDRESS: 7660 WEST BEVERLY BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5512-002-010

Date: July 27, 2015

Last Full Title: 06/17/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MAYER BEVERLY PARK LIMITED PARTNERSHIP
P.O. BOX 111397
CARROLLTON, TX 75011
CAPACITY: OWNERS

- 2). MAYER BEVERLY PARK LIMITED PARTNERSHIP
9090 WILSHIRE BLVD.
BEVERLY HILLS, CA 90211
CAPACITY: OWNERS

- 3). THE CITY OF LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPT.
215 W. WOUTH ST.
LOS ANGELES, CA 90014
CAPACITY: INTERESTED PARTIES

- 4). FEDERAL HOME LOAN MORTGAGE CORP.
8200 JONES BRANCH DR.
MCLEAN, VA 22102
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
7660 BEVERLY BLVD, LOS ANGELES, CA 90036-2734

**Owner Information**

Owner Name: **MAYER BEVERLY PARK LTD PTNSHP**
 Mailing Address: **PO BOX 111397, CARROLLTON TX 75011-1397 B015 C/O TRPTS-MS 235**
 Vesting Codes: **//**

Location Information

Legal Description: **RANCHO LA BREA FOR DESC SEE ASSESSOR'S MAPS POR OF SAID RANCHO**
 County: **LOS ANGELES, CA** APN: **5512-002-010**
 Census Tract / Block: **2145.01 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **PATENTS**
 Legal Book/Page: **1-16** Map Reference: **33-F6 /**
 Legal Lot: Tract #: **LOS ANGELES**
 Legal Block: School District:
 Market Area: **C19** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **11/23/1983 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$6,200,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **CONFIRMED** 1st Mtg Document #: **/**
 Document #: **1397006** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$22.72**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

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: 272,910	Parking Type:	Construction:
Living Area: 272,910	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 99	Finish Bsmnt Area:	Pool:
Bath(F/H): 99 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1990 / 1990	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LAC2	Acres: 2.82	County Use: STORE & RESID (1210)
Lot Area: 122,733	Lot Width/Depth: x	State Use:
Land Use: STORES & RESIDENTIAL	Res/Comm Units: 291 / 1	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$60,659,577	Assessed Year: 2014	Property Tax: \$625,500.91
Land Value: \$27,717,710	Improved %: 54%	Tax Area: 67
Improvement Value: \$32,941,867	Tax Year: 2014	Tax Exemption: MISC
Total Taxable Value: \$49,843,974		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

7660 BEVERLY BLVD, LOS ANGELES, CA 90036-2734

1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$6,200,000	\$91,500,000	\$91,500,000	\$91,500,000
Bldg/Living Area	272,910	214,289	214,289	214,289
Price/Sqft	\$22.72	\$426.99	\$426.99	\$426.99
Year Built	1990	2012	2012	2012
Lot Area	122,733	87,380	87,380	87,380
Bedrooms	99	0	0	0
Bathrooms/Restrooms	99	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$60,659,577	\$65,686,142	\$65,686,142	\$65,686,142
Distance From Subject	0.00	6.95	6.95	6.95

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		7660 BEVERLY BLVD	\$6,200,000	1990	99	99	11/23/1983	272,910	122,733	0.0
Comparables										
<input checked="" type="checkbox"/>	1	524 W COLORADO ST	\$91,500,000	2012			09/26/2014	214,289	87,380	6.95

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7660 BEVERLY BLVD, LOS ANGELES, CA 90036-2734**1 Comparable(s) Selected.**

Report Date: 08/17/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$6,200,000	\$91,500,000	\$91,500,000	\$91,500,000
Bldg/Living Area	272,910	214,289	214,289	214,289
Price/Sqft	\$22.72	\$426.99	\$426.99	\$426.99
Year Built	1990	2012	2012	2012
Lot Area	122,733	87,380	87,380	87,380
Bedrooms	99	0	0	0
Bathrooms/Restrooms	99	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$60,659,577	\$65,686,142	\$65,686,142	\$65,686,142
Distance From Subject	0.00	6.95	6.95	6.95

* = user supplied for search only

Comp #:	1	Distance From Subject:	6.95 (miles)
Address:	524 W COLORADO ST, GLENDALE, CA 91204		
Owner Name:	SEQUOIA EQUITIES-GLENDALE		
Seller Name:	BROADSTONE GLENDALE ICIS LLC		
APN:	5696-002-020	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	3023.02
Subdivision:	GLENDALE VLY VIEW	Zoning:	GLM1
Rec Date:	09/26/2014	Prior Rec Date:	10/19/2010
Sale Date:	09/26/2014	Prior Sale Date:	10/15/2010
Sale Price:	\$91,500,000	Prior Sale Price:	\$7,750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1020603	Acres:	2.01
1st Mtg Amt:	\$64,050,000	Lot Area:	87,380
Total Value:	\$65,686,142	# of Stories:	
Land Use:	STORES & RESIDENTIAL	Park Area/Cap#:	/
		Living Area:	214,289
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	/
		Yr Built/Eff:	2012 / 2012
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **July 27, 2015**

JOB ADDRESS: **7660 WEST BEVERLY BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5512-002-010**

CASE#: **441191**

ORDER NO: **A-2925141**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 13, 2012**

COMPLIANCE EXPECTED DATE: **February 12, 2012**

DATE COMPLIANCE OBTAINED: **January 26, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2925141

1010710201249814

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" OVRUM GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MAYER BEVERLY PARK LTD PTNSHP
0 PO BOX 111397
CARROLLTON, TX 75011

JAN 11 2012

CASE #: 441191
ORDER #: A-2925141
EFFECTIVE DATE: January 13, 2012
COMPLIANCE DATE: February 12, 2012

OWNER OF
SITE ADDRESS: 7660 W BEVERLY BLVD
ASSESSORS PARCEL NO.: 5512-002-010
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. Continued use of land is a violation of your variance or Conditional Use Permit.

You are therefore ordered to: 1) Discontinue the activity which violates a condition of the variance or conditional use permit.

Code Section(s) in Violation: 12.29, 12.21A.1.(a) of the L.A.M.C.

Comments: Case No. ZA 92-0037(CUB) CONDITIONAL USE has expired, must be renewed immediately.

- 2. continued use is a violation of your variance or Conditional Use Permit.

You are therefore ordered to: 1) Discontinue the activity which violates a condition of the variance or conditional use permit.

Code Section(s) in Violation: 12.29, 12.21A.1.(a) of the L.A.M.C.

Comments: Under case No. ZA 92-0037 (CUB) Conditional Use condition 4 states that authorization granted for 5 years starting April 8, 1992 has expired, renew immediately.



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

10206122015102362

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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: January 10, 2012

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


REVIEWED BY



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