

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

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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

March 03, 2016

Council District: # 5

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

JOB ADDRESS: **1415 NORTH BRAERIDGE DRIVE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4355-005-024**

On March 11, 2014, 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: **1415 North Braeridge 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 March 11, 2014, 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%)	483.84
Title Report Fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>932.40</u></b>

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 **\$932.40** 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 **\$932.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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**Property Title Report**

**Work Order No. T12710**  
**Dated as of: 10/01/2015**

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

**APN #: 4355-005-024**

**Property Address: 1415 N BRAERIDGE DR** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : JULIET ELENA ZACARIAS**

**Grantor : CAROL L. MCKELVY**

**Deed Date : 04/17/2003**

**Recorded : 05/14/2003**

**Instr No. : 03-1367444**

**MAILING ADDRESS: JULIET ELENA ZACARIAS**  
**1415 BRAERIDGE DR BEVERLY HILLS CA 90210**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 14 Tract No: 8080 Abbreviated Description: LOT:14 CITY:REGION/CLUSTER:**  
**07/07151 TR#:8080 TRACT # 8080 LOT 14 City/Muni/Twp: REGION/CLUSTER: 07/07151**

**MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS**

**Recording Date: 04/18/2006**

**Document #: 06-0840449**

**Loan Amount: \$200,000**

**Lender Name: COUNTRYWIDE HOME LOANS INC**

**Borrowers Name: JULIET E ZACARIAS**

**MAILING ADDRESS: COUNTRYWIDE HOME LOANS INC**  
**P.O. BOX 10423 VAN NUYS, CA 91410**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T12710**

**SCHEDULE B (Continued)**

**Type of Document:** DEED OF TRUST

**Recording Date:** 04/18/2006

**Document #:** 06-0840448

**Loan Amount:** \$1,100,000

**Lender Name:** COUNTRYWIDE HOME LOANS INC

**Borrowers Name:** JULIET E ZACARIAS

**MAILING ADDRESS:** COUNTRYWIDE HOME LOANS INC  
P.O. BOX 10423 VAN NUYS, CA 91410

RECORDING REQUESTED BY:

Equity Title Company  
Escrow No. 22641-SN  
Title Order No. LA0331534

03 1367444

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When Recorded Mail Document  
and Tax Statement To:

JULIET ELENA ZACARIAS  
1415 Braeridge  
Beverly Hills, CA 90210

APN: 4355-005-024

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 932.80 City tax \$ 3,816.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CAROL L. MCKELVY, An Unmarried Woman

hereby GRANT(S) to JULIET ELENA ZACARIAS, A Single Woman

the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

Lot 14 of Tract no. 8080, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 112 pages 9 to 12 inclusive of maps, in the office of the County Recorder of Said County.

DATED: April 17, 2003

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

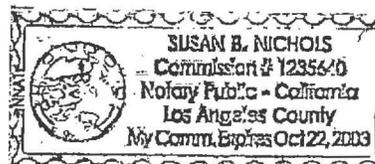
ON APRIL 22, 2003 before me,  
SUSAN B. NICHOLS personally appeared

CAROL L. MCKELVY  
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

*Carol L. McKelvy*  
CAROL L. MCKELVY



03 1367444

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ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

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

Name of Notary SUSAN B. NICHOLS

Date Commission Expires 10.22.03

Notary Identification Number 1235640  
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NN41  
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 5-14-03

—/ani  
Signature (Firm name if any)

Recording Requested By:  
J. JAHNKE

2

# FIDELITY-VAN NUYS

06 0840449

After Recording Return To:  
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING  
P.O.Box 10423  
Van Nuys, CA 91410-0423  
Prepared By:  
MICHAEL MOSEBY

19456744  
4355-5-24 [Space Above This Line For Recording Data] 75270-CV 00013393987204006  
[Escrow/Closing #] [Doc ID #]

## DEED OF TRUST AND ASSIGNMENT OF RENTS

MIN 1000157-0006549760-0

This Deed of Trust secures an obligation which calls for payment of interest at a variable interest rate.  
THIS DEED OF TRUST is made this 12th day of APRIL, 2006, between  
JULIET ELENA ZACARIAS, A SINGLE WOMAN

whose address is,  
1415 BRAERIDGE DRIVE, BEVERLY HILLS, CA 90210  
herein called "Trustor,"  
RECONTRUST COMPANY, N.A.  
225 W HILLCREST DR, MSN: TO-02, THOUSAND OAKS, CA 91360  
herein called "Trustee," and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")  
a Delaware corporation with an address of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.  
MERS is the "Beneficiary" under this Deed of Trust and is acting solely as a nominee for  
COUNTRYWIDE HOME LOANS, INC.  
("Lender" or "you") and its successors and assigns, with an address of  
4500 Park Granada, Calabasas, CA 91302-1613  
Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real  
property in the City or Town of BEVERLY HILLS, County of  
LOS ANGELES, State of California, having the street address of  
1415 BRAERIDGE DRIVE, BEVERLY HILLS, CA 90210

● MERS HELOC - CA Deed of Trust  
10988-CA (02/04)(d)

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Initials: 



This Deed of Trust is second and subordinate to  
the Deed of Trust recorded concurrently herewith.

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DOC ID #: 00013393987204006

and more specifically described as:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 4355-005-024 together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

TRUSTOR UNDERSTANDS and agrees that MERS is a separate corporation acting solely as nominee for Lender and Lender's successors and assigns, and holds only legal title to the interests granted by Trustor in this Deed of Trust, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

1. THIS DEED OF TRUST SECURES:

a. All of the obligations of Trustor in favor of Lender or order under the terms of a revolving credit agreement dated APRIL 12, 2006, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Lender from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is TWO HUNDRED THOUSAND and 00/100 Dollars (\$ 200,000.00 ) unless Lender, with Trustor's written consent, hereafter increases this amount. Advances made by Lender to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

The security of this Deed of Trust shall not be affected by the extension, renewal or modification from time to time of the obligations, instruments or agreements described above.

b. Payment of any and all obligations and liabilities, whatsoever, whether primary, secondary, direct, indirect, fixed or contingent, whether now or hereafter due from Trustor (or any successor in interest to Trustor) whether created directly or acquired by assignment if the document evidencing such obligation or liability or any other writing signed by Trustor (or any successor in interest to Trustor) specifically provides that said obligation or liability is secured by this Deed of Trust.

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DOC ID #: 00013393987204006

The undersigned Trustors request that a copy of any notice of default, and of any notice of sale hereunder, be mailed to their respective addresses set forth below.

By signing below, Trustor agrees to all the terms and conditions of this Deed of Trust.

Mailing Address For Notices

*Juliet Elena Zacarias*  
 \_\_\_\_\_  
 JULIET ELENA ZACARIAS  
 1415 BRAERIDGE DRIVE  
 BEVERLY HILLS, CA 90210

\_\_\_\_\_

\_\_\_\_\_

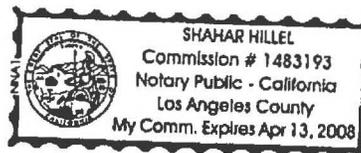
\_\_\_\_\_

State of California  
 County of *Los Angeles*  
 On *April 12, 2006*, before me *Shahar Hillel, Notary Public*  
 \_\_\_\_\_, personally appeared  
*JULIET Elena Zacarias*

\_\_\_\_\_, 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.

*Shahar Hillel*  
 \_\_\_\_\_



04-18-06

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Prepared by: MICHAEL MOSEBY

COUNTRYWIDE HOME LOANS, INC.

DATE: 04/12/2006  
BORROWER: JULIET ELENA ZACARIAS  
CASE #:  
LOAN #: 133939872  
PROPERTY ADDRESS: 1415 BRAERIDGE DRIVE  
BEVERLY HILLS, CA 90210

Branch #: 0001270  
9601 WILSHIRE BLVD SUITE GF3  
BEVERLY HILLS, CA 90210  
Phone: (310)859-6100  
Br Fax No.: (310)859-3899

**DISCLOSURE STATEMENT ABOUT MERS**

Mortgage Electronic Registration Systems, Inc. (MERS) is named on your mortgage as the mortgagee in a nominee capacity for COUNTRYWIDE HOME LOANS, INC.

(Lender). MERS is a company separate from your lender that operates an electronic tracking system for mortgage rights. MERS is not your lender; it is a company that provides an alternative means of registering the mortgage lien in the public records. MERS maintains a database of all the loans registered with it, including the name of the lender on each loan. Your lender has elected to name MERS as the mortgagee in a nominee capacity and record the mortgage in the public land records to protect its lien against your property.

**Naming MERS as the mortgagee and registering the mortgage on the MERS electronic tracking system does not affect your obligation to your Lender, under the Promissory Note.**

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FHAVA/CONV  
● MERS Disclosure Statement  
1D5421US (12/99).01(d)

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FIDELITY-VAN NUYS

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Recording Requested By:  
J. JAHNKE

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After Recording Return To:  
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING  
P.O.Box 10423  
Van Nuys, CA 91410-0423

Prepared By:  
MICHAEL MOSEBY

1456744  
4355-524

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75270-CV  
[Escrow/Closing #]

00013393986404006  
[Doc ID #]

### DEED OF TRUST

MIN 1000157-0006549759-2

#### 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 12, 2006, together with all Riders to this document.

(B) "Borrower" is  
JULIET ELENA ZACARIAS, A SINGLE WOMAN

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

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VMP -6A(CA) (0207) CHL (08/05)(d) VMP Mortgage Solutions, Inc. (800)521-7291  
CONV/A

Form 3005 1/01

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Borrower's address is  
1415 BRAERIDGE DRIVE, BEVERLY HILLS, CA 90210  
Borrower is the trustor under this Security Instrument.

(C) "Lender" is  
COUNTRYWIDE HOME LOANS, INC.

Lender is a CORPORATION  
organized and existing under the laws of NEW YORK

Lender's address is  
4500 Park Granada MSN# SVB-314, Calabasas, CA 91302-1613

(D) "Trustee" is  
RECONTRUST COMPANY, N.A.  
225 W HILLCREST DR, MSN: TO-02, THOUSAND OAKS, CA 91360

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated APRIL 12, 2006 .The Note states that Borrower owes Lender ONE MILLION ONE HUNDRED THOUSAND and 00/100

Dollars (U.S. \$ 1,100,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than MAY 01, 2036

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

(H) "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.

(I) "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]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(J) "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.

(K) "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.

(L) "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.

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

(N) "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)

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DOC ID #: 00013393986404006

conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

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

(P) "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.

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

(R) "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

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 4355-005-024 which currently has the address of

1415 BRAERIDGE DRIVE, BEVERLY HILLS

[Street/City]

California 90210 ("Property Address");

[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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including,

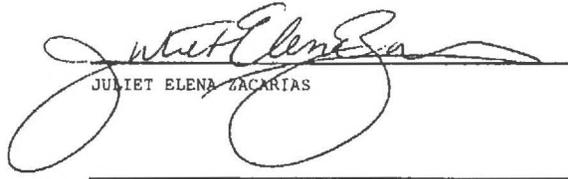
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DOC ID #: 00013393986404006

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.

  
\_\_\_\_\_  
JULIET ELENA ZACARIAS (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

04/18/06

06 0840448

17

DOC ID #: 00013393986404006

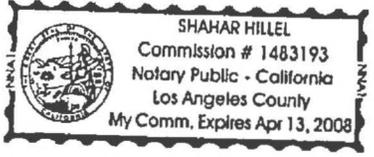
State of California  
County of Los Angeles

On April 12, 2006 before me, Shahar Hillel } ss.  
Notary Public personally appeared  
Julia Elena Zaccarias  
874

\_\_\_\_\_, 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.

Shahar Hillel (Seal)



04/18/06

06 0840448

# EXHIBIT B

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

Date: **March 3, 2016**

JOB ADDRESS: **1415 NORTH BRAERIDGE DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4355-005-024**

Last Full Title: **10/01/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JULIET ELENA ZACARIAS  
1415 BRAERIDGE DRIVE  
BEVERLY HILLS, CA. 90210  
CAPACITY: OWNER
  
- 2). COUNTRYWIDE HOME LOANS INC.  
P.O. BOX 10423  
VAN NUYS, CA. 91410  
CAPACITY: INTERESTED PARTY

## Property Detail Report

For Property Located At :  
**1415 BRAERIDGE DR, BEVERLY HILLS, CA 90210-2203**



CoreLogic  
 RealQuest Professional

### Owner Information

Owner Name: ZACARIAS JULIET E  
 Mailing Address: 1415 BRAERIDGE DR, BEVERLY HILLS CA 90210-2203 C060  
 Vesting Codes: SW //

### Location Information

Legal Description:	TRACT # 8080 LOT 14	APN:	4355-005-024
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2611.02 / 2	Subdivision:	8080
Township-Range-Sect:		Map Reference:	33-A3 /
Legal Book/Page:	112-9	Tract #:	8080
Legal Lot:	14	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C02	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:	05/14/2003 / 04/17/2003	1st Mtg Amount/Type:	\$678,400 / CONV
Sale Price:	\$848,000	1st Mtg Int. Rate/Type:	4.25 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1367445
Document #:	1367444	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$409.46
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	WASHINGTON MUTUAL BK FA		
Seller Name:	MCKELVY CAROL L		

### Prior Sale Information

Prior Rec/Sale Date:	08/20/1997 /	Prior Lender:	FIRST FRANKLIN FIN'L
Prior Sale Price:	\$525,000	Prior 1st Mtg Amt/Type:	\$341,250 / CONV
Prior Doc Number:	1296721	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

### Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,071	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CONTEMPORARY
Year Built / Eff:	1957 / 1967	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	PIER	Quality:	
# of Stories:	2.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	WETBAR				

### Site Information

Zoning:	LARE15	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,928	Lot Width/Depth:	69 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$1,037,307	Assessed Year:	2015	Property Tax:	\$12,523.02
Land Value:	\$817,529	Improved %:	21%	Tax Area:	67
Improvement Value:	\$219,778	Tax Year:	2015	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$1,030,307				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1415 BRAERIDGE DR, BEVERLY HILLS, CA 90210-2203****7 Comparable(s) Selected.**

Report Date: 03/01/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$848,000	\$1,325,000	\$10,825,000	\$3,251,429
Bldg/Living Area	2,071	1,851	2,270	2,092
Price/Sqft	\$409.46	\$715.83	\$4,768.72	\$1,505.35
Year Built	1957	1925	1971	1946
Lot Area	6,928	5,403	15,613	8,991
Bedrooms	3	2	3	2
Bathrooms/Restrooms	3	2	3	3
Stories	2.00	1.00	2.00	1.43
Total Value	\$1,037,307	\$165,009	\$1,939,921	\$1,182,401
Distance From Subject	0.00	0.10	0.43	0.28

\* = user supplied for search only

<b>Comp #:1</b>		Distance From Subject:0.1 (miles)	
<b>Address: 1438 SAN YSIDRO DR, BEVERLY HILLS, CA 90210-2109</b>			
<b>Owner Name: SEPASSI STEVEN &amp; ELHAM TRUST</b>			
<b>Seller Name: RUBIN SUZANNE M TRUST</b>			
<b>APN: 4355-005-017</b>	<b>Map Reference: 33-A3 /</b>	<b>Living Area: 1,851</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2611.02</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 8080</b>	<b>Zoning: LARE15</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 07/13/2015</b>	<b>Prior Rec Date: 11/05/2013</b>	<b>Bath(F/H): 3 /</b>	
<b>Sale Date: 05/20/2015</b>	<b>Prior Sale Date: 10/22/2013</b>	<b>Yr Built/Eff: 1939 / 1956</b>	
<b>Sale Price: \$1,325,000</b>	<b>Prior Sale Price: \$1,340,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: SPANISH</b>	
<b>Document #: 837992</b>	<b>Acres: 0.14</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$1,060,000</b>	<b>Lot Area: 6,277</b>	<b>Pool:</b>	
<b>Total Value: \$1,366,772</b>	<b># of Stories: 2.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: ATTACHED GARAGE</b>	

<b>Comp #:2</b>		Distance From Subject:0.11 (miles)	
<b>Address: 1400 CLARIDGE DR, BEVERLY HILLS, CA 90210-2265</b>			
<b>Owner Name: YALE REBECCA TRUST</b>			
<b>Seller Name: DE MONSERAT MARSANA</b>			
<b>APN: 4355-005-035</b>	<b>Map Reference: 33-A3 /</b>	<b>Living Area: 2,263</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2611.02</b>	<b>Total Rooms: 4</b>	
<b>Subdivision: 8080</b>	<b>Zoning: LARE15</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 11/20/2015</b>	<b>Prior Rec Date: 01/30/2008</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 09/25/2015</b>	<b>Prior Sale Date: 01/15/2008</b>	<b>Yr Built/Eff: 1956 / 1956</b>	
<b>Sale Price: \$2,125,000</b>	<b>Prior Sale Price: \$1,775,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1462360</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$725,000</b>	<b>Lot Area: 5,403</b>	<b>Pool:</b>	
<b>Total Value: \$1,939,921</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: GRAVEL &amp; ROCK</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: ATTACHED GARAGE</b>	

<b>Comp #:3</b>		Distance From Subject:0.16 (miles)	
<b>Address: 1523 SUMMITRIDGE DR, BEVERLY HILLS, CA 90210-1604</b>			
<b>Owner Name: HAMPTON GENE TRUST</b>			
<b>Seller Name: NICITA OF WAGNER LIVING TRUST</b>			
<b>APN: 4355-005-012</b>	<b>Map Reference: 33-A3 /</b>	<b>Living Area: 2,270</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2611.02</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 7996</b>	<b>Zoning: LARE20</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 08/24/2015</b>	<b>Prior Rec Date: 01/18/1994</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 07/02/2015</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1971 / 1971</b>	
<b>Sale Price: \$10,825,000</b>	<b>Prior Sale Price: \$1,300,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: FRENCH PROVINCIAL</b>	
<b>Document #: 1036340</b>	<b>Acres: 0.28</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$7,700,000</b>	<b>Lot Area: 12,065</b>	<b>Pool: SPA</b>	
<b>Total Value: \$1,838,511</b>	<b># of Stories: 2.00</b>	<b>Roof Mat: GRAVEL &amp; ROCK</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 3</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:4</b>		Distance From Subject:0.38 (miles)	
<b>Address: 1359 N BEVERLY DR, BEVERLY HILLS, CA 90210-2309</b>			
<b>Owner Name: SEMEL LILY</b>			
<b>Seller Name: SLOSBERG SHARON S</b>			
<b>APN: 4355-019-022</b>	<b>Map Reference: 33-B4 /</b>	<b>Living Area: 2,052</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2611.02</b>	<b>Total Rooms: 9</b>	
<b>Subdivision: 4339</b>	<b>Zoning: LARE15</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 10/27/2015</b>	<b>Prior Rec Date: 05/27/1992</b>	<b>Bath(F/H): 3 /</b>	
<b>Sale Date: 10/05/2015</b>	<b>Prior Sale Date: 04/1992</b>	<b>Yr Built/Eff: 1925 / 1930</b>	
<b>Sale Price: \$2,300,000</b>	<b>Prior Sale Price: \$589,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: SPANISH</b>	
<b>Document #: 1313290</b>	<b>Acres: 0.18</b>	<b>Fireplace: Y / 2</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 7,916</b>	<b>Pool: POOL</b>	
<b>Total Value: \$866,622</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: TILE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:</b> 5		Distance From Subject:0.39 (miles)	
<b>Address:</b> 1355 N BEVERLY DR, BEVERLY HILLS, CA 90210-2309			
<b>Owner Name:</b> JOHNSON & BLANDINO TRUST			
<b>Seller Name:</b> GREY CAT TRUST			
<b>APN:</b> 4355-019-021	<b>Map Reference:</b> 33-B4 /	<b>Living Area:</b> 2,121	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2611.02	<b>Total Rooms:</b> 8	
<b>Subdivision:</b> 4339	<b>Zoning:</b> LARE15	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 10/26/2015	<b>Prior Rec Date:</b> 08/23/2013	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 10/19/2015	<b>Prior Sale Date:</b> 08/02/2013	<b>Yr Built/Eff:</b> 1937 / 1947	
<b>Sale Price:</b> \$2,440,000	<b>Prior Sale Price:</b> \$1,510,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> TUDOR	
<b>Document #:</b> 1308541	<b>Acres:</b> 0.22	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 9,574	<b>Pool:</b> POOL	
<b>Total Value:</b> \$1,540,168	<b># of Stories:</b> 2.00	<b>Roof Mat:</b> COMPOSITION	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>SHINGLE</b>	
		<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 6		Distance From Subject:0.39 (miles)	
<b>Address:</b> 1658 SAN YSIDRO DR, BEVERLY HILLS, CA 90210-2113			
<b>Owner Name:</b> 1658 SAN YSIDRO LLC			
<b>Seller Name:</b> HOISCH FAMILY TRUST			
<b>APN:</b> 4355-003-020	<b>Map Reference:</b> 33-A3 /	<b>Living Area:</b> 2,152	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2611.02	<b>Total Rooms:</b> 7	
<b>Subdivision:</b> 18064	<b>Zoning:</b> LARE15	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 07/15/2015	<b>Prior Rec Date:</b> 10/28/1991	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 06/30/2015	<b>Prior Sale Date:</b> 10/1991	<b>Yr Built/Eff:</b> 1955 / 1957	
<b>Sale Price:</b> \$1,800,000	<b>Prior Sale Price:</b>	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Style:</b> CONTEMPORARY	
<b>Document #:</b> 848940	<b>Acres:</b> 0.36	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 15,613	<b>Pool:</b>	
<b>Total Value:</b> \$165,009	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> WOOD SHAKE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 7		Distance From Subject:0.43 (miles)	
<b>Address:</b> 1330 N BEVERLY DR, BEVERLY HILLS, CA 90210-2310			
<b>Owner Name:</b> CALNAN PHILIPPA			
<b>Seller Name:</b> LAZAR L LIVING TRUST			
<b>APN:</b> 4355-016-050	<b>Map Reference:</b> 33-B4 /	<b>Living Area:</b> 1,933	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2611.01	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 4339	<b>Zoning:</b> LARE15	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 10/02/2015	<b>Prior Rec Date:</b> 11/21/1996	<b>Bath(F/H):</b> 3 /	
<b>Sale Date:</b> 09/15/2015	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1941 / 1950	
<b>Sale Price:</b> \$1,945,000	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Style:</b> CONTEMPORARY	
<b>Document #:</b> 1226366	<b>Acres:</b> 0.14	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 6,089	<b>Pool:</b> POOL	
<b>Total Value:</b> \$559,801	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> WOOD SHAKE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

# EXHIBIT D

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

Date: **March 3, 2016**

JOB ADDRESS: **1415 NORTH BRAERIDGE DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4355-005-024**

CASE#: **548700**

ORDER NO: **A-3460010**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 11, 2014**

COMPLIANCE EXPECTED DATE: **April 10, 2014**

DATE COMPLIANCE OBTAINED: **May 14, 2014**

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3460010

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON

VICTOR H. CUEVAS

GEORGE HOVAGUIMIAN

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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

ZACARIAS, JULIET E  
1415 BRAERIDGE DR  
BEVERLY HILLS, CA 90210

CASE #: 548700  
ORDER #: A-3460010  
EFFECTIVE DATE: March 11, 2014  
COMPLIANCE DATE: April 10, 2014

OWNER OF

SITE ADDRESS: 1415 N BRAERIDGE DR  
ASSESSORS PARCEL NO.: 4355-005-024  
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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 illegal occupancy, namely, **underfloor area converted to habitable room with full bathroom.**

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. Obtain all required permits to added additional rooms added without required plans, permits or Inspections.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Underfloor area



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

**2. Electrical permit required, namely, unapproved sub-panel, lights and plugs.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Underfloor area.

**3. Plumbing permit is required for the bathroom added.**

You are therefore ordered to: 1) Obtain the required plumbing permit for the unapproved sink, shower and toilet.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: Underfloor area.

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04II 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 chage 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 chaged 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 err 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.