

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

April 7, 2011

Council District: # 13

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

JOB ADDRESS: 4101 EAST CHEVY CHASE DRIVE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN) : 5593-025-016

On May 18th, 2008, 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: **4101 East Chevy Chase 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.

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	\$ 525.00
Accumulated Interest (1%/month)	601.21
Late Charge/Collection fee (250%)	1,312.50
Title Report fee	<u>53.00</u>
Grand Total	\$ 2,491.71

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 **\$2,491.71** 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 **\$ 2,491.71** 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

Karen Penera
Acting Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

BY: _____
DEPUTY

92

WestCoast Title Company



400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

<i>Work Order No. T7654</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 03-10-2011</i>	<i>Dated as of: 03-07-2011</i>	<i>Fee: \$48.00</i>

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 5593-025-016

Situs Address: 4101 E. Chevy Chase Drive City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-01-2007
As Document Number: 07-1817002
Documentary Transfer Tax: None
In Favor of: Mauricio Arredondo, an individual borrower and Ricardo Arredondo, an individual borrower

Mailing Address: Mauricio Arredondo
4101 Chevy Chase Drive
Los Angeles, CA 90039

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The South 90 feet of Lots 23 and 24 in Block B of Tract 644, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 15, Page(s) 198 and 199 of Maps, in the office of the County Recorder of said County.

WestCoast Title Company

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T7654

-Schedule B Continued-

*1. A Deed of Trust Recorded on 08-01-2007
as Document Number 07-1817003
Amount: \$664,300.00
Trustor: Mauricio Arredondo and Ricardo Arredondo
Trustee: First American Title Company
Beneficiary: InterBay Funding, LLC, a Delaware Limited Liability Company*

*An Assignment of Beneficial interest Recorded on 11-09-2007
as Document Number 07-2516239
Interest assigned to: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company*

*Mailing Address: Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146*

*2. A U.C.C. Financing Statement Recorded: 10-01-2007
Document No.: 07-2251774
Executed by: Arredondo Mauricio
In Favor of: Bayview Loan Servicing, LLC*

*Mailing Address: Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146*

*3. A Notice of Pending Lien Recorded 03-06-2009
as Document Number 09-0319650
Filed by the City of Los Angeles Dept. of Building and Safety*

*4. A Notice of Pending Lien Recorded 03-06-2009
as Document Number 09-0319652
Filed by the City of Los Angeles Dept. of Building and Safety*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report



TitleTrace i.t.
Real Estate Information Technology

Los Angeles County
Parcel Data

APN No.	5593-025-016			
Site Address	4101 CHEVY CHASE DR LOS ANGELES CA 90039			
Mailing Address	4101 CHEVY CHASE DR LOS ANGELES CA 90039			
Legal Description	TRACT NO 644 S 90 FT OF LOTS 23 AND Lot/Sec 24 BLK/DIV/TWN B			
Owners Name(s)	ARREDONDO, MAURICIO AND ARREDONDO, RICARDO			
Special Name				
New Owners	ARREDONDO, MAURICIO AND			
Date Of Transfer	08/01/2007			
New Date Of Transfer	08/01/2007			
Doc. No.	1817002			
Tax Data				
Land Value	\$865,980	Taxes	1st Half	2nd Half
Improvement	\$102,000	Status	**PAID**	**PAID**
Homeowners Exemption	0000	Pril Date	12/10/2008	04/10/2009
Net Total	\$949,000	Total Tax	\$12,801.36	
		Tax Install	6,400.69	6,400.67
		Penalty	640.07	650.07
		Balance Due	.00	.00
		Total Tax Due	.00	
Special Assessments included in Total Tax Amount				
Acct no.	188.51	Agency:	CITY LT MAINT 21	Amount: 98.58
Acct no.	001.70	Agency:	TRAUMA/EMERG SRVB6	Amount: 191.95
Acct no.	001.92	Agency:	OWN STMT PENALTY21	Amount: 949.00
Acct no.	038.92	Agency:	COUNTY PARK DIST21	Amount: 33.95
Acct no.	188.71	Agency:	CITY 911 FUND 21	Amount: 46.50
Acct no.	030.71	Agency:	FLOOD CONTROL 02	Amount: 85.18
Acct no.	188.89	Agency:	LA STORMWATER 21	Amount: 87.91
Acct no.	188.60	Agency:	LACITY PARK DIST21	Amount: 32.13
Acct no.	061.81	Agency:	LACO VECTR CNTRL86	Amount: 7.55
		Special Assessments Total:		1510.75
Region: 25 Use Code: 1100 Zoning: LAR1 SQ. Ft: Yr Blt: 0000 Yr. Sold to State: 0000				

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FATCOLA/RESALE

RECORDING REQUESTED BY:
Just Escrow

AND WHEN RECORDED MAIL TO:

Mauricio Arredondo
4101 Chevy Chase Drive
Los Angeles, CA 90039

Order No. 2789527-12
Escrow No 11549-211
Parcel No 5593-025-016

08/01/07
20071817002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$1,043.90 and CITY \$4,270.50

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Chevy Chase Drive, LLC, a DELAWARE LIMITED LIABILITY COMPANY


herby GRANTS to Mauricio Arredondo, an individual borrower & Ricardo Arredondo, an individual borrower

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

See legal attached

SEE EXHIBIT "A" ATTACHED

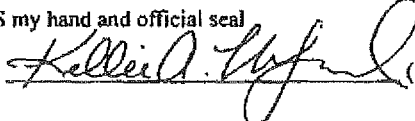
Date July 31, 2007

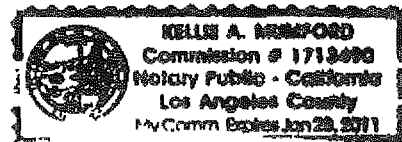

Cecil Montes president

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

On July 31, 2007, before me, Kellie A. Mumford, a notary public, personally appeared Cecil Montes, 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)



4

Title Order Number:
File Number: 2789527

Exhibit "A"

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

THE SOUTH 90 FEET OF LOTS 23 AND 24 IN BLOCK B OF TRACT 644, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 198 AND 199 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5593-025-016

07 1817002

FIRST AMERICAN TITLE COMPANY LOS ANGELES

UPON RECORDING RETURN TO

Bayview Loan Servicing, LLC
c/o Nationwide Title Clearing, Inc.,
Attn: Final Docs Unit
2100 All 19 North
Palm Harbor, FL 34683
(800) 346-9152

08/01/07



20071817003

2

2789527-12
5593025-016

DEED OF TRUST AND SECURITY AGREEMENT

{ CALIFORNIA }

37

Mauricio Arredondo and Ricardo Arredondo,

as Trustor

(Borrower)

To

First American Title Company,

as Trustee

(Trustee)

For the benefit of

**InterBay Funding, LLC, a Delaware Limited
Liability Company,**

as Beneficiary

(Lender)

THIS DEED OF TRUST AND SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Security Instrument") is made as of July 27, 2007, by Mauricio Arredondo and Ricardo Arredondo, having an address at 4152 Chevey Chase Dr, Los Angeles, CA 90039, as grantor ("Borrower"), to First American Title Company, as Trustee ("Trustee"), for the benefit of InterBay Funding, LLC, a Delaware Limited Liability Company, having an address at 1301 Virginia Drive, Ste #403, Fort Washington, PA 19034, as beneficiary ("Lender").

RECITALS:

Borrower by its promissory note of even date herewith given to Lender is indebted to Lender in the principal sum of Six Hundred Sixty-Four Thousand Three Hundred and No/100 Dollars (\$664,300.00) in lawful money of the United States of America (the note together with all extensions, renewals, modifications, substitutions and amendments thereof shall collectively be referred to as the "Note"), with interest from the date thereof at the rates set forth in the Note, principal and interest to be payable in accordance with the terms and conditions provided in the Note and with a maturity date of August 1, 2037

Borrower desires to secure the payment of the Debt (hereinafter defined in Article 2) and the performance of all of it obligations under the Note and the Other Obligations (defined in Article 2)

ARTICLE 1. - GRANTS OF SECURITY

Section 1.1. PROPERTY IN TRUST To secure the full and timely payment and performance of the Debt and the full and timely performance and discharge of the Other Obligations, Borrower has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, MORTGAGE, SELL, CONVEY and CONFIRM in trust with power of sale, to the fullest extent permitted by applicable law, unto Trustee the following described "Property", subject, however, to the Permitted Exceptions (defined in Section 5.1), TO HAVE AND TO HOLD the Property unto Trustee, his successors in trust and the Trustee's assigns forever, and Borrower does hereby bind itself, its successors and assigns, to warrant and forever defend title to the Property unto Trustee against every person whomsoever lawfully claiming or to claim the same or any part thereof, provided, however, that if Borrower shall pay (or cause to be paid) the Debt as and when the same shall become due and payable and shall perform and discharge (or cause to be performed and discharged) all of the Other Obligations of Borrower under the Note and this Security Instrument and the Other Security Documents on or before the date same are to be performed and discharged, then the liens, security interests, estates and rights granted by this Security Instrument and the Other Security Documents shall terminate and be released by the Trustee, otherwise same shall remain in full force and effect. In the event of such termination and release, Trustee, shall, at the request of Lender and at the expense of Borrower, execute an instrument in writing and in recordable form reconveying the trust property to Borrower and shall otherwise release the liens, security interests, estates and rights granted by this Security Instrument and the Other Security Documents.

As used herein, the term "Property" shall mean the following property, rights, interests and estates now owned, or hereafter acquired by Borrower (collectively, the "Property")

- (a) Land . The real property described in Exhibit A attached hereto and made a part hereof (the "Land");
Refer to Deed of Trust
- (b) Additional Land . All additional lands, estates and development rights hereafter acquired by Borrower for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental deed of trust or otherwise be expressly made subject to the lien of this Security Instrument;
- (c) Improvements . The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (the "Improvements");
- (d) Easements . All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, ditches and ditch rights, wells and well rights, well permits, springs and spring rights and reservoirs and reservoir rights appurtenant to or historically used in connection with the premises and all of Trustors rights and interests under applicable state or Federal law to all water, and to use or consent to use all water, contained in or available from any part of the water bearing formations underlying the Premises, together with all associated easements and rights of way; any and all rights to obtain water, sewer and other services from service districts, water, water courses, water rights, licenses and powers, air rights, mineral rights (including but not limited to hard rock minerals, oil and gas)

07 1817003

demand was barred by the statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in the answer the defense of payment in that the two demands are compensated so far as they equal each other, notwithstanding that an independent action asserting the person's claim would at the time of filing the answer be barred by the statute of limitations. If the cross-demand would otherwise be barred by the statute of limitations, the relief accorded under this section shall not exceed the value of the relief granted to the other party. The defense provided by this section is not available if the cross-demand is barred for failure to assert it in a prior action under Section 426.30. Neither person can be deprived of the benefits of this section, a money judgment is a "demand for money" and, as applied to a money judgment, the demand is barred by the statute of limitations when enforcement of the judgment is barred under Chapter 3 (commencing with Section 683.010) of Division I of Title 9.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Rider to California Mortgage and Security Agreement and agrees that the terms hereof are hereby incorporated into and with the terms of the Security Instrument as if both the Security Instrument and this instrument are one and the same document. Nothing contained herein shall invalidate, modify or change any terms of the Security Instrument except to the extent as is explicitly set forth herein.

Signed, sealed and delivered
in the presence of:

Borrower:

Print Name: _____


Mauricio Arredondo

Print Name: _____


Print Name: _____


Ricardo Arredondo

Print Name: _____

07 1817003

Recording requested by
and when recorded return to:
BayView Financial, L.P.
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683
Prepared by:
J. Lesinski
NTC, 2100 Alt. 19 N
Palm Harbor, FL 34683
(800) 346-9152

11/09/07
20072516239

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

Loan: 200059021

KNOW BY ALL MEN BY THESE PRESENTS, THAT INTERBAY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 4425 PONCE DE LEON BLVD., 4TH FL, CORAL GABLES, FL 33146, (ASSIGNOR),

For a valuable consideration paid by BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 4425 PONCE DE LEON BLVD., 5TH FL, CORAL GABLES, FL 33146, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

At or before the ensembling and delivery of these presents, the receipt of whereof is hereby acknowledged, has granted, bargained, sold assigned, transferred and set over unto the said Assignee and its successors and assigns all that certain assignment of rents bearing the:

Note Dated: 07/27/2007
Mortgage Amount: \$664,300.00
Mortgagor/Borrower: MAURICIO ARREDONDO AND RICARDO ARREDONDO
Mortgagee/Beneficiary: INTERBAY FUNDING, L.L.C.

Recorded on 08/01/2007 in Book Page Instrument # 20071817004 and recorded in the official real property records of LOS ANGELES county, California.

Property Subject to lien: 4101 CHEVY CHASE DRIVE LOS ANGELES, CA 90039-0000

The term of the lease is less than 30 years.

Together with the hereditaments and premises in and by said assignment of rents particularly described and granted or mentioned and thereby intended to be secured and all incidental or supplemental documents or instruments if any secured or intended to be secured thereby and all monies due and to grow due thereon and all its estate, right, title, interest, property, claim and demand in and to the same. To have and to hold the same unto the said assignee and its successors and assigns to its proper use, benefit and behoove forever, subject nevertheless to the equity of redemption of said mortgagor in said assignment of rents named and the heirs, executors, administrators, successors and assigns of said mortgagor therein.

Date: 10/17/2007

INTERBAY FUNDING, LLC

ROBERT G. HALL VICE PRESIDENT

STATE OF FLORIDA COUNTY OF Dade

On 10/17/2007 before me, Rogelio A. Portal DD350149, Notary Public, personally appeared ROBERT G. HALL VICE PRESIDENT of INTERBAY FUNDING, LLC 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.

Rogelio A. Portal DD350149
Notary Public / Commission expires 08/25/2008



ROGELIO A. PORTAL
NOTARY PUBLIC - STATE OF FLORIDA
Commission #DD350149
Expires: AUG. 25, 2008



BVALR 7977029 FWO1628368 FORM5/ALRCA21

10/01/07



20072251774

y

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)
 Phone: (800) 331-3282 Fax: (818) 662-4141

B. SEND ACKNOWLEDGEMENT TO: (Name and Address) 15785 BAYVIEW SERVIC

UCC Direct Services 12257940
 P.O. Box 29071
 Glendale, CA 91209-9071 CALI
 FIXTURE

File with: CC CA Los Angeles, CA

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

OR

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX
 ARREDONDO MAURICIO

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
 4152 CHEVEY CHASE DR. LOS ANGELES CA 90039 USA

1d. SEE INSTRUCTIONS ADDL INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any
 NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX
 ARREDONDO RICARDO

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
 4152 CHEVEY CHASE DR. LOS ANGELES CA 90039 USA

2d. SEE INSTRUCTIONS ADDL INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any
 NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - Insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
 BAYVIEW LOAN SERVICING, LLC

OR

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
 4425 PONCE DE LEON BLVD. 5TH FLOOR CORAL GABLES FL 33146 USA

4. This FINANCING STATEMENT covers the following collateral:

See Exhibit A

All of Debtor's interest in the property, buildings, improvements, appurtenances, tangible property, rents, contract rights, other intangibles and secondary financing in any way belonging, relating or appertaining to a parcel of land described and set forth in Exhibit "A" attached hereto and made a part hereof (the "Land"), to wit:

(a) Additional Land. All additional lands, estates and development rights hereafter acquired by Debtor for use in connection with the Land and the development of the Land;

(b) Improvements. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (the "Improvements");

(c) Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, courtesy and rights of courtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(d) Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures) trade fixtures and other property of every kind and nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, including without limitation, letter of credit rights, deposit accounts, payment intangibles, investment property, electronic chattel paper, timber to be cut and farm animals and, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection

Continued on addendum.

5. ALTERNATIVE DESIGNATION (if applicable) LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed (for record) (for recording) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) All Debtors Debtor 1 Debtor 2 (optional) ADDITIONAL FEE (optional)

8. OPTIONAL FILER REFERENCE DATA

12257940

200058021

62858

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

03/06/2009



20090319650

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4540843)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 644 B 23 2 M B 15-198/199

TR 644 B 24 2 M B 15-198/199

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5593-025-016

AKA 4105 E CHEVY CHASE DR MAINTENANC
LOS ANGELES

Owner:

ARREDONDO MAURICIO AND RICARDO
4152 CHEVY CHASE DR
LOS ANGELES CA,90039

DATED: This 24th Day of February, 2009

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

for

Karen Penea, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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TR 644 B 23 2 M B 15-198/199

TR 644 B 24 2 M B 15-198/199

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5593-025-016

AKA 4101 E CHEVY CHASE DR 4101-4105/
LOS ANGELES

Owner:

ARREDONDO MAURICIO AND RICARDO
4152 CHEVY CHASE DR
LOS ANGELES CA, 90039

DATED: This 24th Day of February, 2009

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By



for

Karen Penera, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **KENNETH ROBERTS**

Date: **April 7, 2011**

JOB ADDRESS: **4101 EAST CHEVY CHASE DRIVE., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5593-025-016**

Last Full Title: **3/7/2011**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). MAURICIO ARREDONDO
4101 CHEVY CHASE DRIVE
LOS ANGELES, CA 90039

CAPACITY: OWNERS

2). RICARDO ARREDONDO
4101 CHEVY CHASE DRIVE
LOS ANGELES, CA 90039

CAPACITY: OWNERS

3). BAYVIEW LOAN SERVICING, LLC
4425 PONCE DE LEON BLVD., 5TH FLOOR
CORAL GABLES, FL 33146

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

4101 CHEVY CHASE DR, LOS ANGELES, CA 90039-1223**Owner Information:**

Bldg Card: 000 of 003

Owner Name: ARREDONDO MAURICIO & RICARDO
 Mailing Address: 4101 CHEVY CHASE DR, LOS ANGELES CA 90039-1223 C015
 Phone Number: Vesting Codes: //

Location Information:

Legal Description: TRACT NO 644 S 90 FT OF LOTS 23 AND LOT 24
 County: LOS ANGELES, CA APN: 5593-025-016
 Census Tract / Block: 1881.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 644
 Legal Book/Page: 15-198 Map Reference: 25-B5 / 564-C6
 Legal Lot: 24 Tract #: 644
 Legal Block: B School District: LOS ANGELES
 Market Area: 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: 08/01/2007 / 07/31/2007 1st Mtg Amount/Type: \$664,300 / CONV
 Sale Price: \$949,000 1st Mtg Int. Rate/Type: /
 Sale Type: UNKNOWN 1st Mtg Document #: 1817003
 Document #: 1817002 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$183.91
 New Construction: Multi/Split Sale:
 Title Company: FIRST AMERICAN TITLE/LOS ANGEL
 Lender: INTERBAY FNDG LLC
 Seller Name: CHEVY CHASE DRIVE LLC

Prior Sale Information:

Prior Rec/Sale Date: 06/07/1979 / Prior Lender:
 Prior Sale Price: \$130,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 615270 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics:

Year Built / Eff: 1948 /	Total Rooms/Offices:	Garage Area:
Gross Area: 5,160	Total Restrooms:	Garage Capacity:
Building Area: 5,160	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information:

Zoning: LAR1	Acres: 0.21	County Use: STORES (1100)
Flood Zone:	Lot Area: 5,160	State Use:
Flood Panel:	Lot Width/Depth: x	Site Influence:
Flood Panel Date:	Commercial Units: 2	Sewer Type:
Land Use: STORE BUILDING	Building Class:	Water Type:

Tax Information:

Total Value: \$965,685	Assessed Year: 2010	Property Tax: \$12,838.05
Land Value: \$863,927	Improved %: 11%	Tax Area: 13
Improvement Value: \$101,758	Tax Year: 2010	Tax Exemption:
Total Taxable Value: \$965,685		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

4101 CHEVY CHASE DR, LOS ANGELES, CA 90039-1223**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	\$949,000	\$490,000	\$29,175,000	\$2,847,632
Bldg/Living Area	5,160	4,567	5,720	5,200
Price/Sqft	\$183.91	\$96.08	\$5,372.93	\$534.99
Year Built	1948	1914	1994	1951
Lot Area	5,160	3,250	21,475	8,959
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.20
Total Value	\$965,685	\$107,966	\$2,626,560	\$860,502
Distance From Subject	0.00	1.16	11.04	7.34

* = user supplied for search only

<input checked="" type="checkbox"/>	#	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		4101 CHEVY CHASE DR	\$949,000	1948			08/01/2007	5,160	5,160	0.0
Comparables										
<input checked="" type="checkbox"/>	1	3193 GLENDALE BLVD	\$1,020,000	1938			12/10/2010	5,400	5,400	1.16
<input checked="" type="checkbox"/>	2	2902 DIVISION ST	\$490,000	1926			02/10/2011	5,100	7,753	2.85
<input checked="" type="checkbox"/>	3	1161 N VERMONT AVE	\$525,000	1949			07/29/2010	4,567	7,884	3.11
<input checked="" type="checkbox"/>	4	5763 HOLLYWOOD BLVD	\$2,140,000	1976			08/11/2010	5,370	16,074	3.42
<input checked="" type="checkbox"/>	5	828 N HIGHLAND AVE	\$1,545,000	1940			12/10/2010	5,200	5,793	5.15
<input checked="" type="checkbox"/>	6	849 S BROADWAY 2	\$5,000,000	1930			09/20/2010	5,280		6.31
<input checked="" type="checkbox"/>	7	743 SANTEE ST	\$29,175,000	1917			11/01/2010	5,430		6.4
<input checked="" type="checkbox"/>	8	442 FOOTHILL BLVD	\$750,000	1955			10/29/2010	5,000	9,997	6.44
<input checked="" type="checkbox"/>	9	8685 WILSHIRE BLVD	\$680,000	1950			09/20/2010	4,966	6,534	7.91
<input checked="" type="checkbox"/>	10	165 S ROBERTSON BLVD	\$2,000,000	1955			12/23/2010	5,024	5,171	8.08
<input checked="" type="checkbox"/>	11	7568 LANKERSHIM BLVD	\$1,515,000	1979			12/21/2010	4,800	21,475	8.51
<input checked="" type="checkbox"/>	12	101 E MAIN ST	\$1,290,000	1934			06/18/2010	5,650	5,650	8.59
<input checked="" type="checkbox"/>	13	4272 S MAIN ST		1914			02/11/2011	4,862	7,013	8.82
<input checked="" type="checkbox"/>	14	4267 S VERMONT AVE	\$1,200,000	1994			08/13/2010	5,720	5,175	8.92
<input checked="" type="checkbox"/>	15	3574 S LA CIENEGA BLVD	\$1,845,000	1985			11/02/2010	5,170	15,246	9.67
<input checked="" type="checkbox"/>	16	5024 WHITTIER BLVD	\$735,000	1959			09/01/2010	5,689	13,499	9.92
<input checked="" type="checkbox"/>	17	13654 VICTORY BLVD	\$950,000	1985			06/30/2010	5,264	10,454	9.95
<input checked="" type="checkbox"/>	18	10329 SANTA MONICA BLVD	\$1,700,000	1955			07/01/2010	4,808	9,453	10.19
<input checked="" type="checkbox"/>	19	2809 E SLAUSON AVE	\$965,000	1975			12/22/2010	5,240	3,250	10.34
<input checked="" type="checkbox"/>	20	7228 S BROADWAY	\$580,000	1922			10/29/2010	5,460	5,445	11.04

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4101 CHEVY CHASE DR, LOS ANGELES, CA 90039-1223**20 Comparable(s) Selected.**

Report Date: 03/04/2011

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$949,000	\$490,000	\$29,175,000	\$2,847,632
Bldg/Living Area	5,160	4,567	5,720	5,200
Price/Sqft	\$183.91	\$96.08	\$5,372.93	\$534.99
Year Built	1948	1914	1994	1951
Lot Area	5,160	3,250	21,475	8,959
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.20
Total Value	\$965,685	\$107,966	\$2,626,560	\$860,502
Distance From Subject	0.00	1.16	11.04	7.34

* = user supplied for search only

Comp #: 1 Distance From Subject: 1.16 (miles)
 Address: 3193 GLENDALE BLVD, LOS ANGELES, CA 90039-1805
 Owner Name: BANAFSHEIAN YAFA TRUST
 Seller Name: BOGGS HERBERT W
 APN: 5435-026-023 Map Reference: 35-C1 / 594-D2 Building Area: 5,400
 County: LOS ANGELES, CA Census Tract: 1883.00 Total Rooms/Offices:
 Subdivision: 5006 Zoning: LAC4 Total Restrooms:
 Rec Date: 12/10/2010 Prior Rec Date: Yr Built/Eff: 1938 /
 Sale Date: 12/06/2010 Prior Sale Date: Air Cond:
 Sale Price: \$1,020,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1826069 Acres: 0.20
 1st Mtg Amt: Lot Area: 5,400
 Total Value: \$120,001 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 2.85 (miles)
 Address: 2902 DIVISION ST, LOS ANGELES, CA 90065-1216
 Owner Name: MB PARK LLC
 Seller Name: ZARA REGINO & DIGNA
 APN: 5455-001-014 Map Reference: 35-E3 / 594-G4 Building Area: 5,100
 County: LOS ANGELES, CA Census Tract: 1852.01 Total Rooms/Offices:
 Subdivision: 4499 Zoning: LAC4 Total Restrooms:
 Rec Date: 02/10/2011 Prior Rec Date: 03/17/2006 Yr Built/Eff: 1926 / 1934
 Sale Date: 02/02/2011 Prior Sale Date: 02/06/2006 Air Cond:
 Sale Price: \$490,000 Prior Sale Price: \$750,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 222933 Acres: 0.18
 1st Mtg Amt: \$245,000 Lot Area: 7,753
 Total Value: \$794,017 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 3 Distance From Subject: 3.11 (miles)
 Address: 1161 N VERMONT AVE, LOS ANGELES, CA 90029-1701
 Owner Name: JANAN RAYMOND LIVING TRUST/GHERMEZI BESET FAMILY TRUST
 Seller Name: KIM JACQUELINE Y
 APN: 5540-019-016 Map Reference: 34-F4 / 594-A5 Building Area: 4,567
 County: LOS ANGELES, CA Census Tract: 1912.03 Total Rooms/Offices:
 Subdivision: 2577 Zoning: LAC2 Total Restrooms:
 Rec Date: 07/29/2010 Prior Rec Date: 12/24/2002 Yr Built/Eff: 1949 / 1950
 Sale Date: 06/30/2010 Prior Sale Date: 12/09/2002 Air Cond:
 Sale Price: \$525,000 Prior Sale Price: \$555,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1042705 Acres: 0.18
 1st Mtg Amt: Lot Area: 7,884
 Total Value: \$566,616 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 4 Distance From Subject: 3.42 (miles)
 Address: 5763 HOLLYWOOD BLVD, LOS ANGELES, CA 90028-6719
 Owner Name: 7-ELEVEN NC
 Seller Name: LSM 26
 APN: 5586-032-023 Map Reference: 34-D3 / 593-G4 Building Area: 5,370
 County: LOS ANGELES, CA Census Tract: 1903.01 Total Rooms/Offices:
 Subdivision: 1647 Zoning: LAR5 Total Restrooms:
 Rec Date: 08/11/2010 Prior Rec Date: 08/11/2010 Yr Built/Eff: 1976 /
 Sale Date: 07/29/2010 Prior Sale Date: 07/29/2010 Air Cond:
 Sale Price: \$2,140,000 Prior Sale Price: \$2,140,000 Pool:
 Sale Type: UNKNOWN Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 1115560 Acres: 0.37 COMPOSITION
 1st Mtg Amt: Lot Area: 16,074
 Total Value: \$1,260,071 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 5
 Address: 828 N HIGHLAND AVE, LOS ANGELES, CA 90038
 Owner Name: CHEN J F FAMILY TRUST
 Seller Name: BERKELOUW HENRY 2007 TRUST
 APN: 5524-004-018
 County: LOS ANGELES, CA
 Subdivision: 4427
 Rec Date: 12/10/2010
 Sale Date: 11/29/2010
 Sale Price: \$1,545,000
 Sale Type: FULL
 Document #: 1826068
 1st Mtg Amt:
 Total Value: \$755,905
 Land Use: STORE BUILDING

Map Reference: 34-B5 / 593-E6
 Census Tract: 1919.00
 Zoning: LAC2
 Prior Rec Date: 10/04/2004
 Prior Sale Date: 09/27/2004
 Prior Sale Price:
 Prior Sale Type: N
 Acres: 0.13
 Lot Area: 5,793
 # of Stories:
 Park Area/Cap#: /

Building Area: 5,200
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1940 / 1943
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 5.15 (miles)

Comp #: 6
 Address: 849 S BROADWAY 2, LOS ANGELES, CA 90014-3262
 Owner Name: COAST PRIME PROPERTIES LLC
 Seller Name: 849 BROADWAY REAL ESTATE LLC
 APN: 5144-017-041
 County: LOS ANGELES, CA
 Subdivision: 61499
 Rec Date: 09/20/2010
 Sale Date: 09/16/2010
 Sale Price: \$5,000,000
 Sale Type: FULL
 Document #: 1329600
 1st Mtg Amt:
 Total Value: \$562,544
 Land Use: STORE BUILDING

Map Reference: / 634-E5
 Census Tract: 2073.00
 Zoning: LAC5
 Prior Rec Date:
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres:
 Lot Area:
 # of Stories:
 Park Area/Cap#: /

Building Area: 5,280
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1930 / 1975
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 6.31 (miles)

Comp #: 7
 Address: 743 SANTEE ST, LOS ANGELES, CA 90014-2241
 Owner Name: SV INVESTMENT GROUP PTRS LLC
 Seller Name: LOS ANGELES CA SV CONDOS SYNDI
 APN: 5145-029-158
 County: LOS ANGELES, CA
 Subdivision: 53871-02
 Rec Date: 11/01/2010
 Sale Date: 10/21/2010
 Sale Price: \$29,175,000
 Sale Type: FULL
 Document #: 1561072
 1st Mtg Amt:
 Total Value: \$590,000
 Land Use: STORE BUILDING

Map Reference: / 634-F5
 Census Tract: 2260.00
 Zoning: LAM2
 Prior Rec Date: 12/11/2007
 Prior Sale Date: 11/16/2007
 Prior Sale Price: \$373,000
 Prior Sale Type: FULL
 Acres:
 Lot Area:
 # of Stories:
 Park Area/Cap#: /

Building Area: 5,430
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1917 / 2006
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 6.4 (miles)

Comp #: 8
 Address: 442 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011-3503
 Owner Name: FRANKEL FAMILY TRUST
 Seller Name: STEINBERG FAMILY TRUST
 APN: 5820-009-015
 County: LOS ANGELES, CA
 Subdivision: 5676
 Rec Date: 10/29/2010
 Sale Date: 10/08/2010
 Sale Price: \$750,000
 Sale Type: FULL
 Document #: 1558941
 1st Mtg Amt:
 Total Value: \$2,224,523
 Land Use: STORE BUILDING

Map Reference: 19-C4 / 535-D4
 Census Tract: 4607.00
 Zoning: LFC2-P*
 Prior Rec Date: 10/29/2004
 Prior Sale Date: 10/27/2004
 Prior Sale Price:
 Prior Sale Type: N
 Acres: 0.23
 Lot Area: 9,997
 # of Stories:
 Park Area/Cap#: /

Building Area: 5,000
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1955 / 1955
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 6.44 (miles)

Comp #: 9 Distance From Subject: 7.91 (miles)
 Address: 8635 WILSHIRE BLVD, BEVERLY HILLS, CA 90211-2939
 Owner Name: BLACKWOOD INVESTMENTS LTD
 Seller Name: EPSTEIN JACK TRUST B
 APN: 4334-012-052 Map Reference: 42-D1 / 632-J2 Building Area: 4,966
 County: LOS ANGELES, CA Census Tract: 7008.00 Total Rooms/Offices:
 Subdivision: 4988 Zoning: BHC3* Total Restrooms:
 Rec Date: 09/20/2010 Prior Rec Date: 01/20/1981 Yr Built/Eff: 1950 / 1953
 Sale Date: 08/27/2010 Prior Sale Date: Air Cond:
 Sale Price: \$680,000 Prior Sale Price: \$10,000 Pool:
 Sale Type: UNKNOWN Prior Sale Type: PARTIAL Roof Mat:
 Document #: 1327183 Acres: 0.15
 1st Mtg Amt: Lot Area: 6,534
 Total Value: \$596,002 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 10 Distance From Subject: 8.08 (miles)
 Address: 165 S ROBERTSON BLVD, BEVERLY HILLS, CA 90211-2801
 Owner Name: FOR PARK EQUITIES GROUP/L
 Seller Name: CRP PROPERTIES INC
 APN: 4333-008-006 Map Reference: 42-D1 / 632-J2 Building Area: 5,024
 County: LOS ANGELES, CA Census Tract: 7009.01 Total Rooms/Offices:
 Subdivision: 6380 Zoning: BHC3YY Total Restrooms:
 Rec Date: 12/23/2010 Prior Rec Date: 06/12/2002 Yr Built/Eff: 1955 / 1963
 Sale Date: 12/20/2010 Prior Sale Date: 05/13/2002 Air Cond:
 Sale Price: \$2,000,000 Prior Sale Price: \$1,200,010 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1909322 Acres: 0.12
 1st Mtg Amt: Lot Area: 5,171
 Total Value: \$2,626,560 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 11 Distance From Subject: 8.51 (miles)
 Address: 7568 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605-2804
 Owner Name: ELLE INVESTMENTS LLC/STANDLANK PROPERTIES LLC
 Seller Name: 7-ELEVEN INC
 APN: 2316-013-001 Map Reference: 16-D3 / 532-H4 Building Area: 4,800
 County: LOS ANGELES, CA Census Tract: 1224.20 Total Rooms/Offices:
 Subdivision: 12685 Zoning: LAC2 Total Restrooms:
 Rec Date: 12/21/2010 Prior Rec Date: 12/12/1980 Yr Built/Eff: 1979 / 1979
 Sale Date: 12/16/2010 Prior Sale Date: Air Cond: YES
 Sale Price: \$1,515,000 Prior Sale Price: \$248,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: CONCRETE
 Document #: 1887411 Acres: 0.49
 1st Mtg Amt: Lot Area: 21,475
 Total Value: \$941,616 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 12 Distance From Subject: 8.59 (miles)
 Address: 101 E MAIN ST, ALHAMBRA, CA 91801-3516
 Owner Name: YEO HEANG H/YEAH HIANG N
 Seller Name: LIEBERGS INC
 APN: 5337-025-001 Map Reference: 37-C3 / 596-B4 Building Area: 5,650
 County: LOS ANGELES, CA Census Tract: 4803.02 Total Rooms/Offices:
 Subdivision: FERGUSONS W E Zoning: ALCBD/DRD* Total Restrooms:
 Rec Date: 06/18/2010 Prior Rec Date: 10/13/1988 Yr Built/Eff: 1934 / 1948
 Sale Date: 06/01/2010 Prior Sale Date: 08/1988 Air Cond:
 Sale Price: \$1,290,000 Prior Sale Price: \$350,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 839525 Acres: 0.13 COMPOSITION
 1st Mtg Amt: Lot Area: 5,650
 Total Value: \$508,816 # of Stories: 2.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 13
 Address: 4272 S MAIN ST, LOS ANGELES, CA 90037
 Owner Name: K & C PTSHP
 Seller Name: FIRST STANDARD BK
 APN: 5113-031-031
 County: LOS ANGELES, CA
 Subdivision: SOUTH WOODLAWN
 Rec Date: 02/11/2011
 Sale Date: 01/24/2011
 Sale Price:
 Sale Type: N
 Document #: 232635
 1st Mtg Amt: \$100,000
 Total Value: \$737,746
 Land Use: STORE BUILDING

Map Reference: 52-B2 / 674-C3
 Census Tract: 2284.20
 Zoning: LAC2
 Prior Rec Date: 07/26/2007
 Prior Sale Date: 06/18/2007
 Prior Sale Price: \$725,000
 Prior Sale Type: UNKNOWN
 Acres: 0.16
 Lot Area: 7,013
 # of Stories:
 Park Area/Cap#: /

Building Area: 4,862
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1914 / 1922
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 8.82 (miles)

Comp #: 14
 Address: 4267 S VERMONT AVE, LOS ANGELES, CA 90037-2463
 Owner Name: YUN RAY S/PAI DEBORAH
 Seller Name: JEFFERSON MAMIE
 APN: 5020-026-026
 County: LOS ANGELES, CA
 Subdivision: SCHLEGEL
 Rec Date: 08/13/2010
 Sale Date: 09/18/2009
 Sale Price: \$1,200,000
 Sale Type:
 Document #: 1127920
 1st Mtg Amt: \$600,000
 Total Value: \$387,903
 Land Use: STORE BUILDING

Map Reference: 51-F2 / 674-A3
 Census Tract: 2316.00
 Zoning: LAC2
 Prior Rec Date: 06/03/1991
 Prior Sale Date: 05/1991
 Prior Sale Price: \$27,000
 Prior Sale Type: PARTIAL
 Acres: 0.12
 Lot Area: 5,175
 # of Stories:
 Park Area/Cap#: /

Building Area: 5,720
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1994 / 1994
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 8.92 (miles)

Comp #: 15
 Address: 3574 S LA CIENEGA BLVD, LOS ANGELES, CA 90016-4450
 Owner Name: SPIRITUAL ASSEMBLY OF BAHAIS/CIT
 Seller Name: 7-ELEVEN INC
 APN: 5047-002-057
 County: LOS ANGELES, CA
 Subdivision: CIENEGA O'PASO DELA TIJERA RHO
 Rec Date: 11/02/2010
 Sale Date: 10/28/2010
 Sale Price: \$1,845,000
 Sale Type: FULL
 Document #: 1569724
 1st Mtg Amt:
 Total Value: \$1,273,029
 Land Use: STORE BUILDING

Map Reference: 42-E6 / 673-A1
 Census Tract: 2201.00
 Zoning: LAC4
 Prior Rec Date: 08/30/1983
 Prior Sale Date:
 Prior Sale Price: \$295,000
 Prior Sale Type: CONFIRMED
 Acres: 0.35
 Lot Area: 15,246
 # of Stories:
 Park Area/Cap#: /

Building Area: 5,170
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1985 / 1993
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 9.67 (miles)

Comp #: 16
 Address: 5024 WHITTIER BLVD, LOS ANGELES, CA 90022-3117
 Owner Name: KIAN FAMILY 2004 TRUST/KASHANI FAMILY 2004 TRUST
 Seller Name: AVEDESIAN ENTS LLC
 APN: 5245-004-002
 County: LOS ANGELES, CA
 Subdivision: 5291
 Rec Date: 09/01/2010
 Sale Date: 08/09/2010
 Sale Price: \$735,000
 Sale Type: FULL
 Document #: 1229165
 1st Mtg Amt:
 Total Value: \$153,058
 Land Use: STORE BUILDING

Map Reference: 45-F6 / 675-G1
 Census Tract: 5316.02
 Zoning: LCM1*
 Prior Rec Date:
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres: 0.31
 Lot Area: 13,499
 # of Stories:
 Park Area/Cap#: /

Building Area: 5,689
 Total Rooms/Offices:
 Total Restrooms:
 Yr Built/Eff: 1959 /
 Air Cond:
 Pool:
 Roof Mat:

Distance From Subject: 9.92 (miles)

Comp #: 17 Distance From Subject: 9.95 (miles)
 Address: 13654 VICTORY BLVD, VAN NUYS, CA 91401-1738
 Owner Name: YEHEZKELOF FAMILY TRUST
 Seller Name: SINGH MALKIAT
 APN: 2330-012-021 Map Reference: 15-F5 / 532-C6 Building Area: 5,264
 County: LOS ANGELES, CA Census Tract: 1236.02 Total Rooms/Offices:
 Subdivision: 1000 Zoning: LAC1.5 Total Restrooms:
 Rec Date: 06/30/2010 Prior Rec Date: 07/12/2002 Yr Built/Eff: 1985 / 1985
 Sale Date: 05/13/2010 Prior Sale Date: 04/23/2002 Air Cond:
 Sale Price: \$950,000 Prior Sale Price: \$660,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 899769 Acres: 0.24 COMPOSITION
 1st Mtg Amt: Lot Area: 10,454
 Total Value: \$740,533 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 18 Distance From Subject: 10.19 (miles)
 Address: 10329 SANTA MONICA BLVD, LOS ANGELES, CA 90025
 Owner Name: WILDER BROS LLC
 Seller Name: LANDIS FAMILY PTSHP
 APN: 4327-017-014 Map Reference: 42-A2 / 632-D3 Building Area: 4,808
 County: LOS ANGELES, CA Census Tract: 2657.00 Total Rooms/Offices:
 Subdivision: 6193 Zoning: LAC2 Total Restrooms:
 Rec Date: 07/01/2010 Prior Rec Date: 06/08/1995 Yr Built/Eff: 1955 / 1955
 Sale Date: 06/01/2010 Prior Sale Date: Air Cond:
 Sale Price: \$1,700,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 902850 Acres: 0.22
 1st Mtg Amt: \$1,200,000 Lot Area: 9,453
 Total Value: \$537,227 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 19 Distance From Subject: 10.34 (miles)
 Address: 2809 E SLAUSON AVE, HUNTINGTON PARK, CA 90255-3101
 Owner Name: SOTO PLAZA INC
 Seller Name: SHEN FREDERICK A
 APN: 6309-030-022 Map Reference: 53-A4 / 674-J5 Building Area: 5,240
 County: LOS ANGELES, CA Census Tract: 5325.00 Total Rooms/Offices:
 Subdivision: 6674 Zoning: HPCG* Total Restrooms:
 Rec Date: 12/22/2010 Prior Rec Date: 01/07/1983 Yr Built/Eff: 1975 / 1975
 Sale Date: 12/02/2010 Prior Sale Date: Air Cond: YES
 Sale Price: \$965,000 Prior Sale Price: Pool:
 Sale Type: UNKNOWN Prior Sale Type: Roof Mat:
 Document #: 1899777 Acres: 0.07
 1st Mtg Amt: \$865,000 Lot Area: 3,250
 Total Value: \$1,725,899 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 20 Distance From Subject: 11.04 (miles)
 Address: 7228 S BROADWAY, LOS ANGELES, CA 90003-2030
 Owner Name: HA SANG J & ME S
 Seller Name: MEGA MP INC
 APN: 6031-002-022 Map Reference: 52-A5 / 674-C7 Building Area: 5,460
 County: LOS ANGELES, CA Census Tract: 2396.00 Total Rooms/Offices:
 Subdivision: PECKHAMS MONETA Zoning: LAC2 Total Restrooms:
 AVE SQUARE
 Rec Date: 10/29/2010 Prior Rec Date: 12/19/1985 Yr Built/Eff: 1922 / 1926
 Sale Date: 09/09/2010 Prior Sale Date: 11/1985 Air Cond:
 Sale Price: \$580,000 Prior Sale Price: \$70,000 Pool:
 Sale Type: Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 1560177 Acres: 0.12 COMPOSITION
 1st Mtg Amt: \$522,000 Lot Area: 5,445
 Total Value: \$107,966 # of Stories: 1.00
 Land Use: STORE BUILDING Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **KENNETH ROBERTS**

Date: April 7, 2011

JOB ADDRESS: **4101 EAST CHEVY CHASE DRIVE., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5593-025-016**

ORDER NO: **A-1771164**

CASE NO: **224630**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 23, 2008**

COMPLIANCE EXPECTED DATE: **May 18, 2008**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS
PER ORDER TO COMPLY - CASE # 224630 / ORDER #A-1771164

VIOLATIONS:

See attached Order to Comply

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

ARREDONDO, MAURICIO AND
4101 CHEVY CHASE DR
LOS ANGELES, CA 90039

CASE #: 224630
ORDER #: A-1771164
EFFECTIVE DATE: April 23, 2008
COMPLIANCE DATE: May 18, 2008

OWNER OF
SITE ADDRESS: 4101 E CHEVY CHASE DR 4101-4105
ASSESSORS PARCEL NO.: 5593-025-016
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

- 1. The demolition of a wall and excavation in rear parking lot was done without the required permits and approvals.

You are therefore ordered to: 1) Restore the existing structure 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, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

- 2. The construction of the facade was installed 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, 93.0104, 94.103.1.1, 95.112.1, 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.



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.

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$525.00 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (213)252-3055. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *Kenneth L Roberts*

Date: April 21, 2008

KENNETH ROBERTS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3055

SM
REVIEWED BY