

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

October 26, 2015

Council District: # 6

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

JOB ADDRESS: **16005 WEST SHERMAN WAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2206-035-033**

On March 01, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **16005 West Sherman Way, 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	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	326.39
Title Report fee	42.00
Grand Total	\$ 2,293.39

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 **\$2,293.39** 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 **\$2,293.39** 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. T12133
Dated as of: 08/07/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2206-035-033

Property Address: 16005 W SHERMAN WAY ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document:

Grantee : SHERMAN WAY PROFESSIONAL OFFICE BUILDING LLC

Grantor : FREEMAN EXCHANGE INC

Deed Date : 10/30/2006

Recorded : 01/19/2007

Instr No. : 07-0107148

MAILING ADDRESS: SHERMAN WAY PROFESSIONAL OFFICE BUILDING LLC
16005 SHERMAN WAY # 206 VAN NUYS CA 91406

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1-4 Tract No: 8094 Abbreviated Description: LOT:1-4 CITY:REGION/CLUSTER: 24/24630 TR#:8094 TR=8094 LOTS 1 THRU 4 City/Muni/Twp: REGION/CLUSTER: 24/24630

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/19/2007

Document #: 07-0107149

Loan Amount: \$1,800,000

Lender Name: BANK OF AMERICA NA

Borrowers Name: SHERMAN WAY PROFESSIONAL OFFICE BLDG LLC

MAILING ADDRESS: BANK OF AMERICA NA
101 S. MARENGO AVE 5TH FL PASADENA, CA 91101

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. T12133

SCHEDULE B (Continued)

Type of Document: DEED OF TRUST

Recording Date: 06/18/2014

Document #: 14-0630836

Loan Amount: \$2,240,000

Lender Name: BANK OF AMERICA NA

Borrowers Name: SHERMAN WAY PROFESSIONAL OFFICE BLDG LLC

MAILING ADDRESS: BANK OF AMERICA NA
70 BATTERSON PARK ROAD FARMINGTON, CT 06032

RECORDING REQUESTED BY

Escrow No. 120952-002
Title Order No. 51004093-X10

2

WHEN RECORDED MAIL TO

NAME Credit One Corp.
Street Address 10550 Sepulveda Blvd. #201
City & State Mission Hills, CA 91345
L Attn: Keyvan Roodsari

01/19/07



20070107148

MAIL TAX STATEMENTS TO

NAME Same as above
Street Address
City & State
L

DOCUMENTARY TRANSFER TAX \$ 10012.00 LA CITY 44

Computed on full value of property conveyed \$ 2447.50
Or computed on full value less liens and encumbrances
remaining at time of sale

WILSHIRE ESCROW COMPANY

Signature of Declarant or Agent determining tax Firm name

2206-035-033

APN #

Grant Deed

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

FREEMAN EXCHANGE INC., A CALIFORNIA CORPORATION

, DO HEREBY

GRANT to

SHERMAN WAY PROFESSIONAL OFFICE BUILDING, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY

CITY OF VAN NUYS

LOS ANGELES

the real property in the

County of

State of California, described as:

LOTS 1, 2, 3 AND 4 OF TRACT NO. 8094, IN THE CITY OF , COUNTY OF , STATE
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107, PAGE 10 AND 11 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

51004093-X10

DATED: OCTOBER 30, 2006

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

SS

On October 30, 2006
before me, HAMI GABAYAN

a Notary Public in and for said state, personally appeared
Craig Shewfelt and Eric Shewfelt

FREEMAN EXCHANGE INC., A
CALIFORNIA CORPORATION

by:

Craig Shewfelt, President

by:

Eric Shewfelt, Vice-President

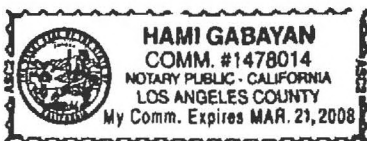
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the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

Hami Gabayan

Name (Typed or Printed)



(This area for official notarial seal)

Escrow No. 120552-002/ Grant Deed / Page Two of Two (Los Angeles County)

This page is part of your document - DO NOT DISCARD



20070107149

Pages.

012



Recorded/Filed In Official Records
Recorder's Office, Los Angeles County,
California

Fees	
Taxes	\$64.00
Other	\$0.00
Paid	\$0.00
	\$64.00

01/19/07 AT 08:00AM

TitleCompany

TITLE(S) :



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

01/19/07



20070107149

WHEN RECORDED MAIL TO:

Bank of America, N.A.
CA9-702-05-71
101 S. Marengo Avenue, 5th Floor
Pasadena, CA 91101-2428

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated January 10, 2007, among Sherman Way Professional Office Building, LLC, a California Limited Liability Company ("Trustor"); Bank of America, N.A., whose address is CCS-Small Business/Premier, CA9-702-05-71, 101 S. Marengo Avenue, 5th Floor, Pasadena, CA 91101-2428 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and PRLAP, Inc., whose address is 10850 White Rock Road, Ste. 101, Rancho Cordova, CA 95670 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

LOTS 1, 2, 3, AND 4 OF TRACT NO. 8094, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The Real Property or its address is commonly known as 16005 Sherman Way (in the Van Nuys Area), Los Angeles, CA 91406. The Assessor's Parcel Number for the Real Property is 2206-035-033.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Trustor represents and warrants to Lender that (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property, (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters, and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property, and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property

51004093-X10

DEED OF TRUST
(Continued)

Trustee The word "Trustee" means PRLAP, Inc , whose address is 10850 White Rock Road, Ste 101, Rancho Cordova, CA 95670 and any substitute or successor trustees.

Trustor The word "Trustor" means Sherman Way Professional Office Building, LLC

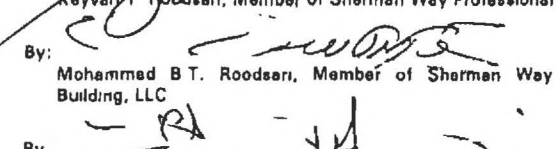
TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS

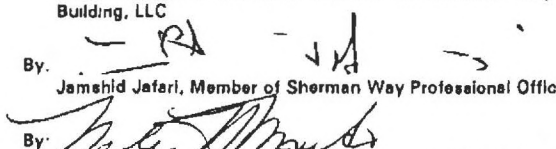
TRUSTOR

SHERMAN WAY PROFESSIONAL OFFICE BUILDING, LLC

By:  Cyrus Kourosh Bozorgi, Member of Sherman Way Professional Office Building, LLC

By:  Keyvan T Roodsari, Member of Sherman Way Professional Office Building, LLC

By:  Mohammad B T. Roodsari, Member of Sherman Way Professional Office Building, LLC

By:  Jamshid Jafari, Member of Sherman Way Professional Office Building, LLC

By:  Marisela M Hernandez, Member of Sherman Way Professional Office Building, LLC

CREDIT ONE LLC, Member of Sherman Way Professional Office Building, LLC

By:  Bijan Bozorgi, Member of Credit One LLC

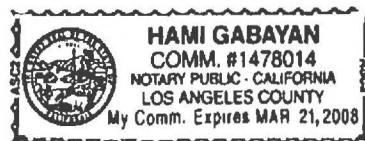
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Los Angeles) SS)

On January 12, 2007 before me, Hami Gabayan, Public Notary/Notary Public personally appeared Cyrus Kourosh Bozorgi, Keyvan T Roodsari, Mohammad B T Roodsari, Jamshid Jafari, and Marisela M Hernandez; Bijan Bozorgi, 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 



(Seal)

07 0107149

Loan No. 0000817561

**DEED OF TRUST
(Continued)**

Page 11 **12**

**(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE**
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date

Beneficiary

By

Its.

LARSEN PRO Lending, Inc. 6 30 10 001 Copy: Harland Financial Solutions, Inc. 1007 2707 All Rights Reserved CA 1 WE DAPPECE18C08815C110 P1001 FC 10 21007 PW 01PW100

07 0107149

STATE OF CALIFORNIA)
)SS.
COUNTY OF LOS ANGELES)

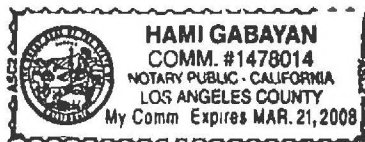
On this 12th day of January in the year 2007, before me, Hami Gabayan, a Notary Public in and for said County and State, personally appeared Cyrus Kourosh Bozorgi, Keyvan T. Roodsari, Mohammad B.T. Roodsari, Jamshid Jafari, and Marisela M. Hernandez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to this 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



(Seal)



07 0107149

Tts 365



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Bank of America, N.A.
Doc Retention - GCF
CT2-515-BB-03
70 Batterson Park Road
Farmington, CT 06032

1407963

Space above this line for Recorder's Use

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

This Deed of Trust is made as of May 30, 2014, by Sherman Way Professional Office Building, LLC, as trustor ("Trustor"), to PRLAP, Inc., as trustee ("Trustee"), for the benefit of Bank of America, N.A., a national banking association, as beneficiary ("Beneficiary").

1. GRANT IN TRUST.

1.1 The Property. For the purpose of securing payment and performance of the Secured Obligations defined in Section 2 below, Trustor hereby irrevocably and unconditionally grants, conveys, transfers and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, all estate, right, title and interest which Trustor now has or may later acquire in the following property (all or any part of such property, or any interest in all or any part of it, together with the Personality (as hereinafter defined) being hereinafter collectively referred to as the "Property").

(a) The real property located in the County of Los Angeles, State of California, as described in Exhibit A hereto (the "Land");

(b) All buildings, structures, improvements, fixtures and appurtenances now or hereafter placed on the Land, and all apparatus and equipment now or hereafter attached in any manner to the Land or any building on the Land, including all pumping plants, engines, pipes, ditches and flumes, and also all gas, electric, cooking, heating, cooling, air conditioning, lighting, refrigeration and plumbing fixtures and equipment (collectively, the "Improvements");

(c) All easements and rights of way appurtenant to the Land; all crops growing or to be grown on the Land (including all such crops following severance from the Land); all standing timber upon the Land (including all such timber following severance from the Land); all development rights or credits and air rights; all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant to the Land) and shares of stock pertaining to such water or water rights, ownership of which affect the Land, all minerals, oil, gas, and other hydrocarbon substances and rights thereto in, on, under, or upon the Land,

(d) All existing and future leases, subleases, subtenancies, licenses, occupancy agreements and concessions relating to the use and enjoyment of all or any part of the Land or the Improvements, and any and all guaranties and other agreements relating to or made in connection with any of the foregoing;

(e) All proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, Improvements, or the other property described

22

sold in the event of any sale under this Deed of Trust, including any rights provided by California Civil Code Sections 2899 and 3433, as such Sections may be amended from time to time. Each successor and assign of Trustor, including any holder of a lien subordinate to this Deed of Trust, by acceptance of its interest or lien agrees that it shall be bound by the above waiver, as if it had given the waiver itself.

7.12 Severability. If any provision of this Deed of Trust should be held unenforceable or void, that provision shall be deemed severable from the remaining provisions and in no way affect the validity of this Deed of Trust except that if such provision relates to the payment of any monetary sum, then Beneficiary may, at its option, declare all Secured Obligations immediately due and payable.

7.13 Notices. Trustor hereby requests that a copy of notice of default and notice of sale be mailed to it at the address set forth below. That address is also the mailing address of Trustor as debtor under the Uniform Commercial Code. Beneficiary's address given below is the address for Beneficiary as secured party under the Uniform Commercial Code.

Addresses for Notices to Trustor:

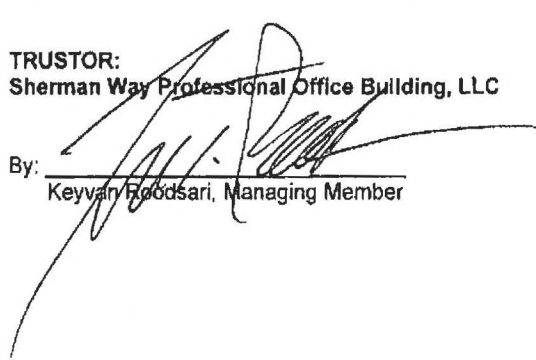
Sherman Way Professional Office Building, LLC
16005 Sherman Way, Suite 205
Van Nuys, CA 91406

Address for Notices to Beneficiary:

Bank of America, N.A.
Doc Retention - GCF
CT2-515-BB-03
70 Batterson Park Road
Farmington, CT 06032

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first above written.

TRUSTOR:
Sherman Way Professional Office Building, LLC

By: 
Keyvan Roodsari, Managing Member

ACKNOWLEDGMENT

State of California

County of Los Angeles

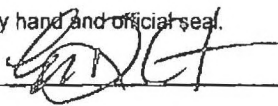
On 6/3/14 before me, Erica Diaz Contreras, Notary Public
(Here insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

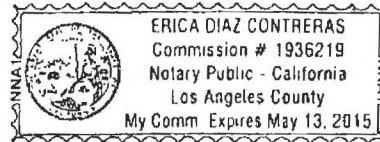


EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **October 26, 2015**

JOB ADDRESS: **16005 WEST SHERMAN WAY, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2206-035-033**

Last Full Title: **08/07/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SHERMAN WAY PROFESSIONAL OFFICE BUILDING, LLC
C/O KEYVAN ROODSARI
16005 SHERMAN WAY #206
VAN NUYS, CA 91406
CAPACITY: OWNER
- 2). SHERMAN WAY PROFESSIONAL OFFICE BUILDING, LLC
C/O KEYVAN ROODSARI
10550 SEPULVEDA BLVD., #201
MISSION HILLS, CA 91345
CAPACITY: OWNER
- 3). BANK OF AMERICA, N.A.
101 S. MARENGO AVE., 5TH FLOOR
PASADENA, CA 91101
CAPACITY: INTERESTED PARTIES
- 4). BANK OF AMERICA, N.A.
70 BATTERSON PARK RD.
FARMINGTON, CT 06032
CAPACITY: INTERESTED PARTIES

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

16003 SHERMAN WAY, VAN NUYS, CA 91406**9 Comparable(s) Selected.**

Report Date: 10/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,225,000	\$2,550,000	\$20,000,000	\$7,579,944
Bldg/Living Area	21,312	18,830	22,806	21,499
Price/Sqft	\$104.40	\$111.81	\$948.14	\$358.43
Year Built	1961	1962	2005	1983
Lot Area	22,453	10,010	61,456	28,473
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	3.00	2.00
Total Value	\$4,570,568	\$542,054	\$17,930,000	\$4,862,272
Distance From Subject	0.00	4.05	24.21	14.09

* = user supplied for search only

Comp #:	1	Distance From Subject: 4.05 (miles)	
Address:	9245 RESEDA BLVD, NORTHRIDGE, CA 91324-3137		
Owner Name:	DTG PROPERTIES LLC		
Seller Name:	DANON SAMUEL & ANITA		
APN:	2763-009-002	Map Reference:	7-C5 /
County:	LOS ANGELES, CA	Census Tract:	1152.02
Subdivision:	13980	Zoning:	LAC4
Rec Date:	03/30/2015	Prior Rec Date:	
Sale Date:	03/24/2015	Prior Sale Date:	
Sale Price:	\$2,700,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	338046	Acres:	0.41
1st Mtg Amt:	\$2,997,000	Lot Area:	17,998
Total Value:	\$2,217,232	# of Stories:	2.00
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	20,971	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1980 /
Air Cond:	CENTRAL	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	2	Distance From Subject: 6.6 (miles)	
Address:	9168 DE SOTO AVE, CHATSWORTH, CA 91311-4925		
Owner Name:	DESOTO 9168-74 PROPERTIES LLC		
Seller Name:	DESOTO PROPERTIES		
APN:	2748-036-017	Map Reference:	6-D5 /
County:	LOS ANGELES, CA	Census Tract:	1134.21
Subdivision:	27649	Zoning:	LAMR2
Rec Date:	03/23/2015	Prior Rec Date:	05/31/2001
Sale Date:	11/13/2014	Prior Sale Date:	04/30/2001
Sale Price:	\$3,100,000	Prior Sale Price:	\$6,720,060
Sale Type:	FULL	Prior Sale Type:	
Document #:	308213	Acres:	1.04
1st Mtg Amt:	\$1,860,000	Lot Area:	45,422
Total Value:	\$3,017,045	# of Stories:	1.00
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	21,850	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1967 / 1967
Air Cond:	CENTRAL	Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	3	Distance From Subject: 12.33 (miles)	
Address:	901 WILSHIRE BLVD, SANTA MONICA, CA 90401-1854		
Owner Name:	901 WILSHIRE LLC		
Seller Name:	FRIENDS PROPERTIES LLC		
APN:	4281-028-060	Map Reference:	41-A6 /
County:	LOS ANGELES, CA	Census Tract:	7015.01
Subdivision:	SANTA MONICA	Zoning:	SMC6*
Rec Date:	04/07/2015	Prior Rec Date:	06/08/1998
Sale Date:	03/25/2015	Prior Sale Date:	04/24/1998
Sale Price:	\$16,004,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	378911	Acres:	0.23
1st Mtg Amt:	\$14,000,000	Lot Area:	10,010
Total Value:	\$4,716,685	# of Stories:	3.00
Land Use:	OFFICE BUILDING	Park Area/Cap#:	18000 / 75
Building Area:	21,485	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1981 / 1983
Air Cond:	CENTRAL	Pool:	
Roof Mat:	BUILT-UP		

Comp #:	4	Distance From Subject: 14.44 (miles)	
Address:	505 SHATTO PL 200, LOS ANGELES, CA 90020-1754		
Owner Name:	505 SHATTO VISION PLACE LLC		
Seller Name:	505 SHATTO LLC		
APN:	5077-003-009	Map Reference:	43-F1 /
County:	LOS ANGELES, CA	Census Tract:	2111.20
Subdivision:	SHATTO PLACE	Zoning:	LACR
Rec Date:	03/31/2015	Prior Rec Date:	06/05/2007
Sale Date:	03/13/2015	Prior Sale Date:	11/14/2006
Sale Price:	\$4,620,000	Prior Sale Price:	\$3,850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	345387	Acres:	0.42
1st Mtg Amt:	\$2,500,000	Lot Area:	18,214
Total Value:	\$4,107,936	# of Stories:	2.00
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
Building Area:	22,146	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1962 / 1962
Air Cond:	CENTRAL	Pool:	
Roof Mat:	GRAVEL & ROCK		

Comp #:	5	Distance From Subject:	15.43 (miles)
Address:	22619 PACIFIC COAST HWY, MALIBU, CA 90265-5054		
Owner Name:	CCF PS PCH LLC		
Seller Name:	THEORY R OF ENCLAVE LLC		
APN:	4452-022-004	Map Reference:	114-C4 /
County:	LOS ANGELES, CA	Census Tract:	8005.04
Subdivision:	KELLER MATTHEW LAND OF IN THE RO	Zoning:	LCC2YY
Rec Date:	03/23/2015	Prior Rec Date:	10/17/2005
Sale Date:	03/19/2015	Prior Sale Date:	10/12/2005
Sale Price:	\$20,000,000	Prior Sale Price:	\$18,500,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	309304	Acres:	1.41
1st Mtg Amt:	\$12,250,000	Lot Area:	61,456
Total Value:	\$17,930,000	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	15.88 (miles)
Address:	4531 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
Owner Name:	EHOF EAGLE ROCK LLC		
Seller Name:	JORNACION O L & G A TRUST		
APN:	5473-037-009	Map Reference:	26-A6 /
County:	LOS ANGELES, CA	Census Tract:	1834.02
Subdivision:	3441	Zoning:	LAC2
Rec Date:	08/18/2015	Prior Rec Date:	10/11/1996
Sale Date:	07/16/2015	Prior Sale Date:	
Sale Price:	\$9,000,000	Prior Sale Price:	\$1,000,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	1010172	Acres:	0.45
1st Mtg Amt:	\$3,000,000	Lot Area:	19,383
Total Value:	\$542,054	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	16.15 (miles)
Address:	27413 TOURNEY RD, VALENCIA, CA 91355-5602		
Owner Name:	TOURNEY ROAD BUILDING LLC		
Seller Name:	27413 TOURNEY ROAD LLC		
APN:	2861-061-098	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	9203.28
Subdivision:		Zoning:	SCBP
Rec Date:	09/18/2015	Prior Rec Date:	08/15/2007
Sale Date:	09/09/2015	Prior Sale Date:	07/31/2007
Sale Price:	\$5,530,000	Prior Sale Price:	\$6,950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1161211	Acres:	0.26
1st Mtg Amt:	\$2,765,000	Lot Area:	11,501
Total Value:	\$5,250,000	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	17.76 (miles)
Address:	30495 CANWOOD ST, AGOURA HILLS, CA 91301-4331		
Owner Name:	MKD HERITAGE PROPERTIES LP		
Seller Name:	JOANIDES THOMAS N TRUST		
APN:	2054-020-036	Map Reference:	102-D4 /
County:	LOS ANGELES, CA	Census Tract:	8003.24
Subdivision:		Zoning:	AH CRS-FC*
Rec Date:	09/30/2015	Prior Rec Date:	03/14/2003
Sale Date:	07/28/2015	Prior Sale Date:	03/04/2003
Sale Price:	\$4,715,000	Prior Sale Price:	\$3,279,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1213010	Acres:	1.15
1st Mtg Amt:		Lot Area:	50,093
Total Value:	\$4,037,055	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 24.21 (miles)	
Address:	8054 GARVEY AVE, ROSEMEAD, CA 91770-2449		
Owner Name:	ANTEATERS UNITED LLC		
Seller Name:	WU ROGER & SANDY		
APN:	5284-016-033	Map Reference:	46-F2 /
County:	LOS ANGELES, CA	Census Tract:	4825.03
Subdivision:		Zoning:	RMC3*
Rec Date:	04/29/2015	Prior Rec Date:	10/14/1988
Sale Date:	04/06/2015	Prior Sale Date:	08/1988
Sale Price:	\$2,550,000	Prior Sale Price:	\$1,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	487556	Acres:	0.51
1st Mtg Amt:	\$2,357,900	Lot Area:	22,181
Total Value:	\$1,942,444	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/
		Building Area:	22,806
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1989 /
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **October 26, 2015**

JOB ADDRESS: **16005 WEST SHERMAN WAY, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2206-035-033**

CASE#: **378368**

ORDER NO: **A-2698991**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 04, 2011**

COMPLIANCE EXPECTED DATE: **March 01, 2011**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2698991

1010503201134584

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

SHERMAN WAY PROFESSIONAL OFFICE BUILDING LLC
10550 SEPULVEDA BLVD 201
MISSION HILLS, CA 91345

CASE #: 378368

ORDER #: A-2698991

EFFECTIVE DATE: February 04, 2011

COMPLIANCE DATE: March 01, 2011

FEB 01 2011

On _____ the
Date _____
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

OWNER OF

SITE ADDRESS: 16005 W SHERMAN WAY

ASSESSORS PARCEL NO.: 2206-035-033

ZONE: C2; Commercial Zone

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.) as follows:

VIOLATION(S):

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

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 building 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.

Comments: This includes and is not limited to the interior and exterior remodel. The new electrical panels and lighting. The new heating/ air conditioning units. The new waterheaters and plumbing fixtures.

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9845.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: January 31, 2011

JASON SUMMERS

14410 SYLVAN STREET SUITE 105

VAN NUYS, CA 91401

(818)374-9845

B. D.

REVIEWED BY