

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

January 6, 2015

Council District: #7

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

JOB ADDRESS: **12533 WEST CARL STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2532-008-019**

On June 20, 2009, 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: **12533 West Carl 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.

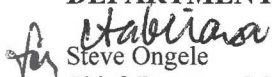
In addition, pursuant to Section 98.0421, the property owner was issued an order on April 29, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	1,090.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	357.93
Title Report fee	42.00
Grand Total	\$ 1,996.49

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 **\$1,996.49** 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 **\$1,996.49** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10558
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2532-008-019

Property Address: 12533 W CARL ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: HECTOR HUERTA SANDOVAL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, MIGUEL PAREDES, A SINGLE MAN AND JUAN PAREDES, A SINGLE MAN ALL AS JOINT TENANTS

Grantee: HECTOR HUERTA SANDOVAL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 99/0506344

Book/Page: N/A

Dated: 03/25/1998

Recorded: 03/25/1999

MAILING ADDRESS: HECTOR HUERTA SANDOVAL,
12533 CARL STREET, PACOIMA, CA 91331.

SCHEDULE B

LEGAL DESCRIPTION

LOT 76 OF TRACT 29220, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 760 PAGES 87 TO 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: HECTOR HUERTA SANDOVAL, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY

Lender/Beneficiary: MERS AS NOMINEE FOR AMERICA'S WHOLESALE LENDER

Trustee: RECONTRUST COMPANY, N.A.

Instrument: 06/0055517

Book/Page: N/A

Amount: \$420,000.00

Open Ended: NO

Dated: 12/30/2005

Recorded: 01/10/2006

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. T10558

SCHEDULE B (Continued)

Maturity Date: 02/01/2036

MAILING ADDRESS: COUNTYWIDE HOME LOANS, INC. , MS SV-79 DOCUMENT PROCESSING,
P.O BOX 10423, VAN NUYS, CA 91410-0423

ADDITIONAL MAILING ADDRESS: RECONTRUST COMPANY, N.A.
225 WEST HILLCREST DR., MSN-TO-02, THOUSAND OAKS, CA 91360

ADDITIONAL MAILING ADDRESS: AMERICA'S WHOLESALE LENDER,
4500 PARK GRANADA MSN# SVB-314, CALABASAS, CA 91302-1613

ADDITIONAL MAILING ADDRESS: "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC,
P.O BOX 2026, FLINT, MI 48501-2026

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO THE
BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES,
SERIES 2006-5 (ASSIGNEE), DATED 08/10/2011 RECORDED 08/12/2011, AS
INSTRUMENT NO. 20111091357

MAILING ADDRESS: CORELOGIC,
450 E. BOUDARY ST. ATTN: RELEASE DEPT. CHAPIN, SC 29036

ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
3300 S.W. 34TH AVENUE, SUITE 101 OCALA, FL 34474

ADDITIONAL MAILING ADDRESS: THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-5, 101 BARCLAY, ST -4W.
NEW YORK, NY 10286.

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN DATED 09/11/2009 RECORDED 09/21/2009, AS
INSTRUMENT NO. 20091433472

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

ADDITIONAL MAILING ADDRESS: SANDOVAL HECTOR,
12533 W CARLPACOIMA CA, 91331

RECORDING REQUESTED BY

ORANGE COAST TITLE of LOS ANGELES

When Recorded Mail Document
and Tax Statement To

Hector Huerta Sandoval
12533 Carl Street
Pacoima, Ca 91331

99 0506344

2

Escrow No

Title Order No

APN 2532-008-019

SPACE ABOVE THIS LINE FOR RECORDER S USE

GRANT DEED

This document filed for record by Orange Coast
Title Company and Subsidiaries as an accomo-
dation only it has not been examined as to its
execution or as to its affect upon the title

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City tax \$ 0

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Hector Huerta Sandoval, a married man as his sole and separate property,
Miguel Paredes, a single man and Juan Paredes, a single man all as joint
tenants hereby GRANT(S) to

Hector Huerta Sandoval, a married man as his sole and separate property

the following described real property in the City of Los Angeles
County of Los Angeles

State of California

Lot 76 of Tract 29220, in the City of Los Angeles, in the County of Los
Angeles, State of California, as per map recorded in Book 760 Pages 87 to
89 inclusive of maps, in the office of the County Recorder of said County.

Commonly Known As: 12533 Carl Street, Pacoima, Ca 91331

"THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911 "

DATED March 25, 1998

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON APRIL 8, 1998 before me,

RUBEN KING personally appeared

HECTOR HUERTA SANDOVAL, MIGUEL PAREDES

& JUAN PAREDES

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

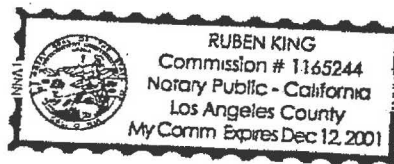
Signature

Hector-Huerta-Sandoval

Hector Huerta Sandoval

Miguel Paredes

Juan Paredes



MAIL TAX STATEMENT AS DIRECTED ABOVE

ATD 13 (Rev 4/94)

GRANT DEED

1/10/06

-LAWYERS TITLE

Recording Requested By:
P. WEBBER-JAMES

06 0055517

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

0237605648
MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
NILES INCHAUSTI

APN: 2532-008-019

[Space Above This Line For Recording Data]

1475-TA
(Escrow/Closing #)

00012427057412005
(Doc ID #)

DEED OF TRUST

MIN1000157-0006242271-8

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated DECEMBER 30, 2005, together with all Riders to this document.

(B) "Borrower" is

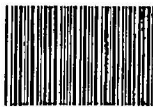
HECTOR HUERTA SANDOVAL, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY

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

Page 1 of 16

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

Form 3005 1/01



* 2 3 9 9 1 *



* 1 2 4 2 7 0 5 7 4 0 0 0 0 1 0 0 6 A *

11/10/06

DOC ID #: 00012427057412005

Borrower's address is
12533 CARL STREET, PACOIMA, CA 91331-1512
Borrower is the trustor under this Security Instrument.
(C) "Lender" is
AMERICA'S WHOLESALE LENDER
Lender is a CORPORATION
organized and existing under the laws of NEW YORK
Lender's address is
4500 Park Granada MSN# SVB-314, Calabasas, CA 91302-1613
(D) "Trustee" is
ReconTrust Company, N.A.
225 West Hillcrest Dr., MSN TO-02, Thousand Oaks, CA 91360
(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting
solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this
Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and
telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(F) "Note" means the promissory note signed by Borrower and dated DECEMBER 30, 2005 .The
Note states that Borrower owes Lender
FOUR HUNDRED TWENTY THOUSAND and 00/100

Dollars (U.S. \$ 420,000.00) plus interest. Borrower has promised to pay this debt in regular
Periodic Payments and to pay the debt in full not later than FEBRUARY 01, 2036 .

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

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges
due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following
Riders are to be executed by Borrower [check box as applicable]:

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

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,
non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other
charges that are imposed on Borrower or the Property by a condominium association, homeowners association
or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check,
draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument,
computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an
account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine
transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

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

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by
any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage
to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii)

VMP -6A(CA) (0207)

CHL (08/05)

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Form 3005 1/01

06 0055517

1/10/06

DOC ID #: 00012427057412005

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

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

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

COUNTY

of

LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 76 OF TRACT NO. 29220, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 760 PAGES 87 TO 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2532-008-019

which currently has the address of

12533 CARL STREET, PACOIMA

[Street/City]

California 91331-1512 ("Property Address"):

[Zip Code]

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

VMP 6A(CA) (0207)

CHL (08/06)

Page 3 of 16

Form 3005 1/01

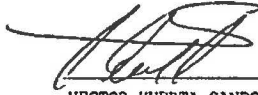
06 0055517

1/10/06

16

DOC ID #: 00012427057412005

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.



HECTOR HUERTA SANDOVAL

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

06 0055517

1/10/06

17

DOC ID #: 00012427057412005

State of California

County of Los Angeles

} ss.

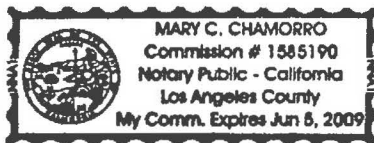
On Dec 24, 2005 before me, Mary C. Chamorro
_____ personally appeared

Hector Huerta Sandoval

_____, 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.

Mary Chamorro (Seal)



06 0055517

Recording Requested By:
Bank of America
Prepared By: Barbara Nord
450 E. Boundary St.
Chapin, SC 29036
888-603-9011

When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 69212427057415776

Property Address

12533 Carl St

Pacoima, CA 91331-1512

CA0-ADT 14999418

8/9/2011

This space for Recorder's use

MIN #: 1000157-0006242271-8

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-5 whose address is 101 BARCLAY ST - 4W, NEW YORK, NY 10286 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender:	AMERICA'S WHOLESALE LENDER
Original Borrower(s):	HECTOR HUERTA SANDOVAL, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY
Original Trustee	RECONTRUST COMPANY, N.A
Date of Deed of Trust:	12/30/2005
Original Loan Amount:	\$420,000.00

Recorded in Los Angeles County, CA on: 1/10/2006, book N/A, page N/A and instrument number 06 0055517

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

8-10-2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By: *Martha Munoz*
Martha Munoz, Vice President

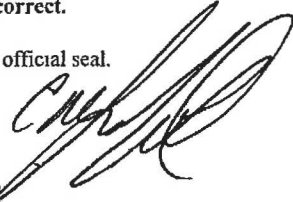
State of California
County of Ventura

On August 10, 2011 before me, Carol Marie Littleford, Notary Public, personally appeared Martha Munoz, who 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.

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.

Notary Public
My Commission Expires



(Seal)



Attached to: Assignment of Deed of Trust
Borrower(s): Hector Huerta Sandoval

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: January 6, 2015

JOB ADDRESS: **12533 WEST CARL STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2532-008-019**

Last Full Title: **07/16/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HECTOR HUERTA SANDOVAL
12533 CARL STREET
PACOIMA, CA. 91331-1512
CAPACITY: OWNER
- 2). COUNTYWIDE HOME LOANS, INC.
DOCUMENT PROCESSING, MS SV-79
P.O. BOX 10423
VAN NUYS, CA. 91410-0423
CAPACITY: INTERESTED PARTIES
- 3). RECONTRUST COMPANY, NA
225 WEST HILLCREST DRIVE, MSN -TO-02
THOUSAND OAKS, CA. 91360
CAPACITY: INTERESTED PARTIES
- 4). AMERICA'S WHOLESALE LENDER
4500 PARK GRANADA, MSN# SVB-314
CALABASAS, CA. 91302-1613
CAPACITY: INTERESTED PARTIES
- 5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 6). CORELOGIC
ATTN: RELEASE DEPARTMENT
450 EAST BOUDARY STREET
CHAPIN, SC 29036
CAPACITY: INTERESTED PARTIES

- 7). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
3300 W.E. 34TH AVENUE, SUITE 101
OCALA, FL 34474 CAPACITY: INTERESTED PARTIES
- 8). THE BANK OF NEW YORK MELLON FKA,
THE BANK OF NEW YORK
AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC.
ASSET BACKED CERTIFICATES, SERIES 2006-5
101 BARCLAY STREET, -4W.
NEW YORK, NY 10286 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
12533 CARL ST, PACOIMA, CA 91331-1512



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **SANDOVAL HECTOR H**
 Mailing Address: **12533 CARL ST, PACOIMA CA 91331-1512 C024**
 Vesting Codes: **MM / /**

Location Information

Legal Description:	TRACT NO 29220 LOT 76	APN:	2532-008-019
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1041.05 / 2	Subdivision:	29220
Township-Range-Sect:		Map Reference:	9-B1 / 502-E1
Legal Book/Page:	760-87	Tract #:	29220
Legal Lot:	76	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/25/1999 / 03/25/1998	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	506345
Document #:	506344		

Last Market Sale Information

Recording/Sale Date:	07/26/1995 /	1st Mtg Amount/Type:	\$126,868 / FHA
Sale Price:	\$128,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1217417	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$46.41
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **CASA BLANCA MTG INC
 MORTGAGE GUARANTY INS
 CORP**

Prior Sale Information

Prior Rec/Sale Date:	07/26/1995 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1217416	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,758	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:	
Bedrooms:	7	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	
Year Built / Eff:	1970 / 1981	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	SHED				

Site Information

Zoning:	LARS	Acres:	0.19	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,417	Lot Width/Depth:	65 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$290,629	Assessed Year:	2014	Property Tax:	\$3,755.46
Land Value:	\$88,955	Improved %:	69%	Tax Area:	13
Improvement Value:	\$201,674	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$283,629				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12533 CARL ST, PACOIMA, CA 91331-1512**1 Comparable(s) Selected.**

Report Date: 12/30/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$128,000	\$426,500	\$426,500	\$426,500
Bldg/Living Area	2,758	2,584	2,584	2,584
Price/Sqft	\$46.41	\$165.05	\$165.05	\$165.05
Year Built	1970	1957	1957	1957
Lot Area	8,417	7,510	7,510	7,510
Bedrooms	7	4	4	4
Bathrooms/Restrooms	4	4	4	4
Stories	1.00	1.00	1.00	1.00
Total Value	\$290,629	\$245,810	\$245,810	\$245,810
Distance From Subject	0.00	0.45	0.45	0.45

* = user supplied for search only

Comp #:				Distance From Subject:0.45 (miles)			
Address:		12820 LOUVRE ST, PACOIMA, CA 91331-1242					
Owner Name:		TREJO SAUL/MENDEZ MELISSA G					
Seller Name:		JACKSON HERMAN & HELEN					
APN:		2527-030-016		Map Reference:		3-B6 / 502-E1	
County:		LOS ANGELES, CA		Census Tract:		1042.03	
Subdivision:		19184		Zoning:		LAR1	
Rec Date:		06/17/2014		Prior Rec Date:		08/21/1972	
Sale Date:		04/01/2014		Prior Sale Date:			
Sale Price:		\$426,500		Prior Sale Price:		\$18,500	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		623927		Acres:		0.17	
1st Mtg Amt:		\$418,774		Lot Area:		7,510	
Total Value:		\$245,810		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/ 2	
				Living Area:		2,584	
				Total Rooms:		6	
				Bedrooms:		4	
				Bath(F/H):		4 /	
				Yr Built/Eff:		1957 / 1978	
				Air Cond:		EVAP COOLER	
				Style:		CONVENTIONAL	
				Fireplace:		/	
				Pool:			
				Roof Mat:		COMPOSITION SHINGLE	
				Parking:		PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: January 6, 2015

JOB ADDRESS: 12533 WEST CARL STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2532-008-019

CASE#: 462495

ORDER NO: A-3000148

EFFECTIVE DATE OF ORDER TO COMPLY: April 29, 2012

COMPLIANCE EXPECTED DATE: May 29, 2012

DATE COMPLIANCE OBTAINED: July 25, 2012

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3000148

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

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

SANDOVAL, HECTOR H
12533 CARL ST
PACOIMA, CA 91331

APR 27 2012

CASE #: 462495

ORDER #: A-3000148

EFFECTIVE DATE: April 29, 2012

COMPLIANCE DATE: May 29, 2012

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

Signature _____

OWNER OF

SITE ADDRESS: 12533 W CARL ST
ASSESSORS PARCEL NO.: 2532-008-019
ZONE: RS; Suburban 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: Main house.

Comments: More than one kitchen.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 311

www.ladbs.org

INSPECTOR COPY

2. Unapproved occupancy or use of the main house as multiple living units.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the main house as multiple living units.

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

Location: Main house.

3. The main house or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the electrical and plumbing system.
2) Continue to maintain in good repair.

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

Location: main house.

Comments: Electrical outlets and plumbing problems.

4. The main house divided to separate living units 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, 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: Main house.

Comments: House divided.

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.

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.

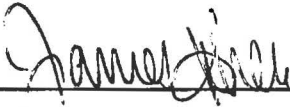
NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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

Inspector: _____

Date: April 26, 2012


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


REVIEWED BY