

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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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

June 11, 2015

Council District: # 11

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

JOB ADDRESS: **4150 SOUTH VIA DOLCE #337, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4295-010-097**

On November 24, 2006, 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: **4150 South Via Dolce #337, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

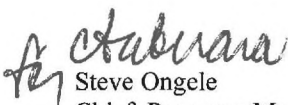
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	342.49
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>734.49</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$734.49** 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 **\$734.49** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele

Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11403
Dated as of: 05/09/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4295-010-097

Property Address: 4150 S VIA DOLCE # 337 ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Individual Quitclaim Deed

Grantee : Luzelba Lozano-Mansour, a married woman as her sole and separate property

Grantor : Luzelba Mansour

Deed Date : 3/10/2004

Recorded : 3/19/2004

Instr No. : 04 0656530

No deed was found releasing spouse's interest

MAILING ADDRESS: Luzelba Lozano-Mansour,
4150 Via Dolce No. 337, Marina Del Rey, CA 90292

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

A condominium comprised of:

Parcel 1: That portion of Lot 2 of Tract No. 25464, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 831, Page(s) 56, 57 and 58 of Maps, in the office of the County recorder of said County, shown and defined as Unit 97 on the Condominium plan, recorded June 3, 1975 as Document No. 4073 records of said county.

Parcel 2: An undivided 1/145th interest in and to that portion of Lot 2 of said Tract No. 25464, shown and defined as "Common Area" on said Condominium plan.

Assessor's Parcel No: 4295-010-097

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. T11403

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 : \$300,000.00

Dated : 3/10/2004

Trustor : Luzelba Mansour

Trustee : West Escrow

Beneficiary : Indymac Bank, F.S.B., a Federally Chartered Savings Bank

Recorded : 3/18/2004

Instr No. : 04 0646334

Maturity Date is: 4/1/2034

MAILING ADDRESS: West Escrow, None Shown.

MAILING ADDRESS: IndyMac Bank, F.S.B., c/o Document Management,
3465 E. Foothill Blvd, Pasadena, CA 91107.

Assignment of the above referenced security instrument is as follows:

Assignee : Deutsche Bank National Trust Company as trustee for IndyMac Indx Mortgage Loan
Trust 2007-FLX4, Mortgage pass-through Certificates, Series 2007-FLX4

Recorded : 8/25/2014

Instr No. : 20140891741

Mailing Address: Deutsche Bank National Trust Company as trustee for IndyMac Indx Mortgage Loan
Trust 2007-FLX4, Mortgage pass-through Certificates, series 2007-FLX4, C/O Ocwen Loan Servicing,
LLC, 5720 Premier Park Dr, West Palm Beach, FL 33407.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Western Progressive, LLC

Recorded : 9/22/2014

Instr No. : 20141000193

Mailing Address: Western Progressive, LLC, 2002 Summit Blvd, Suite 600, Atlanta, GA 30319.

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

Amount : \$125,000.00

Dated : 7/25/2006

Trustor : Luzelba Lozano-Mansour

Trustee : American Securities Company

Beneficiary : Wells Fargo Bank, N.A.

Recorded : 8/30/2006

Instr No. : 06 1928986

Maturity Date is: 7/25/2046

Mailing Address: American Securities Company, P.O. Box 31557, Billings, MT 59107.

Mailing Address: Wells Fargo Bank, N.A., Attn: Document Mgt,
P.O. Box 31557, MAC B6908-012, Billings MT 59107-9900.

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

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. T11403

SCHEDULE B (Continued)

Claimant : Department of Building and Safety Financial Services Division
Recorded : 5/23/2008 **Instr No. :** 20080919795

MAILING ADDRESS: Lozano Mansour Luzelba, 10472 W Sunset Blvd, Los Angeles CA, 900776303

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

Type of Document: Notice of Delinquent Assessment and Lien payable to the Owners' Association
Amount : 8,184.01
Owners Assoc. : Marina Strand Colony #1 Homeowners Association, Inc.
Recorded : 12/16/2008 **Instr No. :** 20082200075

MAILING ADDRESS: Lozano Mansour Luzelba, 10472 W Sunset Blvd, Los Angeles CA, 900776303

MAILING ADDRESS: Marina Strand Colony #1 Homeowners Association, Inc. c/o Professional Lien Services, 15315 Magnoha Blvd., Suite 212, Sherman Oaks, CA 91403

Type of Document: Notice of Delinquent Assessment and Lien payable to the Owners' Association
Amount : 12,898.12
Owners Assoc. : Marina Strand Colony #1 Homeowners Association, Inc.
Recorded : 7/8/2010

MAILING ADDRESS: Lozano Mansour Luzelba, 10472 W Sunset Blvd, Los Angeles CA, 900776303

MAILING ADDRESS: Marina Strand Colony #1 Homeowners Association, Inc. c/o Professional Lien Services, 15315 Magnoha Blvd., Suite 212, Sherman Oaks, CA 91403

3/18/04

2

RECORDING REQUESTED BY
Fidelity National Title
AND WHEN RECORDED MAIL TO:
Luzelba Mansour
4150 Via Dolce #337
Marina Del Rey, CA 90292

04 0646332

A.P.N. 4295-010-097

Order No: 9746829

Escrow No: 3333-TG-TC
Space Above This Line for Recorder's Use Only

INDIVIDUAL QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX NO consideration
NONE

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Los Angeles, and

**THIS CONVEYANCE CONFIRMS A CHANGE OF NAME,
AND THE GRANTOR AND GRANTEE ARE THE SAME
PARTY, R & T 11911.**

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
**Luzelba Mansour, a Married woman as her sole and separate property, who acquired title as Luzelba Lozano, an
Unmarried Woman**

hereby remise, release and forever quitclaim to

Luzelba Mansour, a married woman as her sole and separate property
the following described property in the City of Los Angeles County of Los
Angeles State of California;

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

[Signature]
Luzelba Mansour

Document Date: March 10, 2004

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS Pete Keith, Notary Public
On March 10, 2004 before me, Luzelba Mansour
personally appeared Luzelba Mansour

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

Signature [Signature]

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

04 0646332

4

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Pele Keith

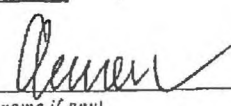
Date Commission Expires Dec. 16, 2005

Notary Identification Number 1335093
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NNA1
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 3/18/04


Signature (Firm name if any)

3/18/04

2

RECORDING REQUESTED BY
Fidelity National Title Company
AND WHEN RECORDED MAIL TO:
Luzelba Mansour
4150 Via Dolce #337
Marina Del Rey, CA 90292

04 0646333

A.P.N: 4295-010-097

Order No: 9746829

Space Above This Line for Recorder's Use Only

Escrow No: 3333-TC-TC

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE No consideration
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area: City of Marina del Rey, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Zaki Mansour

hereby remise, release and forever quitclaim to
Luzelba Mansour, a married woman as her sole and separate property

the following described property in the City of **Los Angeles**, County of **Los Angeles** State of California;

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

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

Zaki Mansour

Document Date: March 10, 2004

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On March 13, 2004 before me,
personally appeared Zaki Mansour

Pelee Keith, Notary Public

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

Pelee Keith



This area for official notarial seal.

Mail Tax Statements to: **SAME AS ABOVE** or Address Noted Below

3/19/04

2

RECORDING REQUESTED BY
Fidelity National Title
AND WHEN RECORDED MAIL TO:
Luzelba Lozano-Mansour
4150 Via Dolce #337
Marina Del Rey, CA 90292

04 0656530

A.P.N. 4295-010-097

Order No: 9746829

Escrow No: 3333-TG-TC
Paid Above Title Line for Recorder's Use Only

INDIVIDUAL QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX ^{is}

No consideration

NONE

computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; City of Los Angeles, and

FIDELITY NATIONAL TITLE INSURANCE COMPANY
HAS RECORDED THIS INSTRUMENT BY REQUEST AS
AN ACCOMMODATION ONLY AND HAS NOT EXAMINED
IT FOR REGULARITY AND SUFFICIENCY OR AS TO ITS
EFFECT UPON THE TITLE TO ANY REAL PROPERTY
THAT MAY BE DESCRIBED THEREIN.

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Luzelba Mansour

hereby remise, release and forever quitclaim to
Luzelba Lozano-Mansour, a married woman as her sole and separate property

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

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

"This conveyance confirms a change of name, and the Grantor and Grantee are the same party, R & T 11911."

[Signature]
Luzelba Lozano-Mansour

Document Date: March 10, 2004

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On March 10, 2004 before me,

personally appeared Luzelba Lozano-Mansour

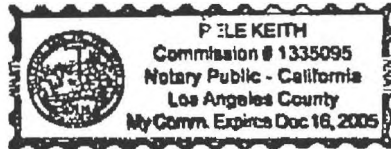
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the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

WITNESS my hand and official seal.

Signature *[Signature]*

Pete Keith, Notary Public

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

3/18/04

Recording Requested By:

IndyMac Bank, F.S.B. c/o Document Management

[Company Name]

2

And When Recorded Mail To:

IndyMac Bank, F.S.B. c/o Document Management

[Company Name]

04 0646334

[Name of Natural Person]

3465 E. Foothill Blvd.

[Street Address]

Pasadena, CA 91107

[City, State Zip Code]

[Space Above This Line For Recording Data]

9746829-MB

DEED OF TRUST

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated March 10, 2004 together with all Riders to this document.
- (B) "Borrower" is Luzelba Mansour, ~~an individual woman~~ a married woman as *JK* her sole and separate property

. Borrower is the trustor under this Security Instrument.

- (C) "Lender" is IndyMac Bank, F.S.B., a federally chartered savings bank
Lender is a Federal Savings Bank organized and existing under the laws of United States of America Lender's address is 155 North Lake Avenue, Pasadena, CA 91101
Lender is the beneficiary under this Security Instrument.

- (D) "Trustee" is West Escrow

- (E) "Note" means the promissory note signed by Borrower and dated March 10, 2004
The Note states that Borrower owes Lender three hundred thousand and NO/100ths Dollars (U.S. \$ 300,000.00)
plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 1, 2034

- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
Loan No: 3501514

RECORDING REQUESTED BY:
Premium Title of California

AND WHEN RECORDED MAIL TO:
Western Progressive, LLC
2002 Summit Blvd, Suite 600
Atlanta, GA 30319

TS No.: 2014-02495-CA 55719179311144

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, Luzelba Mansour, a married woman as her sole and separate property was the original Trustor, WEST ESCROW was the original Trustee, and Indymac Bank, F.S.B., a federally chartered savings bank a Federal Savings Bank was the original Beneficiary under that certain Deed of Trust dated 03/10/2004 and recorded on 03/18/2004 as Instrument No. 04 0646334, in of Official Records of Los Angeles County, California, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, there under, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes Western Progressive, LLC, 2002 Summit Blvd, Suite 600, Atlanta, GA 30319 as Trustee under said Deed of Trust.

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

When recorded return to:
Wells Fargo Bank, N.A.
Attn: Document Mgt.
P.O. Box 31557
MAC B6908-012
Billings MT 59107-9900

06 1928986

L

State of California
REFERENCE #: 20061937100656

Space Above This Line For Recording Data
Account number: 651-651-0484659-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is JULY 25, 2006 and the parties are as follows:

TRUSTOR ("Grantor"): LUZELBA LOZANO-MANSOUR, A MARRIED WOMAN AS HER SOLE
AND SEPARATE PROPERTY

whose address is: 10472 W SUNSET BLVD, LOS ANGELES, CALIFORNIA 90077-3603

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

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

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

A CONDOMINIUM COMPRISED OF: PARCEL 1: THAT PORTION OF LOT 2 OF TRACT NO. 25464, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 831, PAGE(S) 56, 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 97 ON THE CONDOMINIUM PLAN, RECORDED JUNE 3, 1975 AS DOCUMENT NO. 4073 RECORDS OF SAID COUNTY. PARCEL 2: AN UNDIVIDED 1/145TH INTEREST IN AND TO THAT PORTION OF LOT 2 OF SAID TRACT NO. 25464, SHOWN AND DEFINED AS 'COMMON AREA' ON SAID CONDOMINIUM PLAN.

with the address of 4150 VIA DOLCE APT 337, MARINA DEL REY, CALIFORNIA 90292 and parcel number of 4295-010-097 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 125,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured

CADeed - short CDP.V2 (06/2005)

1/3

Documents Processed 07-27-2006, 15:23:59

RECORDING REQUESTED BY
Marina Strand Colony #1 Assn.

AND WHEN RECORDED MAIL TO:

Jeffrey A. Beaumont, Esq.
BEAUMONT GITLIN TASHJIAN
21650 Oxnard Street, Suite 1620
Woodland Hills, CA 91367

SPACE ABOVE FOR RECORDER'S USE

REQUEST FOR NOTICE OF TRUSTEE'S DEED
(CALIFORNIA CIVIL CODE SECTION 2924b(f)(1))

In accordance with Section 2924b(f)(1) of the *California Civil Code*, request is hereby made that a copy of any trustee's deed upon sale, or other deed resulting from the sale under a deed of trust (or mortgage) recorded in the records of Los Angeles County, State of California, against any separate interest located within the following property, which is a common interest development (planned development) as defined in *California Civil Code* Section 1351(k), be mailed to **MARINA STRAND COLONY #1 ASSOCIATION** ("Association"), c/o Ross Morgan & Co., Attention: Diane Hilliard, 15315 Magnolia Blvd., #212, Sherman Oaks, CA 91403, within the time period specified in Section 2924b following the recording of such trustee's deed upon sale, or other form of deed upon sale:

Legally described as: Lot No. 2 of Tract No. 25464, City of Los Angeles, County of Los Angeles, State of California, and as shown on a map filed in Book 831, Pages 56, 57 and 58 of Maps in the office of the County Recorder of said County and as reflected on "Exhibit A" attached hereto.

This Request is made by **MARINA STRAND COLONY #1 ASSOCIATION**, a homeowners' association as defined in *California Civil code* Section 1351(a).

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

DATED: March 5, 2013

**MARINA STRAND COLONY #1
HOMEOWNERS ASSOCIATION**

By: 
Authorized Agent/Representative of Association

Diane Hilliard
(Printed Name)

Recording requested by:
AND WHEN RECORDED MAIL TO:

Name: HOME PRO ENVIRONMENTAL GROUP SERVICES
11030 S. ATLANTIC AVE
LYNWOOD CA 90262

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MECHANIC'S LIEN
(Claim of Lien)

The undersigned **HOME PRO ENVIRONMENTAL GROUP SERVICES.**, referred to in this Claim of Lien as the Claimant, claims a mechanic's lien for the labor, services, equipment and/or materials described below, furnished for a work of improvement upon that certain real property located in the County of **Los Angeles**, State of California, and described as follows:

APN# 4295-010-097

4150 Via Dolce #337., Marina Del Rey CA 90292

After deducting all just credits and offsets, the sum of **\$1250.00** together with interest thereon at the rate of 18% percent per annum from 6/03/2014, is due Claimant for the following labor, services, equipment and/or material furnished by Claimant: Legal Services

The name of the person or company by whom Claimant was employed, or to whom Claimant furnished the labor, services, equipment and/ or materials is **Luzelba Mansour Lozano- Zaki Mansour**

The name(s) and address(es) of the owner(s) or reputed owners of the real property is/are:

Luzelba Mansour Lozano
861 Bungalow Dr., El Segundo CA 90245A

SEE REVRSE SIDE FOR
ADDITIONAL INSTRUCTIONS

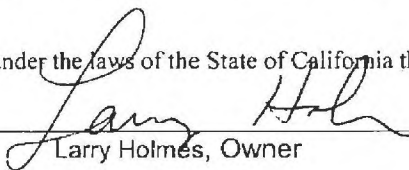
Name of Claimant: **Home Pro Environmental Group Services**

By 
Larry Holmes, Owner

VERIFICATION

I, the undersigned, declare: I am the **PRESIDENT** of **Home Pro Environmental Group Services.**, the Claimant named in the foregoing claim of mechanic's lien; I am authorized to make this verification for the Claimant; I have read the foregoing claim of mechanincs lien and know the contents thereof, and the same is true to my own knowledge.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Date 07/10/2014


Larry Holmes, Owner

Description of affected property exactly as it is shown on the mechanic's lien form:

4150 Via Dolce #337., Marina Del Rey CA 90292

**NOTICE OF MECHANIC'S LIEN
ATTENTION!**

Upon the recording of the enclosed MECHANIC'S LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mechanic's lien is recorded.

The party identified in the mechanic's lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a mechanic's lien foreclosure action against your property. The foreclosure action will seek a sale of your property in order to pay for unpaid labor materials or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanic's lien is released.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANIC'S LIENS GO TO THE CONTRACTOR'S STATE LICENSED BOARD WEB SITE AT www.cslb.ca.gov.

Date: 07/10/2014

Home Pro Environmental Group Services

(Claimant)

By: 

(Signature)

Larry Holmes, Owner

PROOF OF SERVICE AFFIDAVIT

I, Larry Holmes, declare:

I served a Notice of Mechanic's Lien in the form specified by California Civil Code section 3084(a)(7) and a true correct copy of Mechanic's Lien that is being recorded on the date, place and in the manner of service set forth below:

Date of Service: 7/10/2014
Place from which Notice Mailed: 11030 S. Atlantic Ave., Lynwood CA 90262
Manner of Service:

- Registered Mail
Certified Mail
x First Class Mail with Certificate of Mailing

Postage prepaid, addressed to the following address:

Name: Luzelba Mansour Lozano Address: 861 Bungalow Dr., El Segundo CA 90245

I declare, under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on 7/10/2014 at South Gate California.

[Signature of Larry Holmes]
(Larry Holmes, Owner)

This affidavit needs to accompany the Mechanic's Lien that is being recorded with the county Recorder's Office.

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
Postage \$ 30.20
Certified Fee \$ 3.39
Return Receipt Fee (Endorsement Required) \$ 0.00
Restricted Delivery Fee (Endorsement Required) \$ 0.00
Total Postage & Fees \$ 33.59
Sent To Luzelba Mansour Lozano
Street, Apt. No., or PO Box No. 861 Bungalow Dr
City, State, ZIP+4 El Segundo CA 90245
PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT B

ASSIGNED INSPECTOR: **PEDRO RIVERA**
JOB ADDRESS: **4150 SOUTH VIA DOLCE #337, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4295-010-097**

Date: **June 11, 2015**

Last Full Title: **05/09/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LUZELBA LOZANO-MANSOUR
4150 VIA DOLCE #337
MARINA DEL RAY, CA 90292
CAPACITY: OWNER

- 2). LOZANO MONSOUR LUZELBA
10472 W. SUNSET BLVD.
LOS ANGELES, CA 90077
CAPACITY: OWNER

- 3). LUZELBA LOZANO MONSOUR
861 BUNGALOW DR.
EL SEGUNDO, CA 90245
CAPACITY: OWNER

- 4). INDY MAC BANK, F.S.B
c/o DOCUMENT MANAGEMENT
3465 E. FOOTHILL BLVD.
PASADENA, CA 91107
CAPACITY: INTERESTED PARTIES

- 5). DEUTSCHE BANK
NATIONAL TRUST COMPANY, TRUSTEE
5720 PREMIERE PARK DR.
WEST PALM BEACH, FL 33407
CAPACITY: INTERESTED PARTIES

- 6). WESTERN PROGRESSIVE, LLC
2002 SUMMIT BLVD., SUITE 600
ATLANTA, GA 30319
CAPACITY: INTERESTED PARTIES

- 7). WELLS FARGO BANK, N.A.
ATTN: DOCUMENT MGT.
P.O. BOX 31557
MAC B6908-012
BILLINGS, MT 59107-990
CAPACITY: INTERESTED PARTIES

8). MARINA STRAND COLONY
#1 HOMEOWNERS ASSOCIATION, INC
c/o PROFESSIONAL LIEN SERVICES
15315 MAGNOLIA BLVD., SUITE 212
212 SHERMAN OAKS, CA 91403

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
4150 VIA DOLCE 337, VENICE, CA 90292-5021



Owner Information

Owner Name: **LOZANO MANSOUR LUZELBA**
 Mailing Address: **861 BUNGALOW DR, EL SEGUNDO CA 90245-2540 C026**
 Vesting Codes: **MW / / SE**

Location Information

Legal Description: **TRACT NO 25464 LOT 2 CONDOMINIUM UNIT 97**
 County: **LOS ANGELES, CA** APN: **4295-010-097**
 Census Tract / Block: **2742.02 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **25464**
 Legal Book/Page: **831-56** Map Reference: **49-C5 /**
 Legal Lot: **2** Tract #: **25464**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C12** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **03/19/2004 / 03/10/2004** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **656530** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 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:		Parking Type:		Construction:	
Living Area:	1,515	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1974 / 1980	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	4.39	County Use:	CONDOMINIUM (010C)
Lot Area:	191,278	Lot Width/Depth:	x	State Use:	
Land Use:	CONDOMINIUM	Res/Comm Units:	24 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$464,780	Assessed Year:	2014	Property Tax:	\$5,715.38
Land Value:	\$282,526	Improved %:	39%	Tax Area:	67
Improvement Value:	\$182,254	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$457,780				

Comparable Summary

For Property Located At



4150 VIA DOLCE 337, VENICE, CA 90292-5021

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$614,500	\$3,190,909	\$1,129,923
Bldg/Living Area	1,515	1,388	1,650	1,497
Price/Sqft	\$0.00	\$397.48	\$2,234.53	\$756.84
Year Built	1974	1969	1988	1976
Lot Area	191,278	5,447	194,604	132,998
Bedrooms	1	1	3	2
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	1.00	3.00	2.29
Total Value	\$464,780	\$267,179	\$1,100,000	\$581,587
Distance From Subject	0.00	0.02	0.36	0.18

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			4150 VIA DOLCE 337		1974		1	2		1,515	191,278	0.0
Comparables												
<input checked="" type="checkbox"/>	1		4200 VIA DOLCE 332	\$825,000	1974		1	2	01/27/2015	1,419	191,278	0
<input checked="" type="checkbox"/>	2		4200 VIA DOLCE 132	\$620,000	1974		1	2	11/04/2014	1,546	191,278	0
<input checked="" type="checkbox"/>	3		4200 VIA DOLCE 233	\$614,500	1974		1	2	01/30/2015	1,546	191,278	0
<input checked="" type="checkbox"/>	4		4250 VIA DOLCE 219	\$2,859,545	1974		2	2	09/19/2014	1,532	191,278	0.02
<input checked="" type="checkbox"/>	5		4300 VIA DOLCE 103	\$672,500	1974		2	2	03/11/2015	1,532	191,278	0.04
<input checked="" type="checkbox"/>	6		4350 VIA DOLCE 110	\$669,000	1974		1	2	12/05/2014	1,546	191,278	0.05
<input checked="" type="checkbox"/>	7		27 IRONSIDES ST C	\$1,050,000	1973		2	3	09/16/2014	1,475	5,447	0.16
<input checked="" type="checkbox"/>	8		27 IRONSIDES ST F	\$1,125,000	1973		2	3	11/17/2014	1,453	5,447	0.16
<input checked="" type="checkbox"/>	9		310 TAHITI WAY 313	\$774,500	1979		2	2	10/24/2014	1,428	194,604	0.17
<input checked="" type="checkbox"/>	10		310 TAHITI WAY 103	\$645,000	1979		2	2	11/07/2014	1,388	194,604	0.17
<input checked="" type="checkbox"/>	11		310 TAHITI WAY 101	\$644,000	1979		2	2	11/19/2014	1,480	194,604	0.17
<input checked="" type="checkbox"/>	12		32 GALLEON ST	\$1,250,000	1988		3	3	10/31/2014	1,601	6,567	0.19
<input checked="" type="checkbox"/>	13		3626 VIA DOLCE	\$976,000	1978		3	3	04/15/2015	1,650	105,179	0.19
<input checked="" type="checkbox"/>	14		25 MAST ST	\$1,215,000	1972		3	3	04/28/2015	1,469	6,466	0.2
<input checked="" type="checkbox"/>	15		1 IRONSIDES ST 9	\$2,485,000	1970		2	2	01/06/2015	1,516	11,097	0.2
<input checked="" type="checkbox"/>	16		4600 VIA DOLCE 2202	\$671,000	1979		2	2	09/30/2014	1,480	194,604	0.24
<input checked="" type="checkbox"/>	17		4600 VIA DOLCE 2316	\$797,500	1979		2	2	01/16/2015	1,633	194,604	0.24
<input checked="" type="checkbox"/>	18		4600 VIA DOLCE 2304	\$665,000	1979		2	2	12/08/2014	1,391	194,604	0.24
<input checked="" type="checkbox"/>	19		3422 SCHOONER AVE 12	\$849,000	1969		1	2	03/31/2015	1,421	9,861	0.3
<input checked="" type="checkbox"/>	20		311 BORA BORA WAY 3209	\$3,190,909	1979		2	2	01/29/2015	1,428	194,604	0.36

Comparable Sales Report

For Property Located At

4150 VIA DOLCE 337, VENICE, CA 90292-5021

CoreLogic

RealQuest Professional

20 Comparable(s) Selected.

Report Date: 06/11/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$614,500	\$3,190,909	\$1,129,923
Bldg/Living Area	1,515	1,388	1,650	1,497
Price/Sqft	\$0.00	\$397.48	\$2,234.53	\$756.84
Year Built	1974	1969	1988	1976
Lot Area	191,278	5,447	194,604	132,998
Bedrooms	1	1	3	2
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	1.00	3.00	2.29
Total Value	\$464,780	\$267,179	\$1,100,000	\$581,587
Distance From Subject	0.00	0.02	0.36	0.18

* = user supplied for search only

Comp #:1 Distance From Subject:0 (miles)
 Address: **4200 VIA DOLCE 332, MARINA DEL REY, CA 90292-5022**
 Owner Name: **HUNTER MARLA R**
 Seller Name: **ASKIN PATRICIA C & MICHAEL R**
 APN: **4295-010-112** Map Reference: **49-C5 /** Living Area: **1,419**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **4**
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **1**
 Rec Date: **01/27/2015** Prior Rec Date: **08/14/2008** Bath(F/H): **2 /**
 Sale Date: **01/06/2015** Prior Sale Date: **03/18/2008** Yr Built/Eff: **1974 / 1974**
 Sale Price: **\$825,000** Prior Sale Price: **\$680,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **92027** Acres: **4.39** Fireplace: **Y / 1**
 1st Mtg Amt: **\$417,000** Lot Area: **191,278** Pool: **POOL & JACUZZI**
 Total Value: **\$615,000** # of Stories: **1.00** Roof Mat: **TAR & GRAVEL**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:2 Distance From Subject:0 (miles)
 Address: **4200 VIA DOLCE 132, VENICE, CA 90292-5260**
 Owner Name: **SHAIKH AYSHA/PANDYA ASHISH**
 Seller Name: **REAK KATHERINE B**
 APN: **4295-010-110** Map Reference: **49-C5 /** Living Area: **1,546**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **4**
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **1**
 Rec Date: **11/04/2014** Prior Rec Date: **07/07/2005** Bath(F/H): **2 /**
 Sale Date: **09/19/2014** Prior Sale Date: **06/09/2005** Yr Built/Eff: **1974 / 1980**
 Sale Price: **\$620,000** Prior Sale Price: **\$649,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **1166690** Acres: **4.39** Fireplace: **/**
 1st Mtg Amt: **\$496,000** Lot Area: **191,278** Pool: **POOL**
 Total Value: **\$637,000** # of Stories: **/** Roof Mat: **/**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **/**

Comp #:3 Distance From Subject:0 (miles)
 Address: **4200 VIA DOLCE 233, VENICE, CA 90292-5262**
 Owner Name: **FULMAN JASON E/LE THUY C**
 Seller Name: **BONEFANT M E LIVING TRUST**
 APN: **4295-010-108** Map Reference: **49-C5 /** Living Area: **1,546**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **5**
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **1**
 Rec Date: **01/30/2015** Prior Rec Date: **08/27/2010** Bath(F/H): **2 /**
 Sale Date: **12/01/2014** Prior Sale Date: **08/17/2010** Yr Built/Eff: **1974 / 1980**
 Sale Price: **\$614,500** Prior Sale Price: **\$394,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **108730** Acres: **4.39** Fireplace: **Y / 1**
 1st Mtg Amt: **\$417,100** Lot Area: **191,278** Pool: **POOL**
 Total Value: **\$404,933** # of Stories: **3.00** Roof Mat: **/**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **BASEMENT**

Comp #:4 Distance From Subject:0.02 (miles)
 Address: **4250 VIA DOLCE 219, MARINA DEL REY, CA 90292-5023**
 Owner Name: **MOLTENI ALESSANDRO/WULF DENISE**
 Seller Name: **FERROL FAMILY TRUST**
 APN: **4295-010-026** Map Reference: **49-C5 /** Living Area: **1,532**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **5**
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **09/19/2014** Prior Rec Date: **06/01/1976** Bath(F/H): **2 /**
 Sale Date: **08/08/2014** Prior Sale Date: **/** Yr Built/Eff: **1974 / 1974**
 Sale Price: **\$2,859,545** Prior Sale Price: **\$92,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **994673** Acres: **4.39** Fireplace: **Y / 1**
 1st Mtg Amt: **\$450,000** Lot Area: **191,278** Pool: **POOL**
 Total Value: **\$515,032** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **BASEMENT**

Comp #:**5** Distance From Subject:**0.04 (miles)**
 Address: **4300 VIA DOLCE 103, MARINA DEL REY, CA 90292-5265**
 Owner Name: **VAN HEEL BRIAN & ERIN**
 Seller Name: **KNOX GALEN & S TRUST**
 APN: **4295-010-013** Map Reference: **49-D5 /** Living Area: **1,532**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **5**
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **03/11/2015** Prior Rec Date: **06/22/1995** Bath(F/H): **2 /**
 Sale Date: **02/19/2015** Prior Sale Date: Yr Built/Eff: **1974 / 1974**
 Sale Price: **\$672,500** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONTEMPORARY**
 Document #: **260659** Acres: **4.39** Fireplace: **Y / 1**
 1st Mtg Amt: **\$605,250** Lot Area: **191,278** Pool: **HEATED**
 Total Value: **\$360,717** # of Stories: **3.00** Roof Mat: **COMPOSITION**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **SHINGLE**
BASEMENT

Comp #:**6** Distance From Subject:**0.05 (miles)**
 Address: **4350 VIA DOLCE 110, VENICE, CA 90292-5268**
 Owner Name: **BEHRENS CRISTINA P**
 Seller Name: **ABRAHIM SAM M**
 APN: **4295-010-137** Map Reference: **49-D6 /** Living Area: **1,546**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **5**
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **1**
 Rec Date: **12/05/2014** Prior Rec Date: **03/31/2006** Bath(F/H): **2 /**
 Sale Date: **11/20/2014** Prior Sale Date: Yr Built/Eff: **1974 / 1980**
 Sale Price: **\$669,000** Prior Sale Price: **\$725,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **1315135** Acres: **4.39** Fireplace: **/**
 1st Mtg Amt: **\$568,650** Lot Area: **191,278** Pool: **POOL**
 Total Value: **\$637,000** # of Stories: **/** Roof Mat: **/**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **/**

Comp #:**7** Distance From Subject:**0.16 (miles)**
 Address: **27 IRONSIDES ST C, VENICE, CA 90292-5952**
 Owner Name: **NIKOLOV DIMITER/DUNKLEY-NIKOLOV TAMMY**
 Seller Name: **PARKER FAMILY TRUST**
 APN: **4225-010-035** Map Reference: **49-C5 /** Living Area: **1,475**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **4**
 Subdivision: **30531** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **09/16/2014** Prior Rec Date: **09/22/1989** Bath(F/H): **3 /**
 Sale Date: **08/22/2014** Prior Sale Date: Yr Built/Eff: **1973 / 1973**
 Sale Price: **\$1,050,000** Prior Sale Price: **\$435,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **975211** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$840,000** Lot Area: **5,447** Pool: **/**
 Total Value: **\$652,838** # of Stories: **2.00** Roof Mat: **COMPOSITION**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **SHINGLE**

Comp #:**8** Distance From Subject:**0.16 (miles)**
 Address: **27 IRONSIDES ST F, MARINA DEL REY, CA 90292-5952**
 Owner Name: **LUMER GILAD**
 Seller Name: **ROVNER ERIC & LORI M**
 APN: **4225-010-037** Map Reference: **49-C5 /** Living Area: **1,453**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms: **5**
 Subdivision: **30531** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **11/17/2014** Prior Rec Date: **05/30/2012** Bath(F/H): **3 /**
 Sale Date: **11/10/2014** Prior Sale Date: Yr Built/Eff: **1973 / 1973**
 Sale Price: **\$1,125,000** Prior Sale Price: **\$741,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **1221178** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$759,763** Lot Area: **5,447** Pool: **/**
 Total Value: **\$759,763** # of Stories: **/** Roof Mat: **/**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **/**

Comp #:9 Distance From Subject:0.17 (miles)
 Address: 310 TAHITI WAY 313, MARINA DEL REY, CA 90292-6748
 Owner Name: PACK DEE W/LARSON LANORE K
 Seller Name: HAUGEN LEE & DIANA
 APN: 4295-012-050 Map Reference: 40-C4 / Living Area: 1,428
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms:
 Subdivision: 25464 Zoning: LAR3 Bedrooms: 2
 Rec Date: 10/24/2014 Prior Rec Date: 05/08/2009 Bath(F/H): 2 /
 Sale Date: 10/02/2014 Prior Sale Date: 03/26/2009 Yr Built/Eff: 1979 / 1979
 Sale Price: \$774,500 Prior Sale Price: \$537,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1126402 Acres: 4.47 Fireplace: /
 1st Mtg Amt: \$619,476 Lot Area: 194,604 Pool:
 Total Value: \$564,637 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:0.17 (miles)
 Address: 310 TAHITI WAY 103, VENICE, CA 90292-6741
 Owner Name: LYNN CYNTHIA J/PERNALETE NORALI P
 Seller Name: SHAPIRO H LIVING TRUST
 APN: 4295-012-003 Map Reference: 40-C4 / Living Area: 1,388
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms: 4
 Subdivision: 25464 Zoning: LAR3 Bedrooms: 2
 Rec Date: 11/07/2014 Prior Rec Date: 12/12/1994 Bath(F/H): 2 /
 Sale Date: 10/09/2014 Prior Sale Date: Yr Built/Eff: 1979 / 1979
 Sale Price: \$645,000 Prior Sale Price: \$195,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1189136 Acres: 4.47 Fireplace: Y / 1
 1st Mtg Amt: \$612,750 Lot Area: 194,604 Pool: POOL & JACUZZI
 Total Value: \$267,179 # of Stories: 3.00 Roof Mat: COMPOSITION
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking: BASEMENT

Comp #:11 Distance From Subject:0.17 (miles)
 Address: 310 TAHITI WAY 101, MARINA DEL REY, CA 90292-6741
 Owner Name: LOPEZ JESSICA J
 Seller Name: CLARK KAREN M TRUST
 APN: 4295-012-001 Map Reference: 40-C4 / Living Area: 1,480
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms:
 Subdivision: 25464 Zoning: LAR3 Bedrooms: 2
 Rec Date: 11/19/2014 Prior Rec Date: 09/14/1999 Bath(F/H): 2 /
 Sale Date: 10/17/2014 Prior Sale Date: 08/19/1999 Yr Built/Eff: 1979 / 1979
 Sale Price: \$644,000 Prior Sale Price: \$300,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1239024 Acres: 4.47 Fireplace: /
 1st Mtg Amt: \$515,200 Lot Area: 194,604 Pool:
 Total Value: \$376,129 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:0.19 (miles)
 Address: 32 GALLEON ST, VENICE, CA 90292-5903
 Owner Name: SHOKEEN ARJUN
 Seller Name: ASHENOFKY LIVING TRUST
 APN: 4225-009-067 Map Reference: 49-C5 / Living Area: 1,601
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms:
 Subdivision: OCEAN STRAND Zoning: LAR3 Bedrooms: 3
 Rec Date: 10/31/2014 Prior Rec Date: 06/14/2005 Bath(F/H): 3 /
 Sale Date: 10/22/2014 Prior Sale Date: 05/16/2005 Yr Built/Eff: 1988 / 1988
 Sale Price: \$1,250,000 Prior Sale Price: \$994,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1157369 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$800,000 Lot Area: 6,567 Pool:
 Total Value: \$1,100,000 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:0.19 (miles)
 Address: 3626 VIA DOLCE, MARINA DEL REY, CA 90292-5033
 Owner Name: HWANG STEVEN & HEIDI
 Seller Name: TANZMAN PATRICIA L
 APN: 4225-013-135 Map Reference: 49-C5 / Living Area: 1,650
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms:
 Subdivision: 25464 Zoning: LAR3 Bedrooms: 3
 Rec Date: 04/15/2015 Prior Rec Date: 11/10/1998 Bath(F/H): 3 /
 Sale Date: 02/17/2015 Prior Sale Date: 10/30/1998 Yr Built/Eff: 1978 / 1979
 Sale Price: \$976,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 417044 Acres: 2.41 Fireplace: /
 1st Mtg Amt: \$780,800 Lot Area: 105,179 Pool: POOL
 Total Value: \$342,400 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:0.2 (miles)
 Address: 25 MAST ST, MARINA DEL REY, CA 90292-4902
 Owner Name: SHAPIRO DAVID A & LYNN TRUST
 Seller Name: HUNTER DOUGLAS & ANNA G
 APN: 4294-002-027 Map Reference: 49-C6 / Living Area: 1,469
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms:
 Subdivision: 30433 Zoning: LAR3 Bedrooms: 3
 Rec Date: 04/28/2015 Prior Rec Date: 06/29/2012 Bath(F/H): 3 /
 Sale Date: 04/14/2015 Prior Sale Date: 06/27/2012 Yr Built/Eff: 1972 / 1976
 Sale Price: \$1,215,000 Prior Sale Price: \$856,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 477744 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$1,215,000 Lot Area: 6,466 Pool:
 Total Value: \$877,083 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:0.2 (miles)
 Address: 1 IRONSIDES ST 9, VENICE, CA 90292-5961
 Owner Name: ONG BERNARD & JULIA
 Seller Name: DIHNO AHARON
 APN: 4225-010-047 Map Reference: 49-C5 / Living Area: 1,516
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms: 6
 Subdivision: 31210 Zoning: LAR3 Bedrooms: 2
 Rec Date: 01/06/2015 Prior Rec Date: 05/24/2010 Bath(F/H): 2 /
 Sale Date: 11/21/2014 Prior Sale Date: 03/31/2010 Yr Built/Eff: 1970 / 1970
 Sale Price: \$2,485,000 Prior Sale Price: \$950,000 Air Cond:
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 13751 Acres: 0.25 Fireplace: Y / 1
 1st Mtg Amt: \$625,500 Lot Area: 11,097 Pool:
 Total Value: \$1,000,340 # of Stories: 3.00 Roof Mat: GRAVEL & ROCK
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking: GARAGE

Comp #:16 Distance From Subject:0.24 (miles)
 Address: 4600 VIA DOLCE 2202, VENICE, CA 90292-6790
 Owner Name: VAJIHOLLAHI MONA/TAEB LEILI
 Seller Name: IORLANO FAMILY TRUST
 APN: 4295-012-077 Map Reference: 49-D6 / Living Area: 1,480
 County: LOS ANGELES, CA Census Tract: 2742.02 Total Rooms:
 Subdivision: 25464 Zoning: LAR3 Bedrooms: 2
 Rec Date: 09/30/2014 Prior Rec Date: 07/21/2004 Bath(F/H): 2 /
 Sale Date: 09/05/2014 Prior Sale Date: 07/12/2004 Yr Built/Eff: 1979 / 1979
 Sale Price: \$671,000 Prior Sale Price: \$609,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1029557 Acres: 4.47 Fireplace: /
 1st Mtg Amt: \$536,800 Lot Area: 194,604 Pool:
 Total Value: \$692,481 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:**17** Distance From Subject:**0.24 (miles)**
 Address: **4600 VIA DOLCE 2316, MARINA DEL REY, CA 90292-6790**
 Owner Name: **FELDMAN KAREN FAMILY TRUST**
 Seller Name: **HOLLIS R W IV TRUST**
 APN: **4295-012-109** Map Reference: **49-D6 /** Living Area: **1,633**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms:
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **01/16/2015** Prior Rec Date: **06/14/1991** Bath(F/H): **2 /**
 Sale Date: **12/05/2014** Prior Sale Date: **05/1991** Yr Built/Eff: **1979 / 1979**
 Sale Price: **\$797,500** Prior Sale Price: **\$430,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **60521** Acres: **4.47** Fireplace: **/**
 1st Mtg Amt: Lot Area: **194,604** Pool:
 Total Value: **\$633,129** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

Comp #:**18** Distance From Subject:**0.24 (miles)**
 Address: **4600 VIA DOLCE 2304, MARINA DEL REY, CA 90292-6790**
 Owner Name: **ANDERSON OLGA S**
 Seller Name: **CAMAT MUHTESEM**
 APN: **4295-012-098** Map Reference: **49-D6 /** Living Area: **1,391**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms:
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **12/08/2014** Prior Rec Date: **07/12/1988** Bath(F/H): **2 /**
 Sale Date: **10/27/2014** Prior Sale Date: **06/1988** Yr Built/Eff: **1979 / 1979**
 Sale Price: **\$665,000** Prior Sale Price: **\$270,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1320195** Acres: **4.47** Fireplace: **/**
 1st Mtg Amt: Lot Area: **194,604** Pool:
 Total Value: **\$426,520** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

Comp #:**19** Distance From Subject:**0.3 (miles)**
 Address: **3422 SCHOONER AVE 12, MARINA DEL REY, CA 90292-5783**
 Owner Name: **HOLBROOK ANDREW B**
 Seller Name: **MCFADDEN PAMELA A**
 APN: **4225-004-066** Map Reference: **49-C5 /** Living Area: **1,421**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms:
 Subdivision: **13150** Zoning: **LAR3** Bedrooms: **1**
 Rec Date: **03/31/2015** Prior Rec Date: **09/02/1999** Bath(F/H): **2 /**
 Sale Date: **03/27/2015** Prior Sale Date: **08/20/1999** Yr Built/Eff: **1969 / 1969**
 Sale Price: **\$849,000** Prior Sale Price: **\$328,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **348116** Acres: **0.23** Fireplace: **/**
 1st Mtg Amt: Lot Area: **9,861** Pool:
 Total Value: **\$411,230** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

Comp #:**20** Distance From Subject:**0.36 (miles)**
 Address: **311 BORA BORA WAY 3209, VENICE, CA 90292-8301**
 Owner Name: **BROWN A L LIVING 1997 TRUST**
 Seller Name: **CURRIER JONATHAN E JR**
 APN: **4295-012-139** Map Reference: **49-D6 /** Living Area: **1,428**
 County: **LOS ANGELES, CA** Census Tract: **2742.02** Total Rooms:
 Subdivision: **25464** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **01/29/2015** Prior Rec Date: **09/30/1986** Bath(F/H): **2 /**
 Sale Date: **12/30/2014** Prior Sale Date: **07/1986** Yr Built/Eff: **1979 / 1979**
 Sale Price: **\$3,190,909** Prior Sale Price: **\$225,000** Air Cond:
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Style:
 Document #: **102367** Acres: **4.47** Fireplace: **/**
 1st Mtg Amt: Lot Area: **194,604** Pool:
 Total Value: **\$358,330** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **PEDRO RIVERA**
JOB ADDRESS: **4150 SOUTH VIA DOLCE #337, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4295-010-097**

Date: **June 11, 2015**

CASE#: **184013**
ORDER NO: **A-1316932**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 9, 2006**
COMPLIANCE EXPECTED DATE: **November 24, 2006**
DATE COMPLIANCE OBTAINED: **April 2, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1316932

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
PEDRO BIRBA
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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

MANSOUR LUZELBA LOZANO
10472 W. SUNSET BLVD
LOS ANGELES, CA 90077-3603



CASE #: 184013
ORDER #: A-1316932
EFFECTIVE DATE: November 09, 2006
COMPLIANCE DATE: November 24, 2006

OWNER OF
SITE ADDRESS: 4150 S VIA DOLCE UNIT #337
ASSESSORS PARCEL NO.: 4295-010-***
ZONE: R3; Multiple Dwelling 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.) as follows:

VIOLATION(S):

1. Construction work is being performed without the required permits. Bathroom remodel.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

2. The remodel of the bathroom was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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.

1010621200750274



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

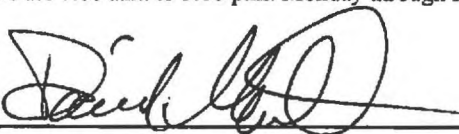
APPEAL PROCEDURES:

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 err and 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 (310)417-8640.

Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:



Date: November 02, 2006

DAVID MATSON
7166 W MANCHESTER AVE, STE 10A
LOS ANGELES, CA 90045
(310)417-8640


REVIEWED BY