

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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VICE-PRESIDENT

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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

May 31, 2011

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

Council District: # 7

JOB ADDRESS: **10932 NORTH FELLOWS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN) : **2536-023-006**

RECEIVED  
CITY CLERK'S OFFICE  
2011 JUL 26 AM 10:54  
CITY CLERK  
JUNE LAGMAY

On December 27, 2005 and September 26, 2010, 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: **10932 N. Fellows Ave., 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.

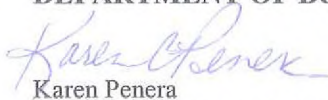
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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	\$ 650.00
Late Charge/Collection fee (250%)	1,375.00
Title Report fee	53.00
<b>Grand Total</b>	<b>\$ 2,078.00</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 **\$ 2,078.00** 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 **\$ 2,708.00** 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 Penner  
Acting Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

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

DEPUTY

## Westcoast Title



**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B

Monterey Park, Ca. 91755

Phone 626-548-2479 818-337-0474 fax

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Work Order No. T7751

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 03-30-2011

Dated as of: 04-04-2011

Fee: \$48.00

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**-SCHEDULE A-**  
(Reported Property Information)

For Assessors Parcel Number: 2536-023-006

Situs Address: 10932 N. Fellows Avenue City: Los Angeles County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 11-16-2005

As Document Number: 05-2766114

Documentary Transfer Tax: None

In Favor of: Abdon Martinez, a Married Man as His Sole and Separate Property

Mailing Address: Abdon Martinez

10932 Fellows Ave

Pacoima, CA 91331

**-SCHEDULE B-**

-The Property Reported Herein is Described as follows:

Lot 108 of Tract No. 22301, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 616, Page(s) 2, 3 and 4 of Maps, in the office of the County Recorder of said County.

## **Westcoast Title & Abstract Company, Inc.**

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

Page 2  
Order Number: T7751

### ***-Schedule B Continued-***

*1. A Deed of Trust Recorded on 09-27-2005  
as Document Number 05-2327815*

*Amount: \$30,000.00*

*Trustor: Jose De Jesus Gomez, a Married Man as His Sole and Separate Property*

*Trustee: Executive Trustee Services, Inc.*

*Beneficiary: GMAC Mortgage Corporation*

*Mailing Address: GMAC Mortgage Corporation  
100 Witmer Road  
Horsham, PA 19044-0963*

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)  
P.O. Box 2026  
Flint, MI 48501-2026*

*2. A Deed of Trust Recorded on 11-16-2005  
as Document Number 05-2766115*

*Amount: \$269,500.00*

*Trustor: Abdon Martinez, a Married Man as His Sole and Separate Property*

*Trustee: Gateway Title Company*

*Beneficiary: Del Sur Corp. dba Camino Real Mortgage Bankers*

*Mailing Address: Del Sur Corp. dba Camino Real Mortgage Bankers  
707 N. MacLay Ave  
San Fernando, CA 91340*

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)  
P.O. Box 2026  
Flint, MI 48501-2026*

*3. A Notice of Sub Standard Property Recorded on: 12-02-2005  
as Document Number: 05-2953786  
Filed by the City of Los Angeles, Code Enforcement Department*

*4. A Notice of Pending Lien Recorded 03-07-2008  
as Document Number 08-0399610  
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

APN:	2536-023-006
Described As:	LOT 108 TRACT # 22301
Address:	10932 FELLOWS AVE LOS ANGELES CA 91331
City:	LOS ANGELES CITY-44
Billing Address:	10932 FELLOWS AVE PACOIMA CA 91331
Assessed Owner(s):	MARTINEZ,ABDON

Tax Rate Area:	0000013	Value	Conveyance Date:	03/06/2001
Use Code:	0100	Land:	Conveying Instrument:	359626
Single residence		Improvements:	Date Transfer Acquired:	
Region Code:	B1	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1957
Zoning Code:	LARS	Inventory:	Year Last Modified:	1957
Taxability Code:		Exemptions		
Tax Rate:		Homeowner:	Square Footage	
		Inventory:	Land:	
		Personal Property:	Improvements:	1180
		Religious:		
Bill #:		All Other:	Tax Defaulted:	
Issue Date:	10/15/2010	Net Taxable Value:	Total Tax:	3,042.37

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,521.19	152.11	12/10/2010	PAID	12/07/2010	0.00
2nd	1,521.18	162.12	04/10/2011	UNPAID		1,521.18
						1,521.18

Account	Special Lien Description	Amount
188.51	LOS ANGELES LIGHT MAINT	83.85
188.71	L.A. POLICE/911 BOND TAX	10.69
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	20.15
30.71	L.A. COUNTY FLOOD CONTROL	39.44
188.69	L.A. STORMWATER POLL ABATE	31.44
61.81	SOUTHEAST MOSQ ABATE	7.25
36.92	LA CO PARK DISTRICTS	21.48
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	47.08

\*\*\* END OF REPORT \*\*\*

11/16/05

2

RECORDING REQUESTED BY:

Gateway Title Company  
Escrow No. 012144-BC  
Title Order No. 6070236-151

05 2766114

When Recorded Mail Document To:  
ABDON MARTINEZ  
10932 FELLOWS AVE.  
Pacoima, CA 91331

APN 2536-023-008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

\* THIS DEED IS RECORDING  
IN COUNTERPART, 1 OF 2 \*

2536-023-008

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 \$ 0.00

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, "This is a bonafide gift and the grantor

☐ Unincorporated Area ☒ City of Pacoima Los Angeles

received nothing in return, R & T 11911"

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

Abdon Martinez and Rumilia A. Gutierrez, husband and wife and Rogelio Martinez, a single man all as joint tenants

hereby GRANT(S) to

ABDON MARTINEZ, A Married Man as His Sole and Separate Property

Los Angeles

the following described real property in the City of Pacoima, County of Los Angeles, State of California:

Legal Description attached hereto and made a part hereof as per Exhibit "A"

DATED: 10/4/2005

STATE OF CALIFORNIA

COUNTY OF

ON

10-18-05

before me,

Notary Public

Miriam J. Paez

personally appeared

Abdon Martinez and Rumilia A Gutierrez

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.

Abdon Martinez

Abdon Martinez

Rumilia A. Gutierrez

Rogelio Martinez



Witness my hand and official seal.

Signature

Miriam J. Paez

Signed Counterpart

11/16/35

File No: 06065842

### EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

- X Lot(s) 108 of Tract No. 22301, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 616, Pages 2, 3 and 4 of Maps, in the Office of the County Recorder of said County. X

Except therefrom all oil, gas, minerals, and other hydrocarbon substances lying below a depth of 500 feet, but with no right of surface entry, as provided in deed recorded April 30, 1957 in Book 54359, Page 294 Official Records and recorded April 29, 1958 as Instrument No. 2173 in Book D-85, Page 468 Official Records.

Assessor's Parcel Number: 2536-023-006

05 2766114

This page is part of your document - DO NOT DISCARD

05 2327815

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

8:21 AM SEP 27 2005

TITLE(S) : \_\_\_\_\_



LEAD SHEET

FEE

FEE \$ 57LL
DAF \$ 6
C-20 3T 13

D.T.T.

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

05 2327815

Account No. 9548983  
Branch No.: 716  
Loan Product: BR 80% CLTV Standalone

MIN 1000697-8250954898-7

When recorded mail to  
**FIRST AMERICAN TITLE INSURANCE**  
1228 EUCLID AVENUE, SUITE 400  
CLEVELAND, OHIO 44115  
ATTN: FT1120

7035982 °

## DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST AND ASSIGNMENT OF RENTS, as amended and extended (this "Deed of Trust"), is signed to secure advances under a GMAC Home Equity Line of Credit Agreement, as amended or extended (the "Agreement"), it is dated as of March 4, 2005, and is an agreement among JOSE DE JESUS GOMEZ, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY who reside(s) at 10932 Fellows Avenue, Pacoima, California 91331 as the grantor(s); and Executive Trustee Services, Inc. as the trustee; and GMAC Mortgage Corporation, a Pennsylvania Corporation, 100 Witmer Road, Horsbarn, PA 19044-0963 (herein "GMAC") and the Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026 ("MERS") also as beneficiary acting solely as a nominee for GMAC and GMAC's successors and assigns under this Deed of Trust.

Throughout this Deed of Trust, "we", "us" and "our" refer to grantor(s). "GMAC" refers to GMAC Mortgage Corporation or its assigns. The "Account" refers to the Home Equity line of credit account established by GMAC under the Agreement. "Trustee" refers to the trustee identified above, or any substitute trustee. "Borrower" refers to each person who signs the Agreement as borrower. The Agreement and this Deed of Trust, taken together, are called the "Credit Documents". "Signer" refers to any person (other than GMAC) who has signed a Credit Document.

### DESCRIPTION OF SECURITY

By signing this Deed of Trust, we irrevocably grant, bargain, sell and convey to Trustee, in trust, with power of sale, (a) the real estate located at 10932 Fellows Avenue, Pacoima, California 91331 County of Los Angeles, State of California, more fully described in Schedule A; (b) all buildings and other structures on the property; (c) all rights we may have in any road, alley, easement or license regarding the property or in any mineral, oil, gas or water which is part of the property; (d) all rents and royalties from the property; (e) all proceeds of any insurance on the property and all refunds of premiums on such insurance; (f) all proceeds of any taking (or threatened taking) of the property by any governmental authority ("condemnation"); and (g) all fixtures on the property at any time (collectively, the "Property").

GMAC-CA

05 2327815

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The Property includes all rights and interests which we now have or which we may acquire in the future. For example, if the security mortgaged under this Deed of Trust is a leasehold estate and we subsequently acquire fee title to the Property, the rights and interests granted to MERS acting solely as a nominee for GMAC by this Deed of Trust will include the fee title that we acquire. This Deed of Trust is also a Security Agreement under the California Uniform Commercial Code and we hereby grant MERS acting solely as a nominee for GMAC a security interest in the personal property described in (d) through (g) above. This Deed of Trust also constitutes a financing statement filed as a fixture filing in the official records of the county recorder of the county where the Property is located, with respect to any and all fixtures included within the term "Property" and with respect to any goods or other personal property that may now or hereafter become part of such fixtures.

#### SECURED OBLIGATIONS

We have signed this Deed of Trust to secure payment to GMAC by Borrower of up to \$30,000.00, plus FINANCE CHARGES and any other amounts due GMAC under the Agreement (the "Total Balance Outstanding"), and to secure performance by Borrower under the Agreement and our performance of the covenants of this Deed of Trust (collectively, the "Secured Obligations")

#### PRIORITY OF ADVANCES

The lien of this Deed of Trust will attach on the date this Deed of Trust is recorded. The indebtedness evidenced by the Credit Documents is a revolving indebtedness. The Credit Documents provide that amounts may be advanced, repaid and readvanced from time to time in accordance with the terms and provisions of the Agreement. Accordingly, the aggregate advances during the term of the Credit Documents may exceed the Credit Limit. However, the Total Balance Outstanding less FINANCE CHARGES at any time (the "Earning Balance Outstanding") shall never exceed the Credit Limit, except for advances made to protect the lien of this Deed of Trust. We agree that the lien and security title of this Deed of Trust shall not be deemed released or extinguished by operation of law or implied intent of the parties if the Total Balance Outstanding is zero as of the date of this Deed of Trust or is from time to time reduced to zero by payments made to GMAC.

#### REPRESENTATIONS AND DUTIES

We promise that, except for Permitted Liens: (a) we own the Property; (b) we have the right to grant and convey the Property to Trustee; and (c) there are no outstanding claims or charges against the Property. The term "Permitted Lien" means (x) any mortgage, deed to secure debt or deed of trust ("security instrument") disclosed to GMAC by any Signer in applying for the Account, to the extent that the amount secured by such security instrument does not exceed the amount disclosed on such application, and (y) any liens, claims and restrictions of record that do not individually or collectively have a material adverse impact upon GMAC's security, the value of the Property or the Property's current use.

Each of us gives a general warranty of title to GMAC. This means that each of us will be fully responsible for any losses which GMAC suffers because anyone but us has rights in the Property other than Permitted Liens. We promise that we will defend our ownership of the Property against any claims of such right.

05 2327815

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29. **MERGER.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate of GMAC in the Property, without the written consent of GMAC.

30. **MERS.** Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust, but, if necessary to comply with local law or custom MERS (as nominee for GMAC and GMAC's successors and assigns) has the right: to exercise any or all of these 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 and canceling this Deed of Trust.  
By signing this Deed of Trust, we agree to all of the above

  
Jose De Jesus Gomez  
GRANTOR

\_\_\_\_\_  
GRANTOR

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GRANTOR

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GRANTOR

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GRANTOR

11/16/05

3

05 2766115

Recording Requested By:  
DEL SUR CORP. DBA CAMINO REAL MORTGAGE  
BANKERS

And After Recording Return To:  
DEL SUR CORP. DBA CAMINO REAL MORTGAGE BANKERS  
707 N. MACLAY AVE.  
SAN FERNANDO, CALIFORNIA 91340  
Loan Number: 99-1996

[Space Above This Line For Recording Data]

## DEED OF TRUST

MIN: 1002666-0100003010-8

### 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 NOVEMBER 3, 2005, together with all Riders to this document.

(B) "Borrower" is ABDON MARTINEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

(C) "Lender" is DEL SUR CORP. DBA CAMINO REAL MORTGAGE BANKERS

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA  
Lender's address is 707 N. MACLAY AVE., SAN FERNANDO, CALIFORNIA 91340

(D) "Trustee" is GATEWAY TITLE COMPANY  
1405 NORTH SAN FERNANDO BOULEVARD, BURBANK, CALIFORNIA 91504

(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 NOVEMBER 3, 2005. The Note states that Borrower owes Lender TWO HUNDRED SIXTY-NINE THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. \$ 269,500.00) plus interest.

Borrower Initials: AM

60 70236751

11/16/15

15

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and to any Rider executed by Borrower and recorded with it.

Abdon Martinez (Seal)  
ABDON MARTINEZ -Borrower

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

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

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

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

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

Witness:

Witness:

05 2766115

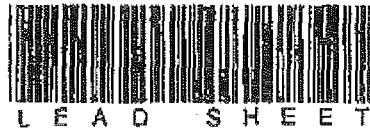
This page is part of your document - DO NOT DISCARD

05 2953786

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

3:41 PM DEC 02 2005

TITLE(S) : \_\_\_\_\_



L E A D   S H E E T

FEE

D.T.T.

FREE 1 D

CODE

20

CODE

19

CODE

9 \_\_\_\_\_

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUEST BY

City of Los Angeles

WHEN RECORDED MAIL TO

Department of Building and Safety

Code Enforcement Bureau

3550 Wilshire Blvd., Suite 1800

Los Angeles, CA

90010

05 2953786

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER  
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

LARRY MONTGOMERY

(818)374-9862

(888)524-2845

14410 SYLVAN STREET SUITE 105

VAN NUYS, CA 91401-

Case No.: 149032

Assessor's Map Book: 2536 Page: 023 Parcel: 006

Identified by Los Angeles County Tax Assessors records as:

**10932 N FELLOWS AVE**

**LOS ANGELES, CA 91331**

**DATED: This 2nd day of December, 2005**

Owner:

MARTINEZ ABDON/GUTIERREZ RUUMILIA

10932 FELLOWS AVE

PACOMA, CA 91331

For

DAVID R. KEIM, CHIEF

CODE ENFORCEMENT BUREAU

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

December 02, 2005

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

03/07/08



20080399610

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. 4300944)

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 22301 108 M 8 616-2/4

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 2536-023-006

AKA 10932 N FELLOWS AVE

LOS ANGELES

Owner

MARTINEZ ABDON/GUTIERREZ RUUMILIA

10932 FELLOWS AVE

PACOIMA CA, 91331

DATED This 29th Day of February, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: May 31, 2011

JOB ADDRESS: 10932 NORTH FELLOWS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2536-023-006

Last Full Title: 4/4/11

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ABDON MARTINEZ  
10932 FELLOWS AVENUE  
PACOIMA, CA 91331

CAPACITY: OWNERS

- 2). GMAC MORTGAGE CORPORATION  
100 WITMER ROAD  
HORSHAM, PA 19044-0963

CAPACITY: INTERESTED PARTIES

- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)  
P.O. BOX 2026  
FLINT, MI 48501-2026

CAPACITY: INTERESTED PARTIES

- 4). DEL SUR CORP  
CAMINO REAL MORTGAGE BANKERS  
707 N MACLAY AVENUE  
SAN FERNANDO, CA 91340

CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

10932 FELLOWS AVE, PACOIMA, CA 91331-1637

**Owner Information:**

Owner Name: MARTINEZ ABDON  
 Mailing Address: 10932 FELLOWS AVE, PACOIMA CA 91331-1637 C015  
 Phone Number: Vesting Codes: MM / / SE

**Location Information:**

Legal Description: TRACT # 22301 LOT 108  
 County: LOS ANGELES, CA APN: 2536-023-006  
 Census Tract / Block: 1041.06 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision: 22301  
 Legal Book/Page: 616-2 Map Reference: 9-B2 / 502-F2  
 Legal Lot: 108 Tract #: 22301  
 Legal Block: School District: LOS ANGELES  
 Market Area: Munic/Township:  
 Neighbor Code:

**Owner Transfer Information:**

Recording/Sale Date: 11/16/2005 / 10/04/2005 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #: 2766115  
 Document #: 2766114

**Last Market Sale Information:**

Recording/Sale Date: 06/24/2005 / 05/03/2005 1st Mtg Amount/Type: \$90,000 / CONV  
 Sale Price: \$416,000 1st Mtg Int. Rate/Type: / FIXED  
 Sale Type: FULL 1st Mtg Document #: 1491388  
 Document #: 1491387 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$352.54  
 New Construction: Multi/Split Sale:

Title Company: SOUTHLAND TITLE CO.  
 Lender: CAMINO REAL MTG BANKERS  
 Seller Name: GOMEZ JOSE D & XOCHILT

**Prior Sale Information:**

Prior Rec/Sale Date: 12/12/1990 / 11/1990 Prior Lender: AMC FIN'L LTD  
 Prior Sale Price: \$159,000 Prior 1st Mtg Amt/Type: \$143,000 / CONV  
 Prior Doc Number: 2055452 Prior 1st Mtg Rate/Type: / ADJ  
 Prior Deed Type: GRANT DEED

**Property Characteristics:**

Gross Area: 1,180 Parking Type: CARPORT Construction:  
 Living Area: 1,180 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:  
 Bath(F/H): 2 / Basement Type: Air Cond:  
 Year Built / Eff: 1957 / 1957 Roof Type: Style: CONVENTIONAL  
 Fireplace: Y / 1 Foundation: RAISED Quality:  
 # of Stories: 1.00 Roof Material: COMPOSITION SHINGLE Condition:

Other Improvements: FENCE

**Site Information:**

Zoning: LARS Acres: 0.21 County Use: SINGLE FAMILY  
 Flood Zone: Lot Area: 9,085 RESID (0100)  
 Flood Panel: Lot Width/Depth: x State Use:  
 Flood Panel Date: Res/Comm Units: 1 / Site Influence:  
 Land Use: SFR Sewer Type: TYPE  
 Water Type: UNKNOWN

**Tax Information:**

Total Value: \$219,000 Assessed Year: 2010 Property Tax: \$3,042.37  
 Land Value: \$143,000 Improved %: 35% Tax Area: 13  
 Improvement Value: \$76,000 Tax Year: 2010 Tax  
 Exemption:  
 Total Taxable Value: \$219,000

**Comparable Summary**

For Property Located At



CoreLogic®

RealQuest Professional

**10932 FELLOWS AVE, PACOIMA, CA 91331-1637****4 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: 4**

	Subject Property	Low	High	Average
Sale Price	\$416,000	\$177,000	\$270,000	\$228,750
Bldg/Living Area	1,180	1,106	1,296	1,201
Price/Sqft	\$352.54	\$136.57	\$233.27	\$192.01
Year Built	1957	1957	1968	1962
Lot Area	9,085	7,500	7,839	7,630
Bedrooms	3	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$219,000	\$217,000	\$230,000	\$226,000
Distance From Subject	0.00	0.38	0.48	0.44

\*= 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
<b>Subject Property</b>										
		10932 FELLOWS AVE	\$416,000	1957	3	2	06/24/2005	1,180	9,085	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	11257 CHIVERS AVE	\$177,000	1968	4	2	11/16/2010	1,296	7,500	0.38
<input checked="" type="checkbox"/>	2	11273 PHILLIPPI AVE	\$270,000	1968	4	2	01/18/2011	1,296	7,590	0.4
<input checked="" type="checkbox"/>	3	12328 PIERCE ST	\$210,000	1957	3	2	02/11/2011	1,106	7,839	0.48
<input checked="" type="checkbox"/>	4	11265 BROMONT AVE	\$258,000	1957	3	2	12/30/2010	1,106	7,592	0.48

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**10932 FELLOWS AVE, PACOIMA, CA 91331-1637****4 Comparable(s) Selected.**

Report Date: 03/18/2011

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$416,000	\$177,000	\$270,000	\$228,750
Bldg/Living Area	1,180	1,106	1,296	1,201
Price/Sqft	\$352.54	\$136.57	\$233.27	\$192.01
Year Built	1957	1957	1968	1962
Lot Area	9,085	7,500	7,839	7,630
Bedrooms	3	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$219,000	\$217,000	\$230,000	\$226,000
Distance From Subject	0.00	0.38	0.48	0.44

\* = user supplied for search only

# EXHIBIT D

ASSIGNED INSPECTOR: LARRY MONTGOMERY

Date: May 31, 2011

JOB ADDRESS: 10932 NORTH FELLOWS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2536-023-006

ORDER NO: A-1084044

CASE NO: 149032

EFFECTIVE DATE OF ORDER TO COMPLY: 11/27/05

COMPLIANCE EXPECTED DATE: 12/27/05

DATE COMPLIANCE OBTAINED: 6/5/09

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## LIST OF IDENTIFIED CODE VIOLATIONS

SEE ATTACHED ORDER TO COMPLY)

ORDER NO: A-1084044 / CASE NO: 149032

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

EFREN R. ABRATIQUE, P.E.  
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JAVIER NUNEZ  
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MARSHA L. BROWN  
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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEC 02 2005  
DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

SUBSTANDARD ORDER

MARTINEZ ABDON/GUTIERREZ RUUMILIA  
10932 FELLOWS AVE  
PACOIMA, CA 91331

CASE #: 149032

ORDER #: A-1084044

EFFECTIVE DATE: November 27, 2005  
COMPLIANCE DATE: December 27, 2005

On 11-22-05 the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

SA  
Signature

OWNER OF

SITE ADDRESS: 10932 N FELLOWS AVE

ASSESSORS PARCEL NO.: 2536-023-006

ZONE: RS; Suburban Zone

0101014

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. GARAGE OCCUPIED AS HABITABLE LIVING SPACE.

You are therefore ordered to: 1) Discontinue the unapproved use of the garage as habitable living space and restore  
the garage to its originally permitted use as a garage

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m) and 91.8105 91.8902.14 of the L.A.M.C.

Location: ATTACHED (2) CAR GARAGE.

2. EXCAVATION ALONG THE SOUTH AND EAST PROPERTY LINE. UNDERPINNING THE MASONRY BLOCK  
WALL ALONG THE SOUTH PROPERTY LINE.

You are therefore ordered to: 1) Obtain all required grading permits.

Code Section(s) in Violation: 91.106.1.2 of the L.A.M.C.

Location: SIDE AND REAR PROPERTY LINES.

3. ATTACHED PATIO COVER/INTERIOR WALLS

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the  
provisions of this Code.

Code Section(s) in Violation: 91.8105 91.106.1.1 of the L.A.M.C.

Location: PATIO ATTACHED ONTO THE REAR OF THE DWELLING AND WALLS INSIDE THE  
CONVERTED GARAGE.



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

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

**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.

**NON-COMPLIANCE FEE WARNING:**

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, unless an appeal or request for slight modification is filed within 15 days of the compliance date. If an appeal or request for slight modification is not filed within 15 days of the compliance date, the determination of the department to impose and collect a Non-Compliance Fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

**TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.**

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

**NOTIFICATION OF THE HOUSING DEPARTMENT:**

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 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 and abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9862.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

Larry Montgomery  
LARRY MONTGOMERY  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9862

Date: November 21, 2005

REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: May 31, 2011

JOB ADDRESS: 10932 NORTH FELLOWS AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2536-023-006

ORDER NO: A-2596825

CASE NO: 389635

EFFECTIVE DATE OF ORDER TO COMPLY: 8/27/10

COMPLIANCE EXPECTED DATE: 9/26/10

DATE COMPLIANCE OBTAINED: 2/17/11

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## LIST OF IDENTIFIED CODE VIOLATIONS

SEE ATTACHED ORDER TO COMPLY)

ORDER NO: A-2596825 / CASE NO: 389634

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY

ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

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

SUBSTANDARD ORDER

MARTINEZ, ABDON  
10932 FELLOWS AVE  
PACOIMA, CA 91331

CASE #: 389635

ORDER #: A-2596825

the EFFECTIVE DATE: August 27, 2010

COMPLIANCE DATE: September 26, 2010

OWNER OF

SITE ADDRESS: 10932 N FELLOWS AVE

ASSESSORS PARCEL NO.: 2536-023-006

ZONE: RS; Suburban Zone

On AUG 26 2010 Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature

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..

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.

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

Location: Garage.

Comments: Garage converted to living area.

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage.

Comments: Garage converted to living area.

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

NON-COMPLIANCE FEE WARNING:



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

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

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

**NOTIFICATION OF THE HOUSING DEPARTMENT:**

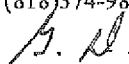
The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9862.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: August 26, 2010

JAMES ABREU  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9862

  
REVIEWED BY