

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VICTOR H. CUEVAS
VAN AMBATIELOS

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, 2012

Council District: # 11

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

JOB ADDRESS: 1101 EAST VICTORIA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN) : 4242-004-004

On March 11, 2007, 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: **1101 East Victoria Avenue, 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	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	178.39
Title Report fee	53.00
Grand Total	\$ 581.39

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$581.39** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$581.39** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: 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

<i>Work Order No. T8615</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 04-26-2012</i>	<i>Dated as of: 04-25-2012</i>	<i>Fee: \$48.00</i>

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

For Assessors Parcel Number: 4242-004-004

Situs Address: 1101 E Victoria Ave. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

*The last Recorded Document Transferring Fee Title Recorded on: 12-03-1998
As Document Number: 98-2202927
Documentary Transfer Tax: \$1,372.50
In Favor of: Lucie Anaya, a Widow*

*Mailing Address: Lucie Anaya
1749 Dahill Road
Brooklyn, New York*

11223-1750

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 12 of Tract 1626, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 20, Page(s) 81 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: T8615

-Schedule B Continued-

1. A Deed of Trust Recorded on 06-16-2004
as Document Number 04-1530887
Amount: \$325,000.00
Trustor: Lucie Anaya, a Widow
Trustee: Diversified Title & Escrow Services
Beneficiary: Lehman Brothers Bank, FSB, a Federal Savings Bank

Mailing Address: Lehman Brothers Bank, FSB
2530 S. Parker Road, Ste. 601
Aurora, CO 80014

Mailing Address: Aurora Loan Services Inc.
601 5th Avenue, P.O. Box 4000
Scottsbluff, NE 69363

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

An Assignment of Beneficial interest Recorded on 11-17-2011
as Document Number 11-1559424
Interest assigned to: Aurora Bank FSB at 1271 6th Avenue, New York, NY 10020

Mailing Address: Aurora Bank, FSB
P.O. Box 1706
Scottsbluff, NE 69363-1706

A Notice of Default Recorded on: 11-23-2011
Document Number: 11-1590156

2. A Notice of Sub Standard Property Recorded on: 02-02-2007
as Document Number: 07-0234013
Filed by the City of Los Angeles, Code Enforcement Department

3. A Notice of Pending Lien Recorded 01-30-2009
as Document Number 09-0122721
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: 4242-004-004
 Described As: LOT 12 BLK 1 TRACT # 1626
 Address: 1101 VICTORIA AVE LOS ANGELES CA 90291
 City: LOS ANGELES CITY-44
 Billing Address: 1101 VICTORIA AVE LOS ANGELES CA 90291
 Assessed Owner(s): ANAYA,LUCIE

Tax Rate Area:	0000067	Value	Conveyance Date:	12/03/1998
Use Code:	0100	Land: 293,673.00	Conveying Instrument:	2202927
Single residence		Improvements: 100,234.00	Date Transfer Acquired:	
Region Code:	07	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1936
Zoning Code:	LARI	Inventory:	Year Last Modified:	1936
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner: 7,000.00	Land:	
Bill #:		Inventory:	Improvements:	1444
Issue Date:	10/15/2011	Religious:	Tax Defaulted:	
		All Other:	Total Tax:	5,093.44
		Net Taxable Value: 386,907.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,546.73	254.67	12/10/2011	PAID	12/12/2011	0.00
2nd	2,546.71	264.67	04/10/2012	PAID	04/11/2012	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	36.13
188.51	LOS ANGELES LIGHT MAINT	63.68
188.71	L.A. POLICE/911 BOND TAX	20.97
30.71	L.A. COUNTY FLOOD CONTROL	45.32
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	21.06
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	57.61
36.92	LA CO PARK DISTRICTS	22.53
61.11	L.A. CNTY WEST MOSQ ABATE	5.87

Open Orders with same APN			
Company	Department	Title Unit	Order #
OCF		02	8650000
ORT		10	2517
61		38	100162376

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

*** END OF REPORT ***

NORTH AMERICAN TITLE COMPANY

98 2202927

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Lucie Anaya
1749 Dahill Road
Brooklyn, New York

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1:41 PM DEC 03 1998

FEE \$10 Y
2

60-01001-62

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No. 4242 004 004

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is

County \$115.50

City \$1,372.50

- (x) computed on full value of the interest of property conveyed, or
- () computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- (x) City of: Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Daniel Cohen and/or Daniele Cohen, Trustees, or successor Trustees of the Daniel & Daniele Cohen Family Trust,
hereby GRANTS(S) TO
Lucie Anaya, a widow

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

LOT 12 OF TRACT 1626, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE(S) 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

Dated: OCTOBER 21, 1998

STATE OF CALIFORNIA,

COUNTY OF LOS ANGELES) SS

On NOV. 4 98 before me

EVA R. BALO

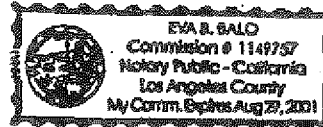
a Notary Public in and for said state,

personally appeared DANIELE COHEN

[Signature]
DANIEL COHEN, TRUSTEE
[Signature]
DANIELE COHEN, TRUSTEE

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 *[Signature]*

(This area for official notarial seal)

Title Order No. _____

Escrow or Loan No. 24446

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

6/16/04

DIVERSIFIED TITLE & ESCROW SERVICES COMPANY

100025440001660486
0016483497

Recording Requested By: **GB ESCROW**
1728 ABBOT KINNEY BLVD. , VENICE, CA 90291

5

Return To: **AURORA LOAN SERVICES INC.**
601 5TH AVENUE, P.O. BOX 4000
SCOTTSBLUFF, NE 69363

04 1530887

Prepared By: **SHANNON LE**
AURORA LOAN SERVICES
2530 S. PARKER ROAD, SUITE 601
AURORA, CO. 80014

[Space Above This Line For Recording Data]

E3401480-22

DEED OF TRUST

MIN 100025440001660486

Handwritten vertical text: 4340-004-007

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 **June 7, 2004** together with all Riders to this document.

(B) "Borrower" is **LUCIE ANAYA , A WIDOW**

Borrower's address is

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK**

Lender is a **FEDERAL SAVINGS BANK** organized and existing under the laws of **UNITED STATES OF AMERICA**

CALIFORNIA -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

220 -6A(CA) (0207)

Page 1 of 15

Initials: **LA**

VMP MORTGAGE FORMS - (800)521-7291



6/16/04

100025440001660486
0016483497

Lender's address is 2530 S. PARKER ROAD, STE. 601, AURORA, CO 80014

(D) "Trustee" is DIVERSIFIED TITLE & ESCROW SERVICES

(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 June 7, 2004

The Note states that Borrower owes Lender

THREE HUNDRED TWENTY FIVE THOUSAND & 00/100 Dollars
(U.S. \$ 325,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 1, 2034

(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]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input checked="" type="checkbox"/> Other(s) [specify]
PREPAY/ |

(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) 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.

04 1530887

6/16/04

100025440001660486
0016483497

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

Witnesses:

Lucie Anaya (Seal)
LUCIE ANAYA -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

04 1530887



2

First American Title

Recording Requested By:
AURORA BANK FSB

When Recorded Return To

ASSIGNMENT PREP
AURORA BANK FSB
P.O. Box 1706
Scottsbluff, NE 69363-1706

5867754-LS

#133851b-14

CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
REF #:0016483497 "ANAYA"
OLD SERVICING #: LM

MERS #: 100025440001660486 SIS #: 1-888-679-6377

Prepared By: Mickie Schwartzkopf, AURORA BANK FSB 2617 COLLEGE PARK, PO BOX 1706, SCOTTSBLUFF, NE 69363-1706
308-220-2315

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS hereby, assigns and transfers to AURORA BANK FSB at 1271 6TH AVENUE, NEW YORK, NY 10020 a beneficial interest under that certain Deed of Trust dated 06/07/2004, executed by LUCIE ANAYA, A WIDOW to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK and Recorded: 06/16/2004 in Book: N/A Page N/A as Instrument No.: 04 1530887 in the County of Los Angeles, State of California.

In witness whereof this instrument is executed.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS

On 11-22-11

REGINA LASHLEY, Vice-President



11

11/23/2011



20111590156

Recording Requested By
When Recorded Mail To

Cal-Western Reconveyance Corp.
P.O. Box 22004
525 East Main Street
El Cajon CA 92022-9004

Trustee Sale No. 1338516-14

APN: 4242-004-004

Space Above This Line For Recorder's Use

Ref: ANAYA, LUCIE

Property Address: 1101 VICTORIA AVE, LOS ANGELES CA 90291

NOTICE OF DEFAULT

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is \$18,901.74 as of November 22, 2011, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

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

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

AURORA BANK FSB

**C/O CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON 9004 CA 92022-9004
(619)590-9280**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

NODCA

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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

02/02/07



20070234013

2

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.

DALE SCHWARTZ
(310)417-8665
(888)524-2845

7166 W MANCHESTER AVE, STE 10A
LOS ANGELES, CA 90045-3509

Case No.: 183572

Assessor's Map Book: 4242 Page: 004 Parcel: 004

Identified by Los Angeles County Tax Assessors records as:

**1101 E VICTORIA AVE
LOS ANGELES, CA 90291**

DATED: This 2nd day of February, 2007

Owner:

ANAYA, LUCIE,
1101 VICTORIA AVE
VENICE, CA 90291

February 02, 2007

For
DAVID R. KEIM, CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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

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. 4525077)

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 1626 1 12 MB 20-81

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 4242-004-004
AKA 1101 E VICTORIA AVE
LOS ANGELES

Owner:
ANAYA LUCIE
1101 VICTORIA AVE
VENICE CA, 90291

DATED: This 26th Day of January, 2009

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By

Karen Penner

for Karen Penner, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **PEDRO RIVERA**

Date: May 31, 2012

JOB ADDRESS: **1101 EAST VICTORIA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4242-004-004**

Last Full Title: **4/25/2012**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LUCIE ANAYA
1101 VICTORIA AVE
LOS ANGELES, CA 90291 CAPACITY: OWNER

- 2). LUCIE ANAYA
1749 DAHILL ROAD
BROOKLYN, NY 11223-1750 CAPACITY: OWNER

- 3). LEHMAN BROTHERS BANK, FSB
2530 S PARKER ROAD, SUITE 601
AURORA, CO. 80014 CAPACITY: INTERESTED PARTIES

- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
P.O. BOX 2026
FLINT, MI 48501-2026 CAPACITY: INTERESTED PARTIES

- 5). AURORA LOAN SERVICES INC.
601 5TH AVENUE
P.O. BOX 4000
SCOTTSBLUFF, NE. 69363 CAPACITY: INTERESTED PARTIES

- 6). AURORA BANK, FSB
P.O. BOX 1706
SCOTTSBLUFF, NE. 69363-1706 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

1101 VICTORIA AVE, VENICE, CA 90291-3964**Owner Information:**

Owner Name: ANAYA LUCIE
 Mailing Address: 1101 VICTORIA AVE, VENICE CA 90291-3964 C067
 Phone Number: Vesting Codes: WD //

Location Information:

Legal Description: TRACT # 1626 LOT 12
 County: LOS ANGELES, CA APN: 4242-004-004
 Census Tract / Block: 2737.00 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 1626
 Legal Book/Page: 20-81 Map Reference: 49-D3 / 672-A5
 Legal Lot: 12 Tract #: 1626
 Legal Block: 1 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: 12/03/1998 / 10/21/1998 1st Mtg Amount/Type: \$244,000 / CONV
 Sale Price: \$305,000 1st Mtg Int. Rate/Type: 8.25 / ADJ
 Sale Type: FULL 1st Mtg Document #: 2202928
 Document #: 2202927 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$211.22
 New Construction: Multi/Split Sale:
 Title Company: NORTH AMERICAN TITLE
 Lender: OPTION ONE MTG CORP
 Seller Name: COHEN DANIEL & DANIELE TRU

Prior Sale Information:

Prior Rec/Sale Date: 11/03/1995 / Prior Lender:
 Prior Sale Price: \$260,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1777156 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics:

Gross Area: 1,444 Parking Type: PARKING
 Living Area: 1,444 AVAIL Construction:
 Tot Adj Area: Garage Area: Heat Type: HEATED
 Above Grade: Garage Capacity: 4 Exterior wall: STUCCO
 Total Rooms: 5 Parking Spaces: 4 Porch Type:
 Bedrooms: 2 Basement Area: Patio Type:
 Bath(F/H): 1 / Finish Bsmnt Area: Pool:
 Year Built / Eff: 1936 / 1936 Basement Type: Air Cond:
 Fireplace: Y / 1 Roof Type: Style: CONVENTIONAL
 # of Stories: 1.00 Foundation: RAISED Quality:
 Roof Material: WOOD Condition:
 SHAKE

Other Improvements: FENCE;ADDITION

Site Information:

Zoning: LAR1 Acres: 0.24 County Use: SINGLE
 Lot Area: 10,415 Lot Width/Depth: 60 x 174 FAMILY
 Land Use: SFR Res/Comm Units: 1 / Water Type: RESID (0100)
 Site Influence: Sewer Type: TYPE
 UNKNOWN

Tax Information:

Total Value: \$393,907 Assessed Year: 2011 Property Tax: \$5,093.44
 Land Value: \$293,673 Improved %: 25% Tax Area: 67
 Improvement Value: \$100,234 Tax Year: 2011 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$386,907

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1101 VICTORIA AVE, VENICE, CA 90291-3964

12 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: 12

	Subject Property	Low	High	Average
Sale Price	\$305,000	\$654,000	\$2,120,000	\$993,000
Bldg/Living Area	1,444	1,233	1,634	1,490
Price/Sqft	\$211.22	\$427.73	\$1,297.43	\$656.25
Year Built	1936	1912	1952	1932
Lot Area	10,415	3,918	6,110	5,322
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	2.00	1.08
Total Value	\$393,907	\$49,328	\$1,150,000	\$588,120
Distance From Subject	0.00	0.14	0.50	0.29

*= 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										
		1101 VICTORIA AVE	\$305,000	1936	2	1	12/03/1998	1,444	10,415	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1090 SUPERBA AVE	\$945,000	1926	3	1	04/13/2012	1,460	4,803	0.14
<input checked="" type="checkbox"/>	2	1215 CARLTON WAY		1952	2	2	12/20/2011	1,409	6,000	0.15
<input checked="" type="checkbox"/>	3	1059 SUPERBA AVE	\$875,000	1927	3	1	03/29/2012	1,574	4,803	0.16
<input checked="" type="checkbox"/>	4	2215 GLYNDON AVE	\$1,090,000	1925	4	1	11/10/2011	1,481	5,609	0.18
<input checked="" type="checkbox"/>	5	1119 SUPERBA AVE	\$954,000	1941	3	2	12/12/2011	1,469	4,905	0.19
<input checked="" type="checkbox"/>	6	2210 GLYNDON AVE	\$755,000	1923	2	2	09/15/2011	1,381	5,412	0.21
<input checked="" type="checkbox"/>	7	2111 LOUELLA AVE	\$1,305,000	1922	3	3	12/09/2011	1,624	5,774	0.25
<input checked="" type="checkbox"/>	8	2307 GLENCOE AVE	\$690,000	1947	3	2	04/05/2012	1,233	6,110	0.33
<input checked="" type="checkbox"/>	9	2304 OAKWOOD AVE	\$815,000	1912	2	1	09/30/2011	1,510	3,918	0.39
<input checked="" type="checkbox"/>	10	2506 OAKWOOD AVE	\$2,120,000	1930	3	2	10/21/2011	1,634	5,170	0.45
<input checked="" type="checkbox"/>	11	2453 WALGROVE AVE	\$720,000	1936	3	3	01/12/2012	1,581	5,851	0.5
<input checked="" type="checkbox"/>	12	2551 WALNUT AVE	\$654,000	1947	4	2	04/02/2012	1,529	5,507	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1101 VICTORIA AVE, VENICE, CA 90291-3964**12 Comparable(s) Selected.**

Report Date: 05/19/2012

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$305,000	\$654,000	\$2,120,000	\$993,000
Bldg/Living Area	1,444	1,233	1,634	1,490
Price/Sqft	\$211.22	\$427.73	\$1,297.43	\$656.25
Year Built	1936	1912	1952	1932
Lot Area	10,415	3,918	6,110	5,322
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	2.00	1.08
Total Value	\$393,907	\$49,328	\$1,150,000	\$588,120
Distance From Subject	0.00	0.14	0.50	0.29

* = user supplied for search only

Comp #: 1
 Address: 1090 SUPERBA AVE, VENICE, CA 90291-3940
 Owner Name: THATCHER CHRISTINA/HELZER JOHN
 Seller Name: TARPON ACQUISITION LLC
 APN: 4242-008-009
 County: LOS ANGELES, CA
 Subdivision: 6676
 Rec Date: 04/13/2012
 Sale Date: 03/23/2012
 Sale Price: \$945,000
 Sale Type: FULL
 Document #: 558677
 1st Mtg Amt: \$625,500
 Total Value: \$67,126
 Land Use: SFR

Map Reference: 49-D3 / 671-J5
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 01/10/2012
 Prior Sale Date: 12/28/2011
 Prior Sale Price: \$620,000
 Prior Sale Type: FULL
 Acres: 0.11
 Lot Area: 4,803
 # of Stories: 1.00
 Park Area/Cap#: / 1

Distance From Subject: 0.14 (miles)
 Living Area: 1,460
 Total Rooms: 6
 Bedrooms: 3
 Bath(F/H): 1 /
 Yr Built/Eff: 1926 / 1926
 Air Cond:
 Style: SPANISH
 Fireplace: Y / 1
 Pool:
 Roof Mat: TILE
 Parking: PARKING AVAIL

Comp #: 2
 Address: 1216 CARLTON WAY, VENICE, CA 90291-4001
 Owner Name: MACKINNON SARAH/MACKINNON HELEN
 Seller Name: GAINSLEY MATT & LISA TRUST
 APN: 4242-019-012
 County: LOS ANGELES, CA
 Subdivision: 703
 Rec Date: 12/20/2011
 Sale Date: 11/10/2011
 Sale Price:
 Sale Type: N
 Document #: 1725706
 1st Mtg Amt: \$400,000
 Total Value: \$749,626
 Land Use: SFR

Map Reference: 49-D3 / 672-A4
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 11/29/2004
 Prior Sale Date: 11/04/2004
 Prior Sale Price: \$689,000
 Prior Sale Type: FULL
 Acres: 0.14
 Lot Area: 6,000
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject: 0.15 (miles)
 Living Area: 1,409
 Total Rooms: 5
 Bedrooms: 2
 Bath(F/H): 2 /
 Yr Built/Eff: 1952 / 1957
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #: 3
 Address: 1059 SUPERBA AVE, VENICE, CA 90291-3939
 Owner Name: REITMAN JERRY I & MONICA
 Seller Name: KURRASCH MADELINE E TRUST
 APN: 4242-010-011
 County: LOS ANGELES, CA
 Subdivision: 6676
 Rec Date: 03/29/2012
 Sale Date: 02/27/2012
 Sale Price: \$875,000
 Sale Type: FULL
 Document #: 480737
 1st Mtg Amt: \$675,000
 Total Value: \$167,252
 Land Use: SFR

Map Reference: 49-D3 / 671-J5
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 05/19/1983
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres: 0.11
 Lot Area: 4,803
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject: 0.16 (miles)
 Living Area: 1,574
 Total Rooms: 6
 Bedrooms: 3
 Bath(F/H): 1 /
 Yr Built/Eff: 1927 / 1927
 Air Cond:
 Style: SPANISH
 Fireplace: Y / 1
 Pool:
 Roof Mat: TILE
 Parking: PARKING AVAIL

Comp #: 4
 Address: 2215 GLYNDON AVE, VENICE, CA 90291-4042
 Owner Name: PETTUS THOMAS W & JULIA L
 Seller Name: JARVIS MATTHEW
 APN: 4242-028-009
 County: LOS ANGELES, CA
 Subdivision: EAST VENICE OF AMERICA TR
 Rec Date: 11/10/2011
 Sale Date: 10/12/2011
 Sale Price: \$1,090,000
 Sale Type: FULL
 Document #: 1526060
 1st Mtg Amt: \$555,000
 Total Value: \$990,000
 Land Use: SFR

Map Reference: 49-D3 / 672-A4
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 10/19/2005
 Prior Sale Date: 10/04/2005
 Prior Sale Price: \$1,100,000
 Prior Sale Type: FULL
 Acres: 0.13
 Lot Area: 5,609
 # of Stories: 2.00
 Park Area/Cap#: / 2

Distance From Subject: 0.18 (miles)
 Living Area: 1,481
 Total Rooms: 7
 Bedrooms: 4
 Bath(F/H): 1 /
 Yr Built/Eff: 1925 / 1925
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: DETACHED GARAGE

Comp #: 5
 Address: 1119 SUPERBA AVE, VENICE, CA 90291-3941
 Owner Name: DELGADO MATTHEW M & JOCELYN L
 Seller Name: JEFFRIES WILLIAM T TRUST
 APN: 4242-009-008
 County: LOS ANGELES, CA
 Subdivision: 6676
 Rec Date: 12/12/2011
 Sale Date: 11/02/2011
 Sale Price: \$954,000
 Sale Type: FULL
 Document #: 1672478
 1st Mtg Amt: \$763,200
 Total Value: \$1,150,000
 Land Use: SFR

Map Reference: 49-D3 / 671-J5
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 08/15/2007
 Prior Sale Date: 07/18/2007
 Prior Sale Price: \$1,275,000
 Prior Sale Type: FULL
 Acres: 0.11
 Lot Area: 4,905
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject: 0.19 (miles)
 Living Area: 1,469
 Total Rooms: 6
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1941 / 1954
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: DETACHED GARAGE

Comp #: 6
 Address: 2210 GLYNDON AVE, VENICE, CA 90291-4043
 Owner Name: RATNER GABRIEL & STEPHANIE
 Seller Name: SIMON SEAN
 APN: 4242-027-020
 County: LOS ANGELES, CA
 Subdivision: 1456
 Rec Date: 09/15/2011
 Sale Date: 08/30/2011
 Sale Price: \$755,000
 Sale Type: FULL
 Document #: 1259609
 1st Mtg Amt: \$679,500
 Total Value: \$230,148
 Land Use: SFR

Map Reference: 49-D3 / 672-A4
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 06/12/1996
 Prior Sale Date:
 Prior Sale Price: \$177,500
 Prior Sale Type: FULL
 Acres: 0.12
 Lot Area: 5,412
 # of Stories: 1.00
 Park Area/Cap#: / 1

Distance From Subject: 0.21 (miles)
 Living Area: 1,381
 Total Rooms: 6
 Bedrooms: 2
 Bath(F/H): 2 /
 Yr Built/Eff: 1923 / 1923
 Air Cond:
 Style: SPANISH
 Fireplace: Y / 1
 Pool:
 Roof Mat: ROLL COMPOSITION
 Parking: PARKING AVAIL

Comp #: 7
 Address: 2111 LOUELLA AVE, VENICE, CA 90291-4016
 Owner Name: JACOBSON LARS & SOPHIE
 Seller Name: THOMPSON JULIENNE N
 APN: 4242-022-012
 County: LOS ANGELES, CA
 Subdivision: EAST VENICE OF AMERICA TR
 Rec Date: 12/09/2011
 Sale Date: 11/07/2011
 Sale Price: \$1,305,000
 Sale Type: FULL
 Document #: 1667787
 1st Mtg Amt: \$1,100,000
 Total Value: \$904,173
 Land Use: SFR

Map Reference: 49-D3 / 672-A4
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 09/22/2009
 Prior Sale Date: 09/03/2009
 Prior Sale Price: \$820,000
 Prior Sale Type: FULL
 Acres: 0.13
 Lot Area: 5,774
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject: 0.25 (miles)
 Living Area: 1,624
 Total Rooms: 6
 Bedrooms: 3
 Bath(F/H): 3 /
 Yr Built/Eff: 1922 / 1960
 Air Cond:
 Style: COLONIAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #: 8
 Address: 2307 GLENCOE AVE, VENICE, CA 90291-4040
 Owner Name: FREEMAN MATTHEW/HENDERSON GREGORY E
 Seller Name: AURORA LN SVCS LLC
 APN: 4242-033-020
 County: LOS ANGELES, CA
 Subdivision: WALGROVE TR
 Rec Date: 04/05/2012
 Sale Date: 03/05/2012
 Sale Price: \$690,000
 Sale Type: FULL
 Document #: 515977
 1st Mtg Amt: \$672,508
 Total Value: \$725,000
 Land Use: SFR

Map Reference: 49-D3 / 672-A4
 Census Tract: 2737.00
 Zoning: LAR1
 Prior Rec Date: 10/11/2005
 Prior Sale Date: 09/02/2005
 Prior Sale Price: \$870,000
 Prior Sale Type: FULL
 Acres: 0.14
 Lot Area: 6,110
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject: 0.33 (miles)
 Living Area: 1,233
 Total Rooms: 6
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1947 / 1950
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: WOOD SHAKE
 Parking: DETACHED GARAGE

Comp #:	9	Distance From Subject:	0.39 (miles)
Address:	2304 OAKWOOD AVE, VENICE, CA 90291-4906		
Owner Name:	WILLIAMS PETER/HARNISCH ERIN		
Seller Name:	TEMBREULL TRUST		
APN:	4237-009-016	Map Reference:	49-D4 / 671-J5
County:	LOS ANGELES, CA	Census Tract:	2738.00
Subdivision:	VENICE GATEWAY	Zoning:	LAR3
Rec Date:	09/30/2011	Prior Rec Date:	01/11/1994
Sale Date:	09/09/2011	Prior Sale Date:	
Sale Price:	\$815,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1327572	Acres:	0.09
1st Mtg Amt:	\$737,047	Lot Area:	3,918
Total Value:	\$49,328	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,510
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1920
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	

Comp #:	10	Distance From Subject:	0.45 (miles)
Address:	2506 OAKWOOD AVE, VENICE, CA 90291-4910		
Owner Name:	WILLIAMS DENISE		
Seller Name:	HAN PHILIP & LIEN N		
APN:	4237-015-025	Map Reference:	49-D4 / 671-J6
County:	LOS ANGELES, CA	Census Tract:	2738.00
Subdivision:	VENICE OF AMERICA	Zoning:	LAR2
Rec Date:	10/21/2011	Prior Rec Date:	09/15/2011
Sale Date:	09/09/2011	Prior Sale Date:	08/03/2011
Sale Price:	\$2,120,000	Prior Sale Price:	\$1,420,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1426142	Acres:	0.12
1st Mtg Amt:	\$1,480,000	Lot Area:	5,170
Total Value:	\$919,709	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,634
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1930 / 1970
		Air Cond:	CENTRAL
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	11	Distance From Subject:	0.5 (miles)
Address:	2453 WALGROVE AVE, LOS ANGELES, CA 90066-4134		
Owner Name:	DAVIS ANDREW/GROVES SONIA		
Seller Name:	RISKIN SYLVIA S TRUST		
APN:	4236-009-040	Map Reference:	49-E3 / 672-A5
County:	LOS ANGELES, CA	Census Tract:	2738.00
Subdivision:	WALGROVE TR	Zoning:	LAR1
Rec Date:	01/12/2012	Prior Rec Date:	04/07/2008
Sale Date:	12/21/2011	Prior Sale Date:	12/17/2007
Sale Price:	\$720,000	Prior Sale Price:	\$1,922,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	50263	Acres:	0.13
1st Mtg Amt:	\$576,000	Lot Area:	5,851
Total Value:	\$768,932	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,581
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1936 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	12	Distance From Subject:	0.5 (miles)
Address:	2551 WALNUT AVE, VENICE, CA 90291-5035		
Owner Name:	CURTIS DOUGLAS A & JENNY		
Seller Name:	FRANK JACQUELINE		
APN:	4236-031-021	Map Reference:	49-D3 / 672-A5
County:	LOS ANGELES, CA	Census Tract:	2741.00
Subdivision:	VENICE BLVD TR	Zoning:	LAR1
Rec Date:	04/02/2012	Prior Rec Date:	05/24/2011
Sale Date:	02/24/2012	Prior Sale Date:	05/16/2011
Sale Price:	\$654,000	Prior Sale Price:	\$524,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	497037	Acres:	0.13
1st Mtg Amt:	\$631,755	Lot Area:	5,507
Total Value:	\$336,142	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,529
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **PEDRO RIVERA**
JOB ADDRESS **1101 EAST VICTORIA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4242-004-004**

Date: **May 31, 2012**

CASE#: **183572**
ORDER NO: **A-1366682**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 9, 2007**
COMPLIANCE EXPECTED DATE: **March 11, 2007**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1366682

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

SUBSTANDARD ORDER

ANAYA, LUCIE 1101 VICTORIA AVE VENICE, CA 90291

CASE #: 183572 ORDER #: A-136682 EFFECTIVE DATE: February 09, 2007 COMPLIANCE DATE: March 11, 2007

MAILED 1/31/07 mg

OWNER OF SITE ADDRESS: 1101 E VICTORIA AVE ASSESSORS PARCEL NO.: 4242-004-004 ZONE: R1; One-Family Zone

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. Building(s) or portion(s) of building occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

You are therefore ordered to: 1) Discontinue the use of all building(s) or portion(s) thereof which are occupied for living, sleeping, cooking or dining purposes and which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed without the required permit(s). 3) Restore the building(s) or portion(s) thereof to its originally approved condition.

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

- 2. The approximate 40' x 40' remodel of the single family dwelling to a three unit dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition. OR 3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: The main structure has been converted to three separate dwellings, with a total of four bathrooms.

- 3. Unapproved occupancy or use of the single family dwelling as a three unit building.



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

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the single family dwelling as a three unit building.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1(a) of the L.A.M.C.

4. Unapproved occupancy or use of the approved living quarters and storage room as two additional dwellings.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the approved accessory living quarters and storage room as two additional dwellings.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1(a) of the L.A.M.C.

5. The approximate 16' x 16' construction of a detached dwelling, creating a sixth dwelling, to the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1(a) of the L.A.M.C.

6. Unapproved occupancy or use of the garage as living space.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the garage as living space.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1(a) of the L.A.M.C.

Comments: Permit # 00014-30000-2850 was issued for the conversion of the garage to a gym/hobby room in conjunction with the addition of two new carports. The permit has been expired, the carports have never been built, and the garage has been converted and occupied.

7. Permit number(s) 0014-30000-02850 has/have expired.

You are therefore ordered to: 1) Renew the expired permit(s) and diligently pursue the remaining approximate 80% of work to completion.

OR

2) Demolish and remove the work described on the permit(s) or restore it to the condition which existed prior to the commencement of work.

Code Section(s) in Violation: 91.106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

8. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

9. The approximate 20' x 20' construction of a deck in the rear yard was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.



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.

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 (310)417-8644.

Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

Pedro Rivera

Date:

January 29, 2007

PEDRO RIVERA
7166 W MANCHESTER AVE, STE 10A
LOS ANGELES, CA 90045
(310)417-8644

asr
REVIEWED BY