

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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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

October 15, 2015

Council District: # 04

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

JOB ADDRESS: 1147 NORTH WETHERLY DRIVE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5560-030-005

On June 18, 2015, 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: **1147 North Wetherly Drive, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on June 18, 2015, 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

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. T12544
Dated as of: 09/16/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5560-030-005

Property Address: 1147 N WETHERLY DR ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VADIM LEVOTMAN AND SOUSANNA LACHTCHOUK, TRUSTEES OF THE MARESUVA REVOCABLE TRUST

Grantor : DANIEL R. BEAM

Deed Date : 03/22/2010

Recorded : 05/04/2010

Instr No. : 10-0605833

MAILING ADDRESS: VADIM LEVOTMAN AND SOUSANNA LACHTCHOUK, TRUSTEES OF THE MARESUVA REVOCABLE TRUST
1147 N WETHERLY DR LOS ANGELES CA 90069

SCHEDULE B

LEGAL DESCRIPTION

Lot: 5 **Tract No:** 10101 **Abbreviated Description:** LOT:5 CITY:REGION/CLUSTER: 09/09161

TR#: 10101 **TRACT #** 10101 **LOT 5 City/Muni/Twp:** REGION/CLUSTER: 09/09161

MORTGAGES/LIENS

Type of Document:

Recording Date: 05/04/2010

Document #: 10-0605834

Loan Amount: \$1,347,500

Lender Name: WELLS FARGO BANK NA

Borrowers Name: VADIM LEVOTMAN AND SOUSANNA LACHTCHOUK, TRUSTEES OF THE MARESUVA REVOCABLE TRUST

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. T12544

SCHEDULE B (Continued)

MAILING ADDRESS: WELLS FARGO BANK NA
1147 N. WETHERLY DRIVE LOS ANGELES, CA 90069

Type of Document: Notice Of Default

Recording Date: 08/12/2015

Document #: 15-0985426

MAILING ADDRESS: NSB DEFAULT SERVICES LLC
301 E OCEAN BLVD# 1720, LONG BEACH, CA 90802

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FIDELITY-VAN NUYS

RECORDING REQUESTED BY:
Fidelity National Title



WHEN RECORDED MAIL TO:
Vadim Levotman
Sousanna Lachtchouk

Space Above This Line for Recorder's Use Only

Assessors Parcel No.: 5560-030-005

Title Order No.: 19622453

Escrow No.: 70506-V

GRANT DEED

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THE UNDERSIGNED GRANTOR(S) DECLARE(S) - DOCUMENTARY TRANSFER TAX \$2,117.50 CITY TAX \$8,662.50
 Computed on full value of property conveyed, or
 Computed on full value of property conveyed less value of liens or encumbrances remaining at time of sale
 Unincorporated area, [X] City of Los Angeles.

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daniel R. Beam, a single man

HEREBY GRANT(S) TO:

Vadim Levotman and Sousanna Lachtchouk, Trustees of the Maresuva Revocable Trust dated May 15, 2003

The following described real property in the City of Los Angeles, County of Los Angeles, State of California
Lot 5 of Tract 10101, in the City of Los Angeles, as per Map recorded in Book 141 Page(s) 87 and 88 of Maps in the
Office of the County Recorder of Los Angeles County, State of California.

Daniel R. Beam

SEE EXHIBIT "ONE"
ATTACHED

Date March 22, 2010

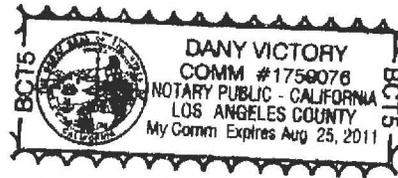
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
On 4-29-10 before me, Dany Victory, Notary Public
personally appeared Daniel R. Beam

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

This area for official notarial seal

Signature



1047

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FIDELITY-VAN NUYS



Recording Requested By
WELLS FARGO BANK, N.A.

Return To:
WPHM FINAL DOCS X2599-024

405 SW 5TH STREET
DES MOINES, IA 50309-4600
Prepared By
WELLS FARGO BANK, N.A.

1147 N WETHERLY DRIVE LOS ANGELES, CA 90069

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1962453

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 APRIL 29, 2010 together with all Riders to this document.
- (B) "Borrower" is VADIM LEVOTMAN AND SOUSANNA LACHTCHOUK, TRUSTEES OF THE MARESUVA REVOCABLE TRUST DATED MAY 15, 2003.

Borrower's address is 1147 N WETHERLY DRIVE LOS ANGELES, CA 90069
Borrower is the trustor under this Security Instrument
(C) "Lender" is WELLS FARGO BANK, N.A.

Lender is a NATIONAL ASSOCIATION
organized and existing under the laws of THE UNITED STATES

0122154172

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

Form 3005 1/01

Wolters Kluwer Financial Services

VAMP[®] 6(CA) (07-1)
NMFL 3005 (CADC) Rev. 3/2009

Page 1 of 15

Initials
VD
SV

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5560-030-005

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Lender's address is P.O. BOX 11701, NEWARK, NJ 071014701

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE INS CO
17911 VON KARMAN, SUITE 200, IRVINE, CA 92614

(E) "Note" means the promissory note signed by Borrower and dated APRIL 30, 2010

The Note states that Borrower owes Lender ONE MILLION THREE HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100

Dollars

(U.S. \$*****1,347,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than MAY 01, 2040

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

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

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

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

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

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

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

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

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

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

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

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

[Handwritten initials]

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

SEE EXHIBIT "ONE" ATTACHED

THIS IS A PURCHASE MONEY SECURITY INSTRUMENT.

Parcel ID Number: 5560-030-005

1147 N WETHERLY DRIVE

LOS ANGELES

("Property Address"):

which currently has the address of

[Street]

[City], California 90069

[Zip Code]

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

BORROWER COVENANTS that Borrower is lawfully seised 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.

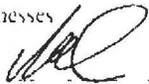
Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in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

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The undersigned Borrower request that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to him at the address of the Borrower set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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



VADIM LEVOTMAN, TRUSTEE,
OF THE MARESUVA REVOCABLE TRUST,
UNDER TRUST INSTRUMENT
DATED MAY 15, 2003
FOR THE BENEFIT OF
VADIM LEVOTMAN, BORROWER(S)



SOUSANNA LACHTCHOUK, TRUSTEE,
OF THE MARESUVA REVOCABLE TRUST,
UNDER TRUST INSTRUMENT
DATED MAY 15, 2003
FOR THE BENEFIT OF
SOUSANNA LACHTCHOUK, BORROWER(S)

[Sign Original Only]

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State of California
County of *Los Angeles*

} ss.
V. Espino, Notary Public
, personally appeared

On *4-30-10*

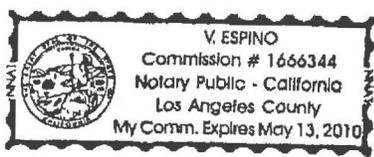
before me,

VADIM LEVOTMAN AND SOUSANNA LACHTCHOUK

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

V. Espino (Seal)



Initials *VE*

RECORDING REQUESTED BY:
First American Title Company
3 First American Way
Santa Ana, CA 92707

WHEN RECORDED MAIL TO:
NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 5560-030-005 TS No.: 9986-6475 TSG ORDER No.:8573726

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
IMPORTANT NOTICE**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

違約通知

注：本文件包含一个信息摘要

채무 불이행 통지서

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

AVISO DE INCUMPLIMIENTO

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

PABATID NG HINDI PAGKAKABAYAD

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

THÔNG BÁO VỀ VIỆC QUÁ HẠN TRẢ NỢ

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$83,987.46 as of 08/07/2015, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and Deed of Trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and Deed of Trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate

your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**Wells Fargo Bank, N. A.
c/o NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802
Attn: Foreclosure Dept.
Phone: 800-766-7751
Fax: 562-983-5379**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That NBS Default Services, LLC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 04/29/2010, executed by VADIM LEVOTMAN AND SOUSANNA LACHTCHOUK, TRUSTEES OF THE MARESUVA REVOCABLE TRUST DATED MAY 15, 2003, as Trustor(s), to secure certain obligations in favor of WELLS FARGO BANK, N.A., as beneficiary, recorded on 05/04/2010 as Document No.: 20100605834, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as: As more fully described on said Deed of Trust.

Included among these obligations is one Note(s) for the original sum of \$1,347,500.00 that that beneficial interest under such Deed of Trust and the obligations secured thereby presently held by the beneficiary or its agent; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of:

Installment of Principal and Interest which became due on 01/01/2015, plus impounds and/or advances together with late charges, and all subsequent installments of principal, interest, plus impounds and/or advances and late charges and any reoccurring obligation that become due, including trustee's fees and expenses.

That by reason therefore, the present beneficiary under such Deed of Trust has declared and does hereby

declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

NOTHING IN THIS NOTICE SHALL BE CONSTRUED AS WAIVER OF ANY OTHER FEES OWING TO THE BENEFICIARY, OR OTHER DEFAULT BY THE TRUSTOR, PURSUANT TO THE TERMS OF THE LOAN DOCUMENTS.

The beneficiary, mortgage servicer, or agent of beneficiary or mortgage servicer declares that it has complied with California Civil Code Section 2923.5. and/or 2923.55, wherever applicable. The Declaration is attached.

Dated: August 7, 2015

NBS Default Services, LLC as Trustee for the Beneficiary

By: _____

Miriam Rodriguez, Foreclosure Associate

This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only.

DECLARATION OF COMPLIANCE

(California Civil Code Section 2923.55(c))

Borrower(s): VADIM LEVOTMAN
SOUSANNA LACHTCHOUK
THE MARESUVA REVOCABLE TRUST

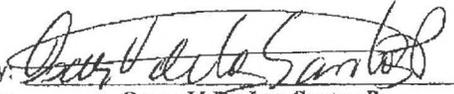
Property Address: 1147 N WETHERLY DRIVE
LOS ANGELES CA 90069

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. The mortgage servicer has contacted the borrower pursuant to California Civil Code §2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure "Thirty (30) days, or more, have passed since the initial contact was made.
2. The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code §2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. No contact was required by the mortgage servicer because the individual(s) identified above did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code §2920.5.
4. The requirements of California Civil Code §2923.55 do not apply because the loan is not secured by a first lien mortgage or deed of trust on "owner-occupied" residential real property as defined by California Civil Code §2924.15(a).

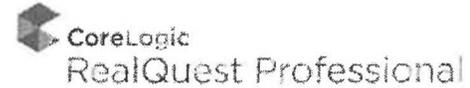
I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Wells Fargo Bank, N.A.

By: 
Name: Oscar V De Los Santos P
Title: VP Loan Documentation
Date: 7/17/2015

Property Detail Report

For Property Located At :
1147 N WETHERLY DR, LOS ANGELES, CA 90069-1808



Owner Information

Owner Name: LEVOTMAN VADIM (TE)/MARESUVA TRUST
 Mailing Address: 1147 N WETHERLY DR, LOS ANGELES CA 90069-1808 C011
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT # 10101 LOT 5	APN:	5560-030-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1943.00 / 1	Subdivision:	10101
Township-Range-Sect:		Map Reference:	33-D4 /
Legal Book/Page:	141-87	Tract #:	10101
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C03	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	05/04/2010 / 03/22/2010	1st Mtg Amount/Type:	\$1,347,500 / CONV
Sale Price:	\$1,925,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	605834
Document #:	605833	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$501.30
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	WELLS FARGO BK NA		
Seller Name:	BEAM DANIEL R		

Prior Sale Information

Prior Rec/Sale Date:	06/27/1997 /	Prior Lender:	AMRESCO RESID'L MTG CORP
Prior Sale Price:	\$875,000	Prior 1st Mtg Amt/Type:	\$612,500 / CONV
Prior Doc Number:	963211	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	3,840	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	9	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	5 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1947 / 1970	Roof Type:		Style:	COLONIAL
Fireplace:	Y / 3	Foundation:	PIER	Quality:	
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;BARN;LAUNDRY ROOM;SHED;WETBAR;WETBAR				

Site Information

Zoning:	LAR1	Acres:	0.28	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	12,299	Lot Width/Depth:	67 x 186	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$2,113,669	Assessed Year:	2015	Property Tax:	\$25,790.61
Land Value:	\$1,584,195	Improved %:	25%	Tax Area:	67
Improvement Value:	\$529,474	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$2,113,669				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1147 N WETHERLY DR, LOS ANGELES, CA 90069-1808**3 Comparable(s) Selected.**

Report Date: 10/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,925,000	\$3,560,000	\$7,395,000	\$4,996,667
Bldg/Living Area	3,840	3,470	4,043	3,778
Price/Sqft	\$501.30	\$931.45	\$2,131.12	\$1,353.53
Year Built	1947	1932	1959	1943
Lot Area	12,299	7,460	13,052	10,623
Bedrooms	4	3	5	4
Bathrooms/Restrooms	5	4	5	4
Stories	2.00	2.00	2.00	2.00
Total Value	\$2,113,669	\$1,239,196	\$6,096,433	\$3,402,887
Distance From Subject	0.00	0.10	0.15	0.12

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.1 (miles)**
 Address: **1247 HILLDALE AVE, LOS ANGELES, CA 90069-1827**
 Owner Name: **1247 HILLDALE LLC**
 Seller Name: **NEW FAMILY LIVING TRUST**
 APN: **5560-026-029** Map Reference: **33-D4 /** Living Area: **3,822**
 County: **LOS ANGELES, CA** Census Tract: **1943.00** Total Rooms: **9**
 Subdivision: **11741** Zoning: **LAR1** Bedrooms: **5**
 Rec Date: **09/25/2015** Prior Rec Date: **03/19/1999** Bath(F/H): **5 /**
 Sale Date: **08/31/2015** Prior Sale Date: **03/16/1999** Yr Built/Eff: **1939 / 1948**
 Sale Price: **\$3,560,000** Prior Sale Price: **\$950,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **1192749** Acres: **0.26** Fireplace: **Y / 2**
 1st Mtg Amt: **\$2,848,000** Lot Area: **11,358** Pool:
 Total Value: **\$1,239,196** # of Stories: **2.00** Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **ATTACHED GARAGE**

Comp #:**2** Distance From Subject:**0.1 (miles)**
 Address: **1249 N WETHERLY DR, LOS ANGELES, CA 90069-1815**
 Owner Name: **TONG PETER M & MARIA C**
 Seller Name: **1249 WETHERLY ASSOCIATES LLC**
 APN: **5560-030-017** Map Reference: **33-D4 /** Living Area: **4,043**
 County: **LOS ANGELES, CA** Census Tract: **1943.00** Total Rooms: **10**
 Subdivision: **8229** Zoning: **LARE11** Bedrooms: **5**
 Rec Date: **06/08/2015** Prior Rec Date: **10/28/2009** Bath(F/H): **4 /**
 Sale Date: **04/29/2015** Prior Sale Date: **10/05/2009** Yr Built/Eff: **1932 / 1949**
 Sale Price: **\$4,035,000** Prior Sale Price: **\$2,675,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **COLONIAL**
 Document #: **671767** Acres: **0.30** Fireplace: **Y / 2**
 1st Mtg Amt: **\$2,500,000** Lot Area: **13,052** Pool: **POOL**
 Total Value: **\$2,873,032** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **BUILT-IN**

Comp #:**3** Distance From Subject:**0.15 (miles)**
 Address: **9116 ST IVES DR, LOS ANGELES, CA 90069-1707**
 Owner Name: **M A B FAMILY TRUST**
 Seller Name: **MCDONOUGH SIMONE**
 APN: **5560-031-002** Map Reference: **33-C4 /** Living Area: **3,470**
 County: **LOS ANGELES, CA** Census Tract: **1943.00** Total Rooms: **6**
 Subdivision: **5365** Zoning: **LARE11** Bedrooms: **3**
 Rec Date: **03/20/2015** Prior Rec Date: **03/06/2013** Bath(F/H): **4 /**
 Sale Date: **03/05/2015** Prior Sale Date: **02/13/2013** Yr Built/Eff: **1959 / 2012**
 Sale Price: **\$7,395,000** Prior Sale Price: **\$5,950,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **300976** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,460** Pool: **POOL**
 Total Value: **\$6,096,433** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

1147 N WETHERLY DR, LOS ANGELES, CA 90069-1808**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	NOTICE OF DEFAULT	Foreclosure Stage:	PRE-FORECLOSURE
Recording Date:	08/12/2015	Filing Date:	08/07/2015
Foreclosure Doc #:	985426	Recording Book/Page:	/

Borrower 1: MARESUVA TRUST
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name:	NBS DEFAULT SERVICES LLC	Trustee Phone #:	(800) 766-7751
Trustee Address:	301 E OCEAN BLVD #1720	Trustee Sale Order #:	9986-6475
City:	LONG BEACH	Trustee Sale Order Ext:	
State:	CA		
Zip:	90802		

Default Mortgage Information:

Mtg Amt/Type:	\$1,347,500 / CONV	Default Amt:	\$83,987
Mtg Recording Date:	05/04/2010	Default Date:	08/07/2015
Mtg Doc #:	605834		
Mtg Book/Page:			

Lender:	WELLS FARGO BK NA	1 st Missed Pymt Date:	
Lender Address:	301 E OCEAN BLVD #1720		
City:	LONG BEACH	Lender Phone #:	(800) 766-7751
State:	CA	Vesting Codes:	/ / RT
Zip:	90802	Title Company:	FIRST AMERICAN TITLE

Location Information:

Legal Description:	TRACT # 10101 LOT 5		
County:	LOS ANGELES, CA	APN:	5560-030-005
Subdivision:	10101	Map Reference:	33-D4 /
Legal Lot:	5	Township-Range-Sect:	
Legal Block:		Munic/Township:	

Last Market Sale Information:

Sale Date:	03/22/2010	1 st Mtg Amount/Type:	\$1,347,500 / CONV
Recording Date:	05/04/2010	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$1,925,000	2 nd Mtg Amount/Type:	/
Sale Type:	FULL	2 nd Mtg Int. Rate/Type:	/
Deed Type:	GRANT DEED	Seller:	BEAM DANIEL R
Deed Doc #:	605833		

Owner Information:

Owner Name:	LEVOTMAN VADIM (TE)/MARESUVA TRUST		
Mailing Address:	1147 N WETHERLY DR		
City:	LOS ANGELES		
State:	CA	Carrier Route:	C011
Zip:	90069-1808		

Owner Transfer Information:

Sale Date:		Deed Type:	
Recording Date:		Deed Doc #:	
Sale Price:		Vesting Codes:	/ / TR

Property Characteristics:

Living Area:	3,840	Parking Type:	PARKING AVAIL
Total Rooms:	9	Garage Area:	
Bedrooms:	4	Garage Capacity:	2

Bath (F/H):	5 /	Parking Spaces:	2
Year Built / Eff:	1947 / 1970	Pool:	POOL
Fireplace:	3	Pool Area:	
# of Stories:	2.00	Style:	COLONIAL
Quality:			
Site Information:			
Land Use:	SFR	Acres:	0.28
Zoning:	LAR1	Lot Area:	12,299
Site Influence:		Res/Comm Units:	/
Tax Information:			
Assessed Value:	\$2,113,669	Property Tax:	\$25,790.61
Land Value:	\$1,584,195	Tax Area:	67
Improvement Value:	\$529,474	Tax Exemption:	
Total Taxable Value:	\$2,113,669	Improvement %:	25%

EXHIBIT D

ASSIGNED INSPECTOR: **ED DECKERT**

Date: **October 15, 2015**

JOB ADDRESS: **1147 NORTH WETHERLY DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5560-030-005**

CASE#: **685807**

ORDER NO: **A-3792863**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 18, 2015**

COMPLIANCE EXPECTED DATE: **July 18, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3792863

VAN AMBATIELOS
PRESIDENT

E. FELICIABRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

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

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

LEVOTMAN, VADIM (TE)/ MARESUVA TRUST
1147 N WETHERLY DR
LOS ANGELES, CA 90069

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

CASE #: 685807
ORDER #: A-3792863
EFFECTIVE DATE: June 18, 2015
COMPLIANCE DATE: July 18, 2015

OWNER OF
SITE ADDRESS: 1147 N WETHERLY DR

JUN 17 2015

ASSESSORS PARCEL NO.: 5560-030-005
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll.
Initiated by *[Signature]*

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Property

Comments: Pool not maintained



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

2. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Property

3. The remodel of the bath house to a rental unit 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 expose the work for proper inspections

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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Bath house

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

NON-COMPLIANCE FEE WARNING :

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 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 \$2,310.00.

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

PENALTY WARNING :

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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: 

Date: June 11, 2015

EDMOND DECKERT
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033
Edmond.Deckert@lacity.org

PC

REVIEWED BY