

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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

August 18, 2014

Council District: # 3

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

JOB ADDRESS: **19121 WEST STAGG STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2104-010-011**

On March 19, 2011, 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: **19121 West Stagg 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.

Pursuant to Section 98.0421, the property owner was issued an order on March 19, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	502.50
Title Report fee	42.00
Grand Total	\$ 1,791.06

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 **\$1,791.06** 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 **\$1,791.06** 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

for Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. 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. T10111
Dated as of: 03/31/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

Property Address: 19121 STAGG STREET ✓ *City: Los Angeles* *County: Los Angeles*

VESTING INFORMATION

Type of Instrument: Quitclaim Deed
Grantor: Helen Shapiro
Grantee: Helen Shapiro and Marilyn Shapiro as joint tenants
Instrument: 98-2156933 **Book/Page:** N/A
Dated: 09/22/1998 **Recorded:** 11/24/1998

Mailing Address: : Helen Shapiro and Marilyn Shapiro
19121 Stagg Street, Reseda, CA 91335-1734

Said Deed is subject to an Affidavit-Death of Joint Tenant dated 10/22/2011, recorded 12/05/2011, in instrument number 20111639322.

SCHEDULE B

LEGAL DESCRIPTION

LOT 11 TRACT 22407, AS PER MAP RECORDED IN BOOK 603, PAGES 5-6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TAX ID NO: 2104-010-011

ADDRESS: 19121 STAGG STREET, RESEDA, CA 91335

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument: Deed of Trust

Trustor/Mortgagor: Helen Shapiro

Lender/Beneficiary: U.S. Small Business Administration

Trustee: GT Service Corp., a California corporation

Instrument: 94 1391248

Book/Page: N/A

Amount: \$15,400.00

Open Ended: No

Dated: 05/31/1994

Recorded: 07/27/1994

Maturity Date: N/A

Mailing Address: 901 West Civic Center Drive Suite 160, Santa Ana, California 92703

Said Deed of Trust is subject to a Corporation Assignment of Deed of Trust from U.S. Small Business Administration (Assignor) to Mortgage Electronic Registration Systems Inc. (Assignee), dated 12/09/2002, recorded 12/23/2002, in instrument number 02 3150074.

Mailing Address: P.O. Box 2026, Flint, MI 48501-2026

Said Deed of Trust is further subject to a Corporate Assignment of Deed of Trust from Mortgage Electronic Registration Systems Inc. (Assignor) to Nationstar Mortgage LLC (Assignee), dated 10/23/2013, recorded 10/24/2013, in instrument number 20131524538.

Mailing Address: 350 Highland Drive, Lewisville, TX 75067

Type of Instrument JUDGMENT

Comments: Claim of Lien in favor of Sky Remodeling Inc., in the amount of \$100,000.00, dated 09/24/2013, recorded 09/24/2013, in instrument number 20131386117.

Mailing Address: 12439 Magnolia Blvd, #245 Valley Village, CA 91607

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:
LAW OFFICES
ALAN R. DAVIS
14619 La Maida St.
Sherman Oaks, CA 91408

A.P.N. 2104-010-011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
HELEN SHAPIRO
19121 Stagg Street
Reseda, CA 91335-1734

DOCUMENTARY TRANSFER TAX \$NONE (See below)
____ Computed on the consideration or value of property conveyed; OR
____ Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

QUITCLAIM DEED

The undersigned grantor(s) declare(s) that:
DOCUMENTARY TRANSFER TAX is \$NONE - This is a bona fide gift and the grantor
() computed on full value of property conveyed, or received nothing in return. R & T 11911
() computed on full value less value of liens and encumbrances remaining at time of sale, and

FOR NO CONSIDERATION

HELEN SHAPIRO

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

HELEN SHAPIRO AND MARILYN SHAPIRO AS JOINT TENANTS

the real property in the City of Los Angeles

County of Los Angeles

State of California, described as

LOT 11 TRACT 22407, AS PER MAP RECORDED IN BOOK
603, PAGES 5-6 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

Commonly referred to as 19121 Stagg Street, Reseda, CA 91335

Dated Sept 22nd 1998

Heleen Shapiro
HELEN SHAPIRO

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On Sept 22 1998, before me, the
undersigned, a Notary Public in and for said State, personally appeared
HELEN Shapiro

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.

WITNESS my hand and official seal.

Signature Orlando O. Perez



(This area for official notarial seal)

SC-104

MAIL TAX STATEMENTS AS DIRECTED ABOVE

98 2156933

Escrow or Loan No. _____

Title Order No. _____

JUL 27 1994

JUL 27 1994

94 1391248

MAIL ANY NOTICE OF DEFAULT TO
U.S. SMALL BUSINESS ADMINISTRATION
901 WEST CIVIC CENTER DRIVE, STE 160
SANTA ANA, CALIFORNIA 92703

WHEN RECORDED MAIL TO
U.S. SMALL BUSINESS ADMINISTRATION
PO BOX 13794
SACRAMENTO, CALIFORNIA 95834-0795

SHAPIRO, Helen

LOAN NO. DLH 64192930-01

SPACE ABOVE THIS LINE FOR RECORDER USE

DEED OF TRUST

BY THIS DEED OF TRUST MADE THIS 27th day of May 1994 between

Helen Shapiro

herein called Trustor, whose address is

19121 Stagg Street Reseda California 91335

19121 Stagg

and GT SERVICE CORP., a California corporation P O Box 667, Burbank, California 91503-0667 herein called Trustee,
and U.S. SMALL BUSINESS ADMINISTRATION, an agency of the U.S. Government, with an office at 901 West Civic
Center Drive Suite 160, Santa Ana, California 92703, herein called Beneficiary, Trustor grants, transfers, and assigns
to Trustee, in trust, with power of sale, that property in Los Angeles County
California, described as

Lot 11 Tract 22407, as per map recorded in book 603, pages 5-6 of Maps,
in the office of the county recorder of said county.

A.P.N. 2105-010-011

Commonly known as: 19121 Stagg Street, Reseda, California 91335

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same
except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect
and enforce the same by any lawful means in the name of any party hereto

For the purpose of securing:

- (1) Payment of the indebtedness by a promissory note or notes in the principal sum of \$ 15,400.00
dated May 15, 1994 payable to Beneficiary, and any extensions or renewals thereof.
- (2) the payment
of any money that may be advanced by the Beneficiary to Trustor or his successors, with interest thereon, evidenced by
additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his
successor.
- (3) performance of each agreement of Trustor incorporated by reference or contained herein.
- (4) payment of
any guaranty or guaranties of the above referenced promissory note or notes.

Page 1

JUL 27 1994

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

3052011192174 **CERTIFICATE OF DEATH** 3201119043609

USE BLACK INK ONLY / PLEASE PRINT OR TYPE

1. NAME OF DECEDENT - FIRST (Given)		2. MIDDLE		3. LAST (Surname)	
MARILYN				SHAPIRO	
4. DATE OF BIRTH (mm/dd/yyyy)					
03/16/1949					
5. AGE (Yrs)					
62					
6. SEX					
F					
7. DATE OF DEATH (mm/dd/yyyy)					
10/17/2011					
8. HOUR (24 Hours)					
2100					
9. BIRTH STATE/COUNTRY		10. SOCIAL SECURITY NUMBER		11. EVER IN U.S. ARMED FORCES?	
NEW YORK		4910		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
12. EDUCATION - Highest Level/Grade		13. MARITAL STATUS (at time of death)		14. DECEDENT'S RACE - List to 3 race only (as listed on record)	
HS GRADUATE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEVER MARRIED		WHITE	
15. USUAL OCCUPATION - Type of work for most of life, DO NOT USE RETIRED			16. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, telephone agency, etc.)		17. YEARS IN OCCUPATION
MAIL CARRIER			POSTAL		17
18. DECEDENT'S RESIDENCE (Street and number, or location)					
19121 STAGG STREET					
19. CITY		20. COUNTY		21. STATE	
RESEDA		LOS ANGELES		CALIFORNIA	
22. INFORMANT'S NAME, RELATIONSHIP					
HELEN SHAPIRO, MOTHER					
23. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip)					
19121 STAGG STREET, RESEDA, CA 91335					
24. NAME OF SURVIVING SPOUSE/POSP - FIRST		25. MIDDLE		26. LAST (BIRTH NAME)	
				SHAPIRO	
27. NAME OF FATHER/PARENT - FIRST		28. MIDDLE		29. LAST	
SIDNEY				SHAPIRO	
30. NAME OF MOTHER/PARENT - FIRST		31. MIDDLE		32. LAST (BIRTH NAME)	
HELEN				RICHTER	
33. BIRTH STATE		34. BIRTH STATE		35. BIRTH STATE	
		NEW YORK		NEW YORK	
36. DISPOSITION DATE (mm/dd/yyyy)		37. PLACE OF FINAL DISPOSITION			
10/28/2011		HILLSIDE MEMORIAL PARK 6001 CENTINELA AVENUE, LOS ANGELES, CA 90045			
38. TYPE OF DISPOSITION		39. SIGNATURE OF EMPLOYER			
BU		NOT EMBALMED			
40. NAME OF FUNERAL ESTABLISHMENT		41. LICENSE NUMBER		42. DATE (mm/dd/yyyy)	
HILLSIDE MEMORIAL PARK MORTUARY		FD1358		10/27/2011	
43. NAME OF FUNERAL HOME		44. SIGNATURE OF LOCAL REGISTRAR			
HILLSIDE MEMORIAL PARK MORTUARY		JONATHAN FIELDING, MD			
45. PLACE OF DEATH					
RESIDENCE					
46. COUNTY		47. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)		48. CITY	
LOS ANGELES		19121 STAGG STREET		RESEDA	
49. CAUSE OF DEATH					
DEFERRED					
50. MANNER OF DEATH (If death or condition resulting in death)					
<input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input checked="" type="checkbox"/> Undetermined <input type="checkbox"/> Other					
51. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT PROBABLE BY THE UNDERLYING CAUSE GIVEN IN 49					
NONE					
52. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 50 OR 51? (If yes, list type of operation and date)					
NO					
53. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE (AS CORNER/CLERK) AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED					
54. SIGNATURE AND TITLE OF CORNER		55. LICENSE NUMBER		56. DATE (mm/dd/yyyy)	
REGINA M AUGUSTINE		10/27/2011		REGINA M AUGUSTINE, DEPUTY CORONER	
57. TYPE ATTENDING PHYSICIAN'S NAME (MAILING ADDRESS, ZIP CODE)					
58. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED					
59. MANNER OF DEATH		60. INJURED AT WORK?		61. INJURY DATE (mm/dd/yyyy)	
<input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input checked="" type="checkbox"/> Homicide <input type="checkbox"/> Undetermined		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK			
62. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
63. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
64. LOCATION OF INJURY (Street and number, or location, and city, and zip)					
65. SIGNATURE OF CORNER / DEPUTY CORNER					
REGINA M AUGUSTINE					
66. DATE (mm/dd/yyyy)					
10/27/2011					
67. TYPE NAME, TITLE OF CORNER / DEPUTY CORNER					
REGINA M AUGUSTINE, DEPUTY CORONER					
68. STATE REGISTRAR					
69. FAX AUTH.#					
70. GENUS TRACT					

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink.

Jonathan Fielding MD
DATE ISSUED **NOV-4 2011**

Director of Public Health and Registrar

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

JUL 27 1994

GATEWAY

SHAPIRO, Helen
D.L.H. 192930-01

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1528	440	Siskiyou	697	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1860	581
Amador	250	243	Lassen	231	367	Riverside	1973	139405	Sonoma	2810	334
Butte	1870	678	Los Angeles	78512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	366	92	Madera	1176	204	San Benito	388	88	Sutter	877	182
Colusa	488	387	Mariposa	2738	873	San Bernardino	8284	877	Tehama	438	425
Contra Costa	7877	178	Merced	143	111	San Francisco	8820	585	Tulare	111	301
Del Norte	174	526	Monterey	442	242	San Joaquin	3810	6	Yuba	3137	567
El Dorado	1229	594	Morongo	1040	361	San Luis Obispo	1750	491			
Fresno	6227	411	Modoc	225	688	San Mateo	6481	800	Ventura	4182	662
Glenn	585	290	Mono	180	215	Santa Barbara	2486	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0623	713	Yuba	564	183
Imperial	1565	801	Napa	922	98	Santa Cruz	2358	744			
Inyo	205	660	Nevada	685	103	Shasta	1122	253			
Kern	4809	2351	Orange	10981	398	Siskiyou	59	438	San Diego	73	299548

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. In Section A, paragraph 5 and in the last paragraph of Section B, paragraph 5 of said provisions the interest rate stated as "at seven percent" is hereby amended to read "at interest rate called for in the Promissory Note". The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

In compliance with section 101.1(d) of the rules and regulations of the Small Business Administration [13 C.F.R. 101.1 (d)], this instrument is to be construed and enforced in accordance with applicable federal law. The undersigned hereby waives any right or immunity purportedly conferred by state law limiting SBA's right to a deficiency judgment after either a judicial foreclosure or a summary foreclosure under the terms of this Deed of Trust.

State of California
County of Los Angeles) S.S.

Signature(s) of Trustor

On MAY 31, 1994 before me, a Notary Public in and for the State of California, personally appeared HELEN SHAPIRO

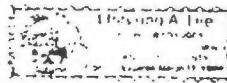
Helen Shapiro
Helen Shapiro

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]

94 1391248



Page 2

JUL 27 1994

02 3150074 ²

PREPARED BY SECURITY CONNECTIONS, INC.
WHEN RECORDED MAIL TO:
SECURITY CONNECTIONS INC.
1935 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH:(208)528-9895

RECORDING REQUESTED BY
U.S. SMALL BUSINESS ADMINISTRATION BY CARLA TENEYCK, ITS ATTORNEY-IN-FACT AND BY RUANA RANSOM, ITS ATTORNEY-IN-FACT



Assignment-Interv.-Recorded

CALIFORNIA

LOAN NO. (0106347891)6419293001
POOL NO.
COUNTY LOS ANGELES

CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, U.S. SMALL BUSINESS ADMINISTRATION BY CARLA TENEYCK, ITS ATTORNEY-IN-FACT AND BY RUANA RANSOM, ITS ATTORNEY-IN-FACT

located at 101 HUDSON STREET, JERSEY CITY, NJ 07302 (Assignor)
assigns to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., P.O. BOX 2026, FLINT, MI 48501-2026, A DELAWARE CORPORATION

all beneficial interest under that certain Deed of Trust dated MAY 15, 1994 executed by HELEN SHAPIRO

Trustor, to GT SERVICE CORP.

Trustee, and recorded as Instrument No. 941391248, on JULY 27, 1994, in Book, Page, of Official Records in the County Recorder's Office of the County of LOS ANGELES, State of California, describing land therein as: AS DESCRIBED ON SAID DEED OF TRUST REFERRED TO HEREIN.



P= S.001.03309
J=AL975.S.00743

MIN# 100025920001601408 MERS VRU PHONE #: 1-888-679-6377

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
Nationstar Mortgage LLC
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

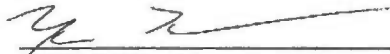


CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., WHOSE ADDRESS IS PO BOX 2026, FLINT, MI, 48501; (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to NATIONSTAR MORTGAGE LLC, WHOSE ADDRESS IS 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 (469)549-2000.

Said Deed of Trust made by HELEN SHAPIRO and recorded on 07/27/1994 as Instrument # 94 1391248, in Book , Page in the office of the LOS ANGELES County Recorder, CA.

IN WITNESS WHEREOF, this Assignment is executed this 23rd day of October in the year 2013
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.



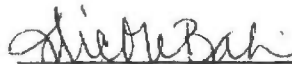
NADINE HOMAN
ASST. SECRETARY

All Authorized Signatories whose signatures appear above are employed by NTC and have reviewed this document and supporting documentation prior to signing.

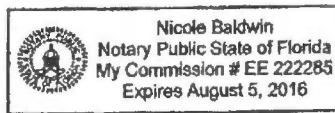
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

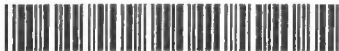
The foregoing instrument was acknowledged before me on this 23rd day of October in the year 2013, by Nadine Homan as ASST. SECRETARY for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



NICOLE BALDWIN - NOTARY PUBLIC
COMM EXPIRES: 08/05/2016



Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
NSDAV 21972353 -- NSDAV MIN 100025920001601408 MERS PHONE 1-888-679-6377 DOCR T2213103515 [C-2]
EFRMCA1



10003990533

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

SKY Remodeling Inc
12439 Magnolia Blvd, # 245
Valley Village, CA 91607

/
/
/
/
/
/
/
/
/

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CLAIM OF LIEN

Michael Rosenberg a mechanics' lien claimant doing business as SKY Remodeling Inc. (hereafter referred to as "Claimant"), claims a mechanics' lien on the real property situated in Reseda, California (hereafter referred to as "the real property"), and more particularly described as follows: 19121 Stagg Street, Reseda, County of Los Angeles, Tract#: 22407, Lot: 11, Assessor's Parcel #: 2104-010-011

The sum of \$100,000.00, with interest at the rate of _____ percent per annum from _____, is now due Claimant, after deducting all just credits and offsets, for the following labor, services, equipment and/or material furnished by Claimant: Re-Roof with Composition fiberglass strip shingles over solid decking. Remove & Replace Windows. Remove old and pour new Concrete Driveway. Tex Coat all exterior. Supply and install new garage door. & Rewire house.

Claimant furnished the foregoing in connection with the following work of improvement, which is located on the real property described above: Home Remodel, as described above

The owner or reputed owner of the work of improvement and the real property is Helen Shapiro
Claimant furnished the above Labor and Materials at the request of Helen Shapiro
pursuant to contracts dated May 30, May 31, June 3, June 6, June 17, & June 18, 2013

NOTICE OF MECHANIC'S LIEN ATTENTION!

UPON RECORDING OF THE ENCLOSED MECHANIC'S LIEN WITH THE COUNTY RECORDER'S OFFICE OF THE COUNTY WHERE THE PROPERTY IS LOCATED, YOUR PROPERTY IS SUBJECT TO THE FILING OF A LEGAL ACTION SEEKING A COURT-ORDERED FORECLOSURE SALE OF THE REAL PROPERTY ON WHICH THE LIEN HAS BEEN RECORDED. THAT LEGAL ACTION MUST BE FILED WITH THE COURT NO LATER THAN 90 DAYS AFTER THE DATE THE MECHANIC'S LIEN IS RECORDED.

THE PARTY IDENTIFIED IN THE MECHANIC'S LIEN MAY HAVE PROVIDED LABOR OR MATERIALS FOR IMPROVEMENTS TO YOUR PROPERTY AND MAY NOT HAVE BEEN PAID FOR THESE ITEMS. YOU ARE RECEIVING THIS NOTICE BECAUSE IT IS A REQUIRED STEP IN FILING A MECHANIC'S LIEN FORECLOSURE ACTION AGAINST YOUR PROPERTY. THIS MAY AFFECT YOUR ABILITY TO BORROW AGAINST, REFINANCE, OR SELL THE PROPERTY UNTIL THE MECHANIC'S LIEN IS RELEASED.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANIC'S LIENS GO TO THE CONTRACTORS' STATE LICENSE BOARD WEB SITE AT www.cslb.ca.gov.

VERIFICATION

I, Michael L. Rosenberg, declare that:

I am the Michael L. Rosenberg of SKY Remodeling, Inc. named as Claimant in the foregoing claim of lien; I am authorized to make this verification for the claimant.

I have read it and know its contents; it is true to my own knowledge and contains, among other things, a correct statement of my demand after deducting all just credits and offsets.

Executed at VAN NUYS, California, on 9-24-13.

I declare under penalty of perjury that the foregoing is true and correct.

Michael L. Rosenberg
MICHAEL L. ROSENBERG

State of California

County of Los Angeles

On 09/24/13 before me, GLADYS L. JUAREZ (NOTARY PUBLIC), personally appeared Michael L. Rosenberg, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 *Glady L. Juarez* (Seal)

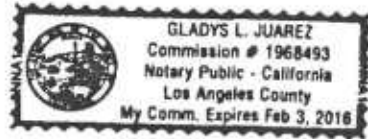


EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**
JOB ADDRESS: **19121 WEST STAGG STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2104-010-011**

Date: **August 18, 2014**

Last Full Title: **03/31/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HELEN SHAPIRO AND MARILYN SHAPIRO
19121 W STAGG STREET
RESEDA, CA 91335-1734
CAPACITY: OWNERS

- 2). HELEN SHAPIRO, DECD EST OF
C/O ALLA BABALYAN
19121 STAGG ST.
RESEDA, CA 91335
CAPACITY: OWNERS

- 3). U.S. SMALL BUSINESS ADMINISTRATION
901 WEST CIVIC CENTER DRIVE, SUITE 160
SANTA ANA, CA 92703
CAPACITY: INTERESTED PARTIES

- 4). NATIONSTAR MORTGAGE LLC
350 HIGHLAND DR.
LEWISVILLE, TX 75067
CAPACITY: INTERESTED PARTIES

- 5). SKY REMODELING INC.
12439 MAGNOLIA BLVD., #245
VALLEY VILLAGE, CA 91607
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
19121 STAGG ST, RESEDA, CA 91335-1734



Owner Information

Owner Name: **SHAPIRO HELEN**
 Mailing Address: **19121 STAGG ST, RESEDA CA 91335-1734 C002**
 Vesting Codes: **// JT**

Location Information

Legal Description:	TRACT # 22407 LOT 11	APN:	2104-010-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1316.00 / 1	Subdivision:	22407
Township-Range-Sect:		Map Reference:	14-A2 / 530-G3
Legal Book/Page:	603-5	Tract #:	22407
Legal Lot:	11	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	RES	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/05/2011 / 10/22/2011	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	1639322		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,412	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1956 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.19	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,197	Lot Width/Depth:	60 x 136	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$68,645	Assessed Year:	2013	Property Tax:	\$990.35
Land Value:	\$20,284	Improved %:	70%	Tax Area:	16
Improvement Value:	\$48,361	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$61,645				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

19121 STAGG ST, RESEDA, CA 91335-1734

17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$0	\$198,000	\$479,000	\$405,176
Bldg/Living Area	1,412	1,277	1,621	1,393
Price/Sqft	\$0.00	\$150.46	\$334.83	\$290.85
Year Built	1956	1951	1959	1954
Lot Area	8,197	5,724	21,004	7,861
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$68,645	\$58,683	\$390,000	\$197,978
Distance From Subject	0.00	0.05	0.50	0.38

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			19121 STAGG ST		1956	3	2		1,412	8,197	0.0
Comparables											
<input checked="" type="checkbox"/>	1		19140 INGOMAR ST	\$406,000	1956	3	2	02/28/2014	1,412	8,189	0.05
<input checked="" type="checkbox"/>	2		7830 AURA AVE	\$405,000	1953	3	1	03/26/2014	1,277	7,208	0.29
<input checked="" type="checkbox"/>	3		18930 SATICOY ST	\$407,500	1956	3	2	07/03/2014	1,359	5,995	0.31
<input checked="" type="checkbox"/>	4		18955 COVELLO ST	\$390,000	1956	3	2	05/13/2014	1,373	5,826	0.32
<input checked="" type="checkbox"/>	5		18951 COVELLO ST	\$425,000	1956	3	2	05/27/2014	1,362	5,913	0.32
<input checked="" type="checkbox"/>	6		7904 AURA AVE	\$198,000	1953	3	2	04/08/2014	1,316	7,612	0.33
<input checked="" type="checkbox"/>	7		19420 ELKWOOD ST	\$448,500	1953	4	2	08/06/2014	1,509	7,560	0.36
<input checked="" type="checkbox"/>	8		7432 DONNA AVE	\$435,000	1959	4	3	07/16/2014	1,621	6,417	0.4
<input checked="" type="checkbox"/>	9		19446 HATTON ST	\$479,000	1952	3	1	07/01/2014	1,523	7,499	0.4
<input checked="" type="checkbox"/>	10		7714 GEYSER AVE	\$400,000	1954	3	2	07/14/2014	1,394	7,624	0.43
<input checked="" type="checkbox"/>	11		19109 LANARK ST	\$382,500	1951	3	1	07/01/2014	1,439	21,004	0.44
<input checked="" type="checkbox"/>	12		19357 STRATHERN ST	\$397,500	1953	4	2	06/24/2014	1,296	8,297	0.45
<input checked="" type="checkbox"/>	13		19464 HEMMINGWAY ST	\$417,000	1953	3	2	05/13/2014	1,451	7,450	0.45
<input checked="" type="checkbox"/>	14		7401 TAMPA AVE	\$446,000	1955	3	2	02/25/2014	1,332	7,292	0.49
<input checked="" type="checkbox"/>	15		19426 LORNE ST	\$377,000	1954	4	2	06/18/2014	1,296	7,458	0.49
<input checked="" type="checkbox"/>	16		18806 COVELLO ST	\$425,000	1956	3	2	08/08/2014	1,314	6,575	0.5
<input checked="" type="checkbox"/>	17		7335 DONNA AVE	\$449,000	1955	4	2	05/23/2014	1,415	5,724	0.5

Comparable Sales Report

For Property Located At

19121 STAGG ST, RESEDA, CA 91335-1734

CoreLogic

RealQuest Professional

17 Comparable(s) Selected.

Report Date: 08/18/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$198,000	\$479,000	\$405,176
Bldg/Living Area	1,412	1,277	1,621	1,393
Price/Sqft	\$0.00	\$150.46	\$334.83	\$290.85
Year Built	1956	1951	1959	1954
Lot Area	8,197	5,724	21,004	7,861
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$68,645	\$58,683	\$390,000	\$197,978
Distance From Subject	0.00	0.05	0.50	0.38

* = user supplied for search only

Comp #:1 Distance From Subject:0.05 (miles)
 Address: 19140 INGOMAR ST, RESEDA, CA 91335-1719
 Owner Name: LANGELAND DIANA N
 Seller Name: ROTH TRUST
 APN: 2104-010-001 Map Reference: 14-A2 / 530-G3 Living Area: 1,412
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 6
 Subdivision: 22407 Zoning: LARS Bedrooms: 3
 Rec Date: 02/28/2014 Prior Rec Date: 05/01/1996 Bath(F/H): 2 /
 Sale Date: 01/29/2014 Prior Sale Date: Yr Built/Eff: 1956 / 1957
 Sale Price: \$406,000 Prior Sale Price: \$125,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 209454 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$324,800 Lot Area: 8,189 Pool: POOL
 Total Value: \$168,617 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.29 (miles)
 Address: 7830 AURA AVE, RESEDA, CA 91335-1613
 Owner Name: NOSRATI SOLTANA S
 Seller Name: HART COMMUNITY HOMES INC
 APN: 2105-022-013 Map Reference: 14-A2 / 530-G3 Living Area: 1,277
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 17373 Zoning: LARS Bedrooms: 3
 Rec Date: 03/26/2014 Prior Rec Date: 06/03/2013 Bath(F/H): 1 /
 Sale Date: 02/12/2014 Prior Sale Date: 05/30/2013 Yr Built/Eff: 1953 / 1953
 Sale Price: \$405,000 Prior Sale Price: \$230,000 Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 302464 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$290,700 # of Stories: 1.00 Pool: POOL
 Land Use: SFR Park Area/Cap#: / 1 Parking: GRAVEL & ROCK
 PARKING AVAIL

Comp #:3 Distance From Subject:0.31 (miles)
 Address: 18930 SATICOY ST, RESEDA, CA 91335-1759
 Owner Name: VARGAS ANNA/ZENDEZAS LUCY
 Seller Name: OMEGA ERIK SOLUTIONS INC
 APN: 2104-014-008 Map Reference: 14-B3 / 530-H4 Living Area: 1,359
 County: LOS ANGELES, CA Census Tract: 1317.02 Total Rooms: 5
 Subdivision: 17207 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/03/2014 Prior Rec Date: 02/28/2014 Bath(F/H): 2 /
 Sale Date: 06/18/2014 Prior Sale Date: 02/11/2014 Yr Built/Eff: 1956 / 1957
 Sale Price: \$407,500 Prior Sale Price: \$315,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 691924 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$375,966 Lot Area: 5,995 Pool: POOL
 Total Value: \$356,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED GARAGE

Comp #:4 Distance From Subject:0.32 (miles)
 Address: 18955 COVELLO ST, RESEDA, CA 91335-1758
 Owner Name: IH4 PROPERTY WEST LP
 Seller Name: SULLIVAN J P & S K TRUST
 APN: 2104-014-014 Map Reference: 14-B3 / 530-H4 Living Area: 1,373
 County: LOS ANGELES, CA Census Tract: 1317.02 Total Rooms: 5
 Subdivision: 17207 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/13/2014 Prior Rec Date: 12/08/1978 Bath(F/H): 2 /
 Sale Date: 04/23/2014 Prior Sale Date: Yr Built/Eff: 1956 / 1956
 Sale Price: \$390,000 Prior Sale Price: \$72,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 491448 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$132,391 Lot Area: 5,826 Pool:
 Land Use: SFR Park Area/Cap#: / 2 Parking: GRAVEL & ROCK
 DETACHED GARAGE

Comp #:**5** Distance From Subject:**0.32 (miles)**
 Address: **18951 COVELLO ST, RESEDA, CA 91335-1758**
 Owner Name: **LEON LINCOLN/SANCHEZ MAIRA J**
 Seller Name: **MAYAN PROPERTIES INC**
 APN: **2104-014-015** Map Reference: **14-B3 / 530-H4** Living Area: **1,362**
 County: **LOS ANGELES, CA** Census Tract: **1317.02** Total Rooms: **5**
 Subdivision: **17207** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/27/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **04/18/2014** Prior Sale Date: Yr Built/Eff: **1956 / 1957**
 Sale Price: **\$425,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **543095** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$417,302** Lot Area: **5,913** Pool: **POOL**
 Total Value: **\$68,643** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.33 (miles)**
 Address: **7904 AURA AVE, RESEDA, CA 91335-1615**
 Owner Name: **KHODABAKHSH TOMMY**
 Seller Name: **CODA TRUST**
 APN: **2105-022-008** Map Reference: **14-A2 / 530-G3** Living Area: **1,316**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **5**
 Subdivision: **17373** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **04/08/2014** Prior Rec Date: **11/23/2005** Bath(F/H): **2 /**
 Sale Date: **04/03/2014** Prior Sale Date: **11/07/2005** Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$198,000** Prior Sale Price: **\$594,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **353449** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,612** Pool: **POOL**
 Total Value: **\$365,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.36 (miles)**
 Address: **19420 ELKWOOD ST, RESEDA, CA 91335-1632**
 Owner Name: **LOPEZ MARCO/GRACIAS CARLA**
 Seller Name: **PIEDMONT ASSOCIATES LLC**
 APN: **2105-010-020** Map Reference: **14-A2 / 530-F3** Living Area: **1,509**
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **5**
 Subdivision: **17373** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **08/06/2014** Prior Rec Date: **12/16/2013** Bath(F/H): **2 /**
 Sale Date: **07/02/2014** Prior Sale Date: **11/20/2013** Yr Built/Eff: **1953 / 1971**
 Sale Price: **\$448,500** Prior Sale Price: **\$345,000** Air Cond: **WALL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **814247** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$417,000** Lot Area: **7,560** Pool: **POOL**
 Total Value: **\$237,121** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.4 (miles)**
 Address: **7432 DONNA AVE, RESEDA, CA 91335-2507**
 Owner Name: **SHEEHY SHELDON**
 Seller Name: **CHAPMAN GEORGE A TRUST**
 APN: **2104-022-006** Map Reference: **14-B3 / 530-G4** Living Area: **1,621**
 County: **LOS ANGELES, CA** Census Tract: **1317.02** Total Rooms: **6**
 Subdivision: **24670** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **07/16/2014** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **06/12/2014** Prior Sale Date: Yr Built/Eff: **1959 / 1966**
 Sale Price: **\$435,000** Prior Sale Price: Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **732134** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$181,500** Lot Area: **6,417** Pool:
 Total Value: **\$100,026** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:0.4 (miles)
 Address: 19446 HATTON ST, RESEDA, CA 91335-2311
 Owner Name: DESIMONE FAMILY TRUST
 Seller Name: GLADNEY MARK & BRANDI
 APN: 2116-013-028 Map Reference: 14-A2 / 530-F4 Living Area: 1,523
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 17372 Zoning: LARS Bedrooms: 3
 Rec Date: 07/01/2014 Prior Rec Date: 11/30/2012 Bath(F/H): 1 /
 Sale Date: 05/12/2014 Prior Sale Date: 10/11/2012 Yr Built/Eff: 1952 / 1968
 Sale Price: \$479,000 Prior Sale Price: \$390,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: MODERN
 Document #: 679450 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$359,250 Lot Area: 7,499 Pool: POOL
 Total Value: \$390,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.43 (miles)
 Address: 7714 GEYSER AVE, RESEDA, CA 91335-1805
 Owner Name: FROHNEN PATRICIA L & DANIEL M
 Seller Name: LEE JAE D
 APN: 2103-018-018 Map Reference: 14-B2 / 530-H3 Living Area: 1,394
 County: LOS ANGELES, CA Census Tract: 1310.10 Total Rooms: 5
 Subdivision: 19126 Zoning: LARS Bedrooms: 3
 Rec Date: 07/14/2014 Prior Rec Date: 09/26/1988 Bath(F/H): 2 /
 Sale Date: 07/05/2014 Prior Sale Date: 07/1988 Yr Built/Eff: 1954 / 1955
 Sale Price: \$400,000 Prior Sale Price: \$145,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 723166 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$292,000 Lot Area: 7,624 Pool: POOL
 Total Value: \$220,944 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.44 (miles)
 Address: 19109 LANARK ST, RESEDA, CA 91335-1119
 Owner Name: DRIR 2006 FAMILY TRUST
 Seller Name: TIDWELL JOHN S JR
 APN: 2104-002-033 Map Reference: 14-A1 / 530-G2 Living Area: 1,439
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 11736 Zoning: LARA Bedrooms: 3
 Rec Date: 07/01/2014 Prior Rec Date: 02/23/1979 Bath(F/H): 1 /
 Sale Date: 06/25/2014 Prior Sale Date: Yr Built/Eff: 1951 / 1954
 Sale Price: \$382,500 Prior Sale Price: \$85,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 675838 Acres: 0.48 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 21,004 Pool:
 Total Value: \$172,390 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED GARAGE

Comp #:12 Distance From Subject:0.45 (miles)
 Address: 19357 STRATHERN ST, RESEDA, CA 91335-1047
 Owner Name: REYES NANCY E/SORIANO JORGE
 Seller Name: HULSEBUS SHERYL R
 APN: 2105-014-013 Map Reference: 14-A2 / 530-F3 Living Area: 1,296
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 6
 Subdivision: 15595 Zoning: LARS Bedrooms: 4
 Rec Date: 06/24/2014 Prior Rec Date: 06/22/1972 Bath(F/H): 2 /
 Sale Date: 06/18/2014 Prior Sale Date: Yr Built/Eff: 1953 / 1954
 Sale Price: \$397,500 Prior Sale Price: \$25,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 650764 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$390,299 Lot Area: 8,297 Pool:
 Total Value: \$58,683 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:13 Distance From Subject:0.45 (miles)
 Address: 19464 HEMMINGWAY ST, RESEDA, CA 91335-1638
 Owner Name: MARTINEZ JUAN C
 Seller Name: BEALS TRUST
 APN: 2105-011-036 Map Reference: 14-A2 / 530-F3 Living Area: 1,451
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 5
 Subdivision: 17373 Zoning: LARS Bedrooms: 3
 Rec Date: 05/13/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 04/16/2014 Prior Sale Date: Yr Built/Eff: 1953 / 1954
 Sale Price: \$417,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 491867 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$409,447 Lot Area: 7,450 Pool:
 Total Value: \$63,377 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.49 (miles)
 Address: 7401 TAMPA AVE, RESEDA, CA 91335-2468
 Owner Name: KARAN SAVEED & SARLA
 Seller Name: TAMPA PARTNERS LLC
 APN: 2116-016-122 Map Reference: / 530-G4 Living Area: 1,332
 County: LOS ANGELES, CA Census Tract: 1317.01 Total Rooms: 5
 Subdivision: 9349 Zoning: LARD3 Bedrooms: 3
 Rec Date: 02/25/2014 Prior Rec Date: 11/30/2005 Bath(F/H): 2 /
 Sale Date: 02/13/2014 Prior Sale Date: 11/15/2005 Yr Built/Eff: 1955 / 1959
 Sale Price: \$446,000 Prior Sale Price: \$746,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 192916 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,292 Pool:
 Total Value: \$310,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:0.49 (miles)
 Address: 19426 LORNE ST, RESEDA, CA 91335-1021
 Owner Name: RODRIGUEZ JESUS/MORALES HYBEE
 Seller Name: MANYARI JOHANN
 APN: 2105-014-004 Map Reference: 14-A2 / 530-F3 Living Area: 1,296
 County: LOS ANGELES, CA Census Tract: 1316.00 Total Rooms: 6
 Subdivision: 15991 Zoning: LARS Bedrooms: 4
 Rec Date: 06/18/2014 Prior Rec Date: 08/08/2008 Bath(F/H): 2 /
 Sale Date: 04/11/2014 Prior Sale Date: 06/14/2008 Yr Built/Eff: 1954 / 1955
 Sale Price: \$377,000 Prior Sale Price: \$289,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 630412 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$351,279 Lot Area: 7,458 Pool: POOL
 Total Value: \$302,218 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.5 (miles)
 Address: 18806 COVELLO ST, RESEDA, CA 91335-2747
 Owner Name: CORY PAUL & LAUREN
 Seller Name: BELDEN ANNA L TRUST
 APN: 2118-004-020 Map Reference: 14-B3 / 530-H4 Living Area: 1,314
 County: LOS ANGELES, CA Census Tract: 1310.20 Total Rooms: 5
 Subdivision: 19614 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/08/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 07/18/2014 Prior Sale Date: Yr Built/Eff: 1956 / 1956
 Sale Price: \$425,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 828129 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$382,500 Lot Area: 6,575 Pool:
 Total Value: \$65,852 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:17			Distance From Subject:0.5 (miles)
Address:	7335 DONNA AVE, RESEDA, CA 91335-2506		
Owner Name:	ANEY CHRISTINE/ANEY STEVEN S & DONNA I		
Seller Name:	TRUEBLOOD FAMILY TRUST		
APN:	2104-025-009	Map Reference:	14-B3 / 530-G4
County:	LOS ANGELES, CA	Census Tract:	1317.02
Subdivision:	20785	Zoning:	LAR1
Rec Date:	05/23/2014	Prior Rec Date:	02/22/1983
Sale Date:	04/23/2014	Prior Sale Date:	
Sale Price:	\$449,000	Prior Sale Price:	\$119,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	538009	Acres:	0.13
1st Mtg Amt:	\$359,200	Lot Area:	5,724
Total Value:	\$63,664	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,415
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: August 18, 2014

JOB ADDRESS: **19121 WEST STAGG STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2104-010-011**

CASE#: 409479

ORDER NO: A-2726227

EFFECTIVE DATE OF ORDER TO COMPLY: **March 19, 2011**

COMPLIANCE EXPECTED DATE: **April 18, 2011**

DATE COMPLIANCE OBTAINED: **May 5, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2726227

1010707201137067

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY

ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

SHAPIRO, HELEN AND
19121 STAGG ST
RESEDA, CA 91335

MAR 15 2011

CASE #: 409479

ORDER #: A-2726227

EFFECTIVE DATE: March 19, 2011
COMPLIANCE DATE: April 18, 2011

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

OWNER OF
SITE ADDRESS: 19121 W STAGG ST
ASSESSORS PARCEL NO.: 2104-010-011
ZONE: RS; Suburban Zone

Signature

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 \$ 336.00 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:

VIOLATION(S):

1. 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.

Comments: Located in the West side yard.

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.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

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.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9863. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Angel Sindaen

Date: March 14, 2011

ANGEL SINDAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863

[Signature]
REVIEWED BY