

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

November 25, 2014

Council District: # 7

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

JOB ADDRESS: **13880 WEST PAXTON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2618-003-006**

On October 22, 2012 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: **13880 West Paxton Street, 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order September 22, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	665.90
Title Report fee	42.00
Grand Total	\$ 3,879.46

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 **\$3,879.46** 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 **\$3,879.46** 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

for Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10468
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2618-003-006

Property Address: 13880 W PAXTON ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Instrument INTERSPOUSAL TRANSFER GRANT DEED

Grantor: ANTONIO CRUZ, A MARRIED MAN AS HIS SOLE AND SEPARTE PROPERTY,

Grantee: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS,

Instrument: 04/1943891

Book/Page: N/A

Dated: 07/21/2004

Recorded: 07/29/2004

MAILING ADDRESS: ANTONIO & FABIOLA CRUZ,
13880 PAXTON STREET, PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

**LOT 7 OF TRACT 7241, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP
RECORDED IN BOOK 85, PAGE(S) 14, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: VALLEY ECONOMIC DEVELOPMENT CENTER, INC.,

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION.

Instrument: 05/3027430

Book/Page: N/A

Amount: \$15,000.00

Open Ended: NO

Dated: 12/05/2005

Recorded: 12/09/2005

Maturity Date: 12/05/2035

SCHEDULE B (Continued)

**MAILING ADDRESS: VALLEY ECONOMIC DEV. CTR., INC ATTN: LISA WINKLE
5121 VAN NUYS BLVD., 3RD FL. VAN NUYS, CA 91403**

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: MERS AS NOMINEE FOR STEARNS LENDING, INC., A CALIFORNIA CORPORATION

Trustee: CARRIAGE ESCROW INC., A CALIFORNIA CORPORATION

Instrument: 06/1620366

Book/Page: N/A

Amount: \$448,000.00

Open Ended: NO

Dated: 07/13/2006

Recorded: 07/24/2006

Maturity Date: 08/01/2036

**MAILING ADDRESS: STEARNS LENDING, INC.
4 HUTTON CENTRE DRIVE, SUITE 500 SANTA ANA, CA 92707**

**MAILING ADDRESS: "MERS" IS MORTGAGE OF ELECRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026, FLINT, MI 48501-2026**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
AND ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., (ASSIGNOR) TO BAC HOME LOANS SERVICING, LP,
FKA COUNTRY WIDE HOME LOANS SERVICING, LP (ASSIGNEE), DATED 12/13/2010
RECORDED 12/30/2010 AS INSTRUMENT NO. 20101938053

**MAILING ADDRESS: RECONTRUST COMPANY, (DUAL PURPOSE DOCUMENT)
1800 TAPO CANYON RD., CA6-914-01- 94, SIMI VALLEY, CA 93063.**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 06/25/2014 RECORDED 07/01/2014 AS INSTRUMENT NO. 20140679646

**MAILING ADDRESS: WESTERN PROGRESSIVE, LLC.
2002 SUMMIT BLVD, SUITE 600 ATLANTA, GA 30319.**

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS
DATED 09/28/2012 RECORDED 09/28/2012 AS INSTRUMENT NO. 20121466187

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010.**

**MAILING ADDRESS: CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST, PACOIMA, CA 91331**

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

Work Order No. T10468

SCHEDULE B (Continued)

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS DATED 05/16/2014 RECORDED 05/16/2014 AS INSTRUMENT NO. 20140510536

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010.

MAILING ADDRESS: CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST, PACOIMA, CA 91331.

NOTICE OF PENDING LIEN DATED 05/16/2014 RECORDED 05/16/2014 AS INSTRUMENT NO. 20140510563

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010.

MAILING ADDRESS: CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST, PACOIMA, CA 91331.

7/29/04

ACT

2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
ANTONIO & FABIOLA CRUZ
13880 PAXTON STREET
PACOIMA, CA 91331

04 1943891

A P N: 2618-003-006

Order No 136591-04

Space Above This Line for Recorder's Use Only

Escrow No 6103-LG

INTERSPOUSAL TRANSFER GRANT DEED 44
(Excluded from reappraisal under California Constitution Act 13 A 1 et seq.)

DOCUMENTARY TRANSFER TAX NONE *GIFT American COURT*

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation code and Grantor(s) has(have) checked the applicable exclusion from reappraisal:

- From Joint Tenancy to Community Property
- From One Spouse to Both Spouses
- From One Spouse to the Other Spouse
- From Both Spouses to the Other Spouse
- Other:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR ANTONIO CRUZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

hereby GRANT(S) to ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS,

the following described property in the City of LOS ANGELES, County of Los Angeles State of California,

Lot 7 of Tract 7241, in the City of LOS ANGELES, County of Los Angeles, California as per map recorded in Book 85, Page(s) 14, of Maps in the Office of the County Recorder of said County

Antonio Cruz

ANTONIO CRUZ

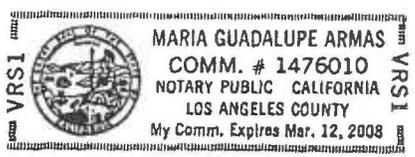
Document Date July 21, 2004

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
On July 22, 2004 before me Maria Guadalupe Armas
personally appeared Antonio Cruz

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 *Maria Guadalupe Armas*



Mail Tax Statements to SAME AS ABOVE or Address Noted Below

7/29/04

3

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
ANTONIO & FABIOLA CRUZ
13880 PAXTON STREET
PACOIMA, CA 91331

I CERTIFY UNDER PENALTY OF PERJURY THAT
THE FOLLOWING IS A TRUE AND CORRECT COPY

SIGNED: *Teresa Ann Bentley*
TERESA ANN BENTLEY

DATE: JULY 27, 2004

Space Above This Line for Recorder's Use Only

A P N 2618-003-006

Order No 136591-04

Escrow No 6103-LG

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Act 13 A 1 et seq)

DOCUMENTARY TRANSFER TAX \$ NONE

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation code and Grantor(s) has(have) checked the applicable exclusion from reappraisal

- From Joint Tenancy to Community Property
- From One Spouse to Both Spouses
- From One Spouse to the Other Spouse
- From Both Spouses to the Other Spouse
- Other

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR ANTONIO CRUZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

hereby GRANT(S) to ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS,

the following described property in the City of LOS ANGELES, County of Los Angeles State of California,

Lot 7 of Tract 7241, in the City of LOS ANGELES, County of Los Angeles, California as per map recorded in Book 85, Page(s) 14, of Maps in the Office of the County Recorder of said County.

ANTONIO CRUZ

Document Date July 21, 2004

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____
personally appeared _____

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 _____

04 1943891

Mail Tax Statements to SAME AS ABOVE or Address Noted Below

4

04 1943891

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

17-29-09
DATE

[Signature]
SIGNATURE

1 poswalk
PLACE OF EXECUTION

Order No. < >
Escrow No. < >
Loan No. < >

✓

WHEN RECORDED MAIL TO:

05 3027430

< > VALLEY ECONOMIC DEV. CTR., INC.
< > 5121 VAN NUYS BLVD., 3RD FL.
< > VAN NUYS, CA 91403
< > ATTN: LISA WINKLE

APN#2618-003-006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This DEED OF TRUST, made ON THIS 5th DAY OF DECEMBER, 2005

Between ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS, herein called TRUSTOR, whose address is

13880 PAXTON STREET, PACOIMA CALIFORNIA 91331-3561

FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, herein-called TRUSTEE,

and VALLEY ECONOMIC DEVELOPMENT CENTER, INC., herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the LOS ANGELES County, State of CALIFORNIA, described as:

THE LEGAL DESCRIPTION IS:

LOT 7 of Tract 7241, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 85, Page 14 of Maps, in the office of the County Recorder of said County:

APN#2618-003-006

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$15,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

05 3027430

3

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	788	Sutter	855	585
Contra Costa	4684	1	Maripos	90	453	San Francisco	A-804	596	Tahama	457	183
Del Norte	101	549	Mendocino	687	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2085	881	Venture	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego					

SERIES 5 Book 1964, Page 149774

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

Antonio Cruz
 ANTONIO CRUZ

Fabiola Cruz
 FABIOLA CRUZ

STATE OF CALIFORNIA) ss
 COUNTY OF Los Angeles

On 12/5/05 before me, Angela Stanislawski, Notary Public, personally appeared ANTONIO CRUZ AND FABIOLA CRUZ, 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/hers/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 Angela Stanislawski



(This area for official notarial seal)

RECORDING REQUESTED BY
LAWYERS TITLE

06 1620366

2

Recording Requested By:
STEARNS LENDING, INC.

Return To:
STEARNS LENDING, INC.

4 HUTTON CENTRE DRIVE, SUITE 500
SANTA ANA, CA 92707

Prepared By:

STEARNS LENDING, INC.
4 HUTTON CENTRE DRIVE, SUITE 500
SANTA ANA, CA 92707

5337117-28

Apr 2018-003-000

[Space Above This Line For Recording Data]

DEED OF TRUST

LOAN NO.: 08042470
ESCROW NO.: 80017005

MIN 100183300000320912
MERS Phone: 1-888-679-6377

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 **JULY 13, 2008** together with all Riders to this document.

(B) "Borrower" is **ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS**

Borrower's address is **13880 PAXTON STREET, PACOIMA, CA 91331-**
Borrower is the trustor under this Security Instrument.

(C) "Lender" is **STEARNS LENDING, INC., A CALIFORNIA CORPORATION**

Lender is a **CORPORATION**
organized and existing under the laws of **CALIFORNIA**

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
VMP-6A(CA) (0207)

Int. Lender: *U.C. FC*
Form 3005 1/01

Page 1 of 15 LENDER SUPPORT SYSTEMS, INC MERS6ACA,NEW (05/04)

07/24/06

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES ;
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

LOT 7 OF TRACT NO. 7241, IN THE CITY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 85, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2618-003-008 which currently has the address of
13880 PAXTON STREET [Street]
PACOIMA [City], California 91331- [Zip Code]
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, 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 Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

VMP-6A(CA) (0207)

Page 3 of 15

Initials: *LG-FC*
Form 3005 1/01

07/24/06

06 1620366

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.

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Witnesses:

-Witness

-Witness

Antonio Cruz

ANTONIO CRUZ (Seal)
-Borrower

Fabiola Cruz

FABIOLA CRUZ (Seal)
-Borrower

(Seal)
-Borrower

07/24/06

VMP-6A(CA) (0207)

Page 14 of 15

Form 3005 1/01

06 1620366

State of CALIFORNIA
County of *Los Angeles*

} ss. *Notary Public DP*
Delia Perca a *notary public*
personally appeared

On *7/14/06*

before me,

ANTONIO CRUZ, FABIOLA CRUZ

(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.



Delia Perca (Seal)
7/14/06

07/24/06

VMP-6A(CA) (0207)

Page 15 of 15

G. G. FC.
Form 3005 1/01

06 1620366

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ADJUSTABLE RATE RIDER
(MTA-Twelve Month Average Index - Payment Caps)

LOAN NO.: 06042470

MIN: 100183300000320912
MERS Phone: 1-888-679-6377

THIS ADJUSTABLE RATE RIDER is made this 13th day of JULY, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to STEARNS LENDING, INC., A CALIFORNIA CORPORATION

("Lender") of the same date and covering the property described in the Security Instrument and located at:

13880 PAXTON STREET, PACOIMA, CA 91331-
[Property Address]

THE NOTE CONTAINS PROVISIONS THAT WILL CHANGE THE INTEREST RATE AND THE MONTHLY PAYMENT. THERE MAY BE A LIMIT ON THE AMOUNT THAT THE MONTHLY PAYMENT CAN INCREASE OR DECREASE. THE PRINCIPAL AMOUNT TO REPAY COULD BE GREATER THAN THE AMOUNT ORIGINALLY BORROWED, BUT NOT MORE THAN THE MAXIMUM LIMIT STATED IN THE NOTE.

ADDITIONAL COVENANTS: In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agrees as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for changes in the interest rate and the monthly payments, as follows:

2. INTEREST

(A) Interest Rate

Interest will be charged on unpaid Principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 1.500%. The interest rate I will pay may change.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 7(B) of the Note.

(B) Interest Rate Change Dates

The interest rate I will pay may change on the 1st day of SEPTEMBER, 2006, and on that day every month thereafter. Each date on which my interest rate could change is

PayOption MTA ARM Rider

Initials: G.C. FC.

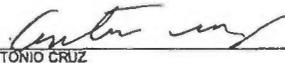
FE-5315 (0511) Page 1 of 6 LENDER SUPPORT SYSTEMS, INC. COU-5315.COU (01/06)

07/24/06

06 1620366

22

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

 _____ ANTONIO CRUZ	(Seal) -Borrower	 _____ FABIOLA CRUZ	(Seal) -Borrower
--	---------------------	--	---------------------

_____ (Seal) -Borrower	_____ (Seal) -Borrower
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_____ (Seal) -Borrower	_____ (Seal) -Borrower
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_____ (Seal) -Borrower	_____ (Seal) -Borrower
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PayOption MTA ARM Rider
FE-5315 (0511)

Page 6 of 6

07/24/06

06 1620366

Landate Default Inc.

RECORDING REQUESTED BY
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



ATTN: Arnold Recinos
TS No. 10-0160537

10-0005312

SUBSTITUTION OF TRUSTEE AND ASSIGNMENT OF DEED OF TRUST

The undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (hereinafter referred to as Beneficiary) is the Beneficiary of that certain Deed of Trust dated 07/13/2006, executed by ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS, Trustor, to CARRIAGE ESCROW INC., A CALIFORNIA CORPORATION, as Trustee, and recorded as Instrument No. 06 1620366 on 07/24/2006, of Official Records in the County Recorder's Office of LOS ANGELES County, California. NOW THEREFORE, Beneficiary hereby substitutes RECONTRUST COMPANY, N A., WHOSE ADDRESS IS 1800 Tapo Canyon Rd , CA6-914-01-94, SIMI VALLEY, CA 93063 , as Trustee under said Deed of Trust herein referred to, in the place and stead of and with all rights, title, powers, and interest of the former trustee described above.

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, conveys and transfers to BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP all beneficial interest under that certain Deed of Trust described above. Said described land. "As more fully described in the above referenced Deed of Trust." Together with the note or notes therein described or referred to, the money due and to become due thereon with the interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: December 13, 2010

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC

State of. CALIFORNIA

) BY: [Signature]

DEC 15 2010

County of: VENTURA

) T Sevillano, Assistant Secretary

On DEC 15 2010 before me, E. L. Howard, notary public, personally appeared T SEVILLANO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

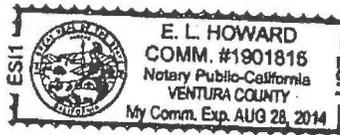
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Notary Public's Signature

E. L. Howard

(Seal)



Form subasgnmnt (01/09)

RECORDING REQUESTED BY:
Premium Title of California

AND WHEN RECORDED MAIL TO:
Western Progressive, LLC
2002 Summit Blvd, Suite 600
Atlanta, GA 30319

TS No.: 2014-03976-CA

Loan No.:55713083870444

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, Antonio Cruz And Fabiola Cruz, Husband And Wife As Joint Tenants was the original Trustor, CARRIAGE ESCROW, INC., A CALIFORNIA CORPORATION was the original Trustee, and STEARNS LENDING, INC., A CALIFORNIA CORPORATION, A CORPORATION, AS LENDER, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY was the original Beneficiary under that certain Deed of Trust dated 07/13/2006 and recorded on 07/24/2006 as Instrument No. 06 1620366, in book ---, page --- of Official Records of Los Angeles County, California, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, there under, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes Western Progressive, LLC, 2002 Summit Blvd, Suite 600, Atlanta, GA 30319 as Trustee under said Deed of Trust.

TS No.: 2014-03976-CA Loan No.: 55713083870444

SUBSTITUTION OF TRUSTEE

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 6/25/14

Bank of America, National Association, By its Servicer Owen Loan servicing, LLC

Matthew Owens 6/25/14

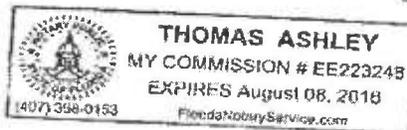
Matthew Owens Contract Management Coordinator

State of Florida) ss.
County of Palm Beach)

The foregoing instrument was acknowledged and sworn before me this 25 day of June, 2014 by Matthew Owens as Contract Management Coordinator of Owen Loan Servicing, LLC., who is personally known to me or who has produced identification.

Thomas Ashley
Notary Public-State of Florida

My Commission Expires: 8-8-15



2

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

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.

JAMES ABREU
(818)374-9862
(888)524-2845

14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401-

Case No.: 477340

Assessor's Map Book: 2618 Page: 003 Parcel: 006

Identified by Los Angeles County Tax Assessors records as:

13880 W PAXTON ST
LOS ANGELES, CA 91331

DATED: This 28th day of September, 2012

Owner:
CRUZ, ANTONIO AND CRUZ, FABIOLA
13880 PAXTON ST
PACOIMA, CA 91331

September 28, 2012

For
FRANK BUSH, ACTING BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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



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 Nuisance, 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.

DUANE JOHNSON
(213)252-3947
(888)524-2845
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010-2419
Case No.: 585370

Assessor's Map Book: 2618 Page: 003 Parcel: 006
Identified by Los Angeles County Tax Assessors records as:

**13880 W PAXTON ST
LOS ANGELES, CA 91331
DATED: This 16th day of May, 2014**

Owner:
CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST
PACOIMA, CA 91331

May 16, 2014

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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

2



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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 awarded a contract to eliminate or remove a nuisance as defined in the Notice of Building(s), Structure(s), or Premise(s) classified as either Hazardous, Substandard, or Nuisance Abatement Proceeding recorded with the Los Angeles County Recorder on against the property located at **13880 W PAXTON ST**. The contracted abatement work may include asbestos abatement, demolition, barricading, cleaning, fencing, graffiti abatement, shoring, and/or erosion control measures (i.e. construction of impact or retaining walls). Upon confirmation of the proposed lien, there will be a lien against the parcel(s) as described below, for work performed which may include administrative costs.

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

DUANE JOHNSON
(213)252-3947
(888)524-2845
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010-2419
Case No.: 585370

THIS NOTICE WILL CONTINUE IN FORCE UNTIL THE DEPARTMENT OF BUILDING AND SAFETY RECORDS A

Assessor's Map Book: **2618** Page: **003** Parcel: **006**

Identified by Los Angeles County Tax Assessors records as:

**13880 W PAXTON ST
LOS ANGELES, CA 91331**

Owner:
CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST
PACOIMA, CA 91331

Gene Davis

May 16, 2014

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: November 25, 2014

JOB ADDRESS: 13880 WEST PAXTON STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2618-003-006

Last Full Title: 07/16/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANTONIO AND FABIOLA CRUZ
13880 PAXTON STREET
PACOIMA, CA. 91331-3561
CAPACITY: OWNERS

- 2). VALLEY ECONOMIC DEV. CENTER, INC
ATTN: LISA WINKLE
5121 VAN NUYS BLVD., 3RD FLOOR
VAN NUYS, CA. 91403
CAPACITY: INTERESTED PARTIES

- 3). STEARNS LENDING, INC.
4 HUTTON CENTRE DRIVE, SUITE 500
SANTA ANA, CA. 92707
CAPACITY: INTERESTED PARTIES

- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
PO BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 5). RECONTRUST COMPANY
1800 TAPO CANYON ROAD, CA6-914-01-94
SIMI VALLEY, CA. 93063
CAPACITY: INTERESTED PARTIES

- 6). WESTERN PROGRESSIVE, LLC
2002 SUMMIT BLVD., SUITE 600
ATLANTA, GA 30319
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13880 PAXTON ST, PACOIMA, CA 91331-3561

**Owner Information**

Owner Name: **CRUZ ANTONIO & FABIOLA**
 Mailing Address: **13880 PAXTON ST, PACOIMA CA 91331-3561 C008**
 Vesting Codes: **HW // JT**

Location Information

Legal Description: **TRACT NO 7241 LOT 7**
 County: **LOS ANGELES, CA** APN: **2618-003-006**
 Census Tract / Block: **1044.01 / 2** Alternate APN:
 Township-Range-Sect: **85-14** Subdivision: **7241**
 Legal Book/Page: **7** Map Reference: **8-E2 / 502-B2**
 Legal Lot: **7** Tract #: **7241**
 Legal Block: **PAC** School District: **LOS ANGELES**
 Market Area: **PAC** School District Name:
 Neighbor Code: **PAC** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **07/29/2004 / 07/21/2004** Deed Type: **INTERSPOUSAL DEED TRANSFER**
 Sale Price: **1943891** 1st Mtg Document #: **1943892**
 Document #: **1943891**

Last Market Sale Information

Recording/Sale Date: **05/31/1990 / 01/1990** 1st Mtg Amount/Type: **\$108,000 / PRIVATE PARTY**
 Sale Price: **\$139,500** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **972053** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **1051619** Price Per SqFt: **\$138.53**
 New Construction: **Multi/Split Sale:**

Lender:
 Seller Name: **SUAREZ JUAN**

Prior Sale Information

Prior Rec/Sale Date: **09/10/1985 / 07/1985** Prior Lender: **COUNTRYWIDE FNDG**
 Prior Sale Price: **\$89,000** Prior 1st Mtg Amt/Type: **\$89,683 / CONV**
 Prior Doc Number: **1051619** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: **1,007** Parking Type: **ATTACHED GARAGE** Construction:
 Living Area: **1,007** Garage Area: **1** Heat Type: **HEATED**
 Tot Adj Area: **5** Garage Capacity: **1** Exterior wall: **STUCCO**
 Above Grade: **5** Parking Spaces: **1** Porch Type:
 Total Rooms: **3** Basement Area: **1** Patio Type:
 Bedrooms: **1 /** Finish Bsmnt Area: **1** Pool:
 Bath(F/H): **1952 / 1952** Basement Type: **1** Air Cond:
 Year Built / Eff: **1952 / 1952** Roof Type: **SLAB** Style: **CONVENTIONAL**
 Fireplace: **1** Foundation: **COMPOSITION** Quality:
 # of Stories: **1.00** Roof Material: **SHINGLE** Condition:
 Other Improvements: **FENCE**

Site Information

Zoning: **LAR1** Acres: **0.17** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **7,355** Lot Width/Depth: **50 x 147** State Use:
 Land Use: **SFR** Res/Comm Units: **1** Water Type:
 Site Influence: **1** Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$209,344** Assessed Year: **2014** Property Tax: **\$2,668.61**
 Land Value: **\$140,915** Improved %: **33%** Tax Area: **13**
 Improvement Value: **\$68,429** Tax Year: **2013** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$202,344**

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

13880 PAXTON ST, PACOIMA, CA 91331-3561

8 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: 8

	Subject Property	Low	High	Average
Sale Price	\$139,500	\$183,000	\$345,000	\$290,438
Bldg/Living Area	1,007	917	1,150	1,010
Price/Sqft	\$138.53	\$199.56	\$376.23	\$287.82
Year Built	1952	1939	1955	1949
Lot Area	7,355	6,468	14,630	8,641
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$209,344	\$43,948	\$347,000	\$151,751
Distance From Subject	0.00	0.17	0.49	0.39

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
<input checked="" type="checkbox"/>		13880 PAXTON ST	\$139,500	1952	3	1	05/31/1990	1,007	7,355	0.0
Comparables										
<input checked="" type="checkbox"/>	1	13753 WEIDNER ST	\$305,000	1949	2	1	03/28/2014	980	6,468	0.17
<input checked="" type="checkbox"/>	2	11100 CAYUGA AVE	\$270,500	1955	3	2	07/18/2014	1,082	14,630	0.38
<input checked="" type="checkbox"/>	3	13608 FILMORE ST	\$240,000	1947	2	1	10/02/2014	929	10,775	0.38
<input checked="" type="checkbox"/>	4	10913 TAMARACK AVE	\$183,000	1939	2	2	10/01/2014	917	7,388	0.39
<input checked="" type="checkbox"/>	5	10870 TAMARACK AVE	\$310,000	1952	3	2	11/13/2014	955	7,975	0.42
<input checked="" type="checkbox"/>	6	13767 MERCER ST	\$345,000	1941	3	2	08/29/2014	917	6,756	0.43
<input checked="" type="checkbox"/>	7	11233 EL DORADO AVE	\$340,000	1955	4	2	09/12/2014	1,150	7,498	0.48
<input checked="" type="checkbox"/>	8	11206 EL DORADO AVE	\$330,000	1955	4	2	06/30/2014	1,150	7,635	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13880 PAXTON ST, PACOIMA, CA 91331-3561

8 Comparable(s) Selected.

Report Date: 11/20/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$139,500	\$183,000	\$345,000	\$290,438
Bldg/Living Area	1,007	917	1,150	1,010
Price/Sqft	\$138.53	\$199.56	\$376.23	\$287.82
Year Built	1952	1939	1955	1949
Lot Area	7,355	6,468	14,630	8,641
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$209,344	\$43,948	\$347,000	\$151,751
Distance From Subject	0.00	0.17	0.49	0.39

*= user supplied for search only

Comp #:1 Distance From Subject:0.17 (miles)
 Address: 13753 WEIDNER ST, PACOIMA, CA 91331-2850
 Owner Name: HINOJOSA GILBERT M & LETICIA
 Seller Name: HINOJOSA FAUSTINO & ALICIA
 APN: 2619-008-017 Map Reference: 8-F2 / 502-B2 Living Area: 980
 County: LOS ANGELES, CA Census Tract: 1044.01 Total Rooms: 5
 Subdivision: 14156 Zoning: LAR1 Bedrooms: 2
 Rec Date: 03/28/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 02/24/2014 Prior Sale Date: Yr Built/Eff: 1949 / 1949
 Sale Price: \$305,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 313718 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$244,000 Lot Area: 6,468 Pool:
 Total Value: \$48,552 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:2 Distance From Subject:0.38 (miles)
 Address: 11100 CAYUGA AVE, PACOIMA, CA 91331-2701
 Owner Name: OVERTIME HOLDINGS INC
 Seller Name: MARTINEZ TERESA
 APN: 2616-022-022 Map Reference: 8-E1 / 502-B2 Living Area: 1,082
 County: LOS ANGELES, CA Census Tract: 1043.10 Total Rooms: 5
 Subdivision: 14558 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/18/2014 Prior Rec Date: 08/10/2006 Bath(F/H): 2 /
 Sale Date: 06/06/2014 Prior Sale Date: 06/06/2006 Yr Built/Eff: 1955 / 1955
 Sale Price: \$270,500 Prior Sale Price: \$555,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 744736 Acres: 0.34 Fireplace: /
 1st Mtg Amt: \$200,000 Lot Area: 14,630 Pool:
 Total Value: \$347,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:3 Distance From Subject:0.38 (miles)
 Address: 13608 FILMORE ST, PACOIMA, CA 91331-2907
 Owner Name: VARTAZARIAN VAHIK
 Seller Name: RIVERA RAMIRO A
 APN: 2619-022-008 Map Reference: 8-F2 / 502-C2 Living Area: 929
 County: LOS ANGELES, CA Census Tract: 1044.04 Total Rooms: 5
 Subdivision: 13815 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/02/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 09/05/2014 Prior Sale Date: Yr Built/Eff: 1947 / 1947
 Sale Price: \$240,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1045391 Acres: 0.25 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 10,775 Pool:
 Total Value: \$43,948 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:4 Distance From Subject:0.39 (miles)
 Address: 10913 TAMARACK AVE, PACOIMA, CA 91331-2816
 Owner Name: SMBATIAN NSHAN
 Seller Name: HSBC BANK USA 2007-OA4
 APN: 2619-013-003 Map Reference: 8-F2 / 502-C2 Living Area: 917
 County: LOS ANGELES, CA Census Tract: 1044.01 Total Rooms: 3
 Subdivision: 7231 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/01/2014 Prior Rec Date: 03/19/2007 Bath(F/H): 2 /
 Sale Date: 09/15/2014 Prior Sale Date: 09/29/2006 Yr Built/Eff: 1939 / 1961
 Sale Price: \$183,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: N Style: CONVENTIONAL
 Document #: 1041334 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$183,000 Lot Area: 7,388 Pool:
 Total Value: \$217,221 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:**5** Distance From Subject:**0.42 (miles)**
 Address: **10870 TAMARACK AVE, PACOIMA, CA 91331-2813**
 Owner Name: **MORENO CLAUDIA/ALVAREZ LIDIA**
 Seller Name: **NAGAI HAMAKO TRUST**
 APN: **2619-013-018** Map Reference: **8-F2 / 502-C2** Living Area: **955**
 County: **LOS ANGELES, CA** Census Tract: **1044.01** Total Rooms: **5**
 Subdivision: **7231** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/13/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **10/28/2014** Prior Sale Date: Yr Built/Eff: **1952 / 1953**
 Sale Price: **\$310,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1208281** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$304,385** Lot Area: **7,975** Pool:
 Total Value: **\$51,959** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.43 (miles)**
 Address: **13767 MERCER ST, PACOIMA, CA 91331-3645**
 Owner Name: **ALFARO ALEJANDRO/ALFARO ODET A**
 Seller Name: **FLORES VERONICA**
 APN: **2618-017-009** Map Reference: **8-F2 / 502-B3** Living Area: **917**
 County: **LOS ANGELES, CA** Census Tract: **1044.04** Total Rooms: **3**
 Subdivision: **669** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **08/29/2014** Prior Rec Date: **01/28/1991** Bath(F/H): **2 /**
 Sale Date: **07/31/2014** Prior Sale Date: **12/1990** Yr Built/Eff: **1941 / 1963**
 Sale Price: **\$345,000** Prior Sale Price: **\$130,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **911218** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$338,751** Lot Area: **6,756** Pool:
 Total Value: **\$256,593** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.48 (miles)**
 Address: **11233 EL DORADO AVE, PACOIMA, CA 91331-2714**
 Owner Name: **FAJARDO IGNACIO/ALDRETE CONNIE**
 Seller Name: **RAM EREZ**
 APN: **2616-021-027** Map Reference: **8-F1 / 502-B1** Living Area: **1,150**
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms: **6**
 Subdivision: **16122** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **09/12/2014** Prior Rec Date: **04/26/2006** Bath(F/H): **2 /**
 Sale Date: **08/27/2014** Prior Sale Date: **03/21/2006** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$340,000** Prior Sale Price: **\$520,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **965457** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$323,000** Lot Area: **7,498** Pool:
 Total Value: **\$199,590** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.49 (miles)**
 Address: **11206 EL DORADO AVE, PACOIMA, CA 91331-2713**
 Owner Name: **TORRES FRANCISCO J D/DIAZ JACQUELINE**
 Seller Name: **LUCAS VIOLETA & MARTIN**
 APN: **2616-020-018** Map Reference: **8-F1 / 502-B1** Living Area: **1,150**
 County: **LOS ANGELES, CA** Census Tract: **1043.10** Total Rooms: **6**
 Subdivision: **16122** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **06/30/2014** Prior Rec Date: **02/06/1976** Bath(F/H): **2 /**
 Sale Date: **05/28/2014** Prior Sale Date: Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$330,000** Prior Sale Price: **\$25,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **673307** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$302,197** Lot Area: **7,635** Pool:
 Total Value: **\$49,147** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **November 25, 2014**

JOB ADDRESS: **13880 WEST PAXTON STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2618-003-006**

CASE#: **477340**

ORDER NO: **A-3111632**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 22, 2012**

COMPLIANCE EXPECTED DATE: **October 22, 2012**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3111632

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

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 AND NOTICE OF FEE

CRUZ, ANTONIO AND FABIOLA
13880 PAXTON ST
PACOIMA, CA 91331

On SEP 19 2012 the
Date
undersigned mailed this notice by
regular mail, postage prepaid to
the addressee as shown on the last
equalized assessment roll.
Signature

CASE #: 477340
ORDER #: A-3111632
EFFECTIVE DATE: September 22, 2012
COMPLIANCE DATE: October 22, 2012

OWNER OF
SITE ADDRESS: 13880 W PAXTON ST
ASSESSORS PARCEL NO.: 2618-003-006
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

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, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage.

Comments: Garage converted to living area.



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

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.

3. The approximate 25x14 and 10x12 detached structure and 17x30 enclosed patio cover 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 expose the work for proper inspections.

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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Back of main house.

4. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: All yards.

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

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

