

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE PRESIDENT

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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: # 6

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

JOB ADDRESS: **13261 WEST WINGO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2625-001-032**

On November 5, 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: **13261 West Wingo 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.

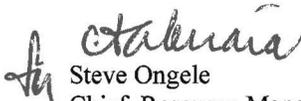
In addition, pursuant to Section 98.0421, the property owner was issued an order on November 5, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
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)	283.72
Title Report fee	42.00
Grand Total	\$ 1,572.28

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 **\$1,572.28** 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 **\$1,572.28** 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

EXHIBIT A



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

Property Title Report

Work Order No. T10603
Dated as of: 07/25/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2625-001-032

Property Address: 13261 W WINGO ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: BARTOLO AGUILAR, A SINGLE MAN

Grantee: BARTOLO M. AGUILAR, AN UNMARRIED MAN

Instrument: 03/3367815

Book/Page: N/A

Dated: 09/24/2003

Recorded: 11/10/2003

MAILING ADDRESS: BARTOLO M. AGUILAR,
13261 WINGO ST, LOS ANGELES, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 29, OF TRACT NO. 15902 AS PER MAP RECORDED IN BOOK 348, PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: BARTOLO M AGUILAR, AN UNMARRIED MAN

Lender/Beneficiary: NOVELLE FINANCIAL SERVICES

Trustee: RON MORRISON

Instrument: 05/1618840

Book/Page: N/A

Amount: \$277,000.00

Open Ended: NO

Dated: 06/30/2005

Recorded: 07/11/2005

Maturity Date: 07/01/2035

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.

SCHEDULE B (Continued)

**MAILING ADDRESS: IMPAC FUNDING CORP, ATTN: DOC CONTROL,
1401 DOVE STREET, SUITE 100, NEWPORT BEACH, CALIFORNIA 92660-2431.**

**ADDITIONAL MAILING ADDRESS: NOVELLE FINANCIAL SERVICES,
1401 DOVE STREET, NEWPORT BEACH, CALIFORNIA**

TICOR TITLE COMPANY

11/10/03

03 3367815

2

RECORDING REQUESTED BY:
Ticor Title

AND WHEN RECORDED MAIL TO:

Mr. Bartolo M. Aguilar
13261 Wingo St.
Los Angeles CA 91331

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3346946-13 Escrow No.: 16099-MP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 2 44
DOCUMENTARY TRANSFER TAX is \$306.90 CITY TRANSFER TAX \$1,255.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Los Angeles AND

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

Bartolo Aguilar, a Single Man

hereby GRANT(s) to:

Bartolo M. Aguilar, an Unmarried Man

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

Lot 29 of Tract No. 15902 as per Map recorded in Book 348, Pages 39 and 40 of Maps, in the Office of the County Recorder of Los Angeles County, California

Also Known as: 13261 Wingo Street, Arleta, CA 91331
 APN#: 2625-001-032

DATED September 24, 2003
 STATE OF CALIFORNIA
 COUNTY OF Los Angeles
 On Sept. 30, 2003
 Before me, Jennie Izumi, Notary Public
 A Notary Public in and for said State, personally appeared Bartolo Aguilar

Bartolo Aguilar
 Bartolo Aguilar

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]

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

JENNIE IZUMI
 Commission # 1429439
 Notary Public - California
 Los Angeles County
 My Comm. Expires Jul 8, 2007

JENNIE IZUMI
 Commission # 1429439
 Notary Public - California
 Los Angeles County
 My Comm. Expires Jul 8, 2007

11/11/17903

3

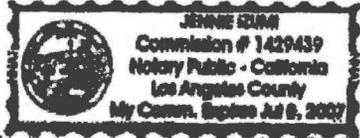
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On Sept. 30 2003 before me, Jennie Izumi Notary Public

personally appeared Bartolo Aguilar

- personally known to me
- 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 of Notary Public]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: Sept. 24, 2003 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer

Signer's Name: Bartolo Aguilar

- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer is Representing:



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11/11/03

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ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Jennie Izumi

Date Commission Expires 7/8/2007

Place of Execution of this Declaration LA.

Date 11/6/03

Signature (Firm name if any)

R747 3/79

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

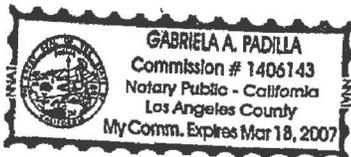
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State of California }
County of Los Angeles } ss.

On 11-7-03 before me, Gabriela A. Padilla
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Bartolo Aguilar
Name(s) of Signer(s)

- personally known to me
- 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.

Gabriela Padilla
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: grant deed

Document Date: _____ Number of Pages: _____

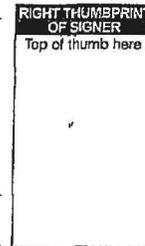
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



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RECORDING REQUESTED BY:
LandAmerica Commonwealth Title

05 1618840

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Recording Requested By:
NOVELLE FINANCIAL SERVICES

And After Recording Return To:
IMPAC FUNDING CORP. ATTN: DOC CONTROL
1401 DOVE STREET, SUITE 100
NEWPORT BEACH, CALIFORNIA 92660-2431
Loan Number: 4503033975

6725741-4

APN
2625-001-032

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated JUNE 30, 2005, together with all Riders to this document.
- (B) "Borrower" is BARTOLO M AGUILAR, AN UNMARRIED MAN

- Borrower is the trustor under this Security Instrument.
- (C) "Lender" is NOVELLE FINANCIAL SERVICES

Lender is a DELAWARE CORPORATION organized and existing under the laws of DELAWARE Lender's address is 1401 DOVE STREET, NEWPORT BEACH, CALIFORNIA 92660-2431

- Lender is the beneficiary under this Security Instrument.
- (D) "Trustee" is RON MORRISON

- (E) "Note" means the promissory note signed by Borrower and dated JUNE 30, 2005 The Note states that Borrower owes Lender TWO HUNDRED SEVENTY-SEVEN THOUSAND AND 00/100 Dollars (U.S. \$ 277,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1, 2035

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

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(H) "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]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify] INTEREST ONLY ADDENDUM TO RIDER

(I) "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.

(J) "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.

(K) "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.

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

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

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

(O) "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.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §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.

(Q) "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

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]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
A.P.N. #: 2625-001-032

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

Bartolo M Aguilar
BARTOLO M AGUILAR (Seal) Borrower

____ (Seal) Borrower

____ (Seal) Borrower

____ (Seal) Borrower

____ (Seal) Borrower

Witness:

Witness:

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[Space Below This Line For Acknowledgment]

State of California)
) ss.
County of LOS ANGELES)

On July 4 2005 before me, Deborah A Mawson

personally appeared BARTOLO M AGUILAR

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.



NOTARY SEAL

Deborah A Mawson
NOTARY SIGNATURE
Deborah A Mawson
(Typed Name of Notary)

7/11/05

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Loan Number: 4503033975

ADJUSTABLE RATE RIDER

(LIBOR Six-Month Index (As Published In The Wall Street Journal)-Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 30th day of JUNE 2005, 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 NOVELLE FINANCIAL SERVICES, A DELAWARE CORPORATION ("Lender") of the same date and covering the property described in the Security Instrument and located at:

13261 WINGO STREET, LOS ANGELES (ARLETA AREA), CALIFORNIA 91331

[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 7.625 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES SEE ATTACHED INTEREST ONLY ADDENDUM

(A) Change Dates
The interest rate I will pay may change on the 1st day of JULY, 2007, and on that day every 6 month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index
Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of Interbank offered rates for six month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in The Wall Street Journal. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes
Before each Change Date, the Note Holder will calculate my new interest rate by adding FIVE AND 550/1000 percentage points (5.550 %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the

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Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 10.625 % or less than 7.625 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than ONE AND 000/1000 percentage points (1.000%) from the rate of interest I have been paying for the preceding 6 months. My interest rate will never be greater than 13.625%. My interest rate will never be less than 7.625%.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER
Uniform Covenant 18 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay

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these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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

THE PROVISIONS CONTAINED IN THE "ADDENDUM TO RIDER," SIGNED BY ALL BORROWERS NAMED HEREIN, ARE HEREBY INCORPORATED INTO AND SHALL AMEND AND SUPPLEMENT THIS RIDER.

Bartolo M Aguilar (Seal) _____ (Seal)
BARTOLO M AGUILAR -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

MULTISTATE ADJUSTABLE RATE RIDER--LIBOR SIX-MONTH INDEX (AS PUBLISHED IN THE WALL STREET JOURNAL)--Single Family--Fannie Mae Modified Instrument
Document Systems, Inc. (800) 649-1382 Page 3 of 3 Form 3138 1/01

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JD

INTEREST-ONLY ADDENDUM TO ADJUSTABLE RATE RIDER

Loan Number: 4503033975

Property Address: 13261 WINGO STREET, LOS ANGELES (ARLETA AREA),
CALIFORNIA 91331

THIS ADDENDUM is made this 30th day of JUNE 2005 and is incorporated into and intended to form a part of the Adjustable Rate Rider (the "Rider") dated the same date as the Addendum executed by the undersigned and payable to NOVELLE FINANCIAL SERVICES (the "Lender").

THIS ADDENDUM supersedes Section 4(C) of the Rider. None of the other provisions of the Note are changed by this Addendum.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(C) Calculations of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding FIVE AND 550/1000 percentage point(s) (5.550 %) to the Current Index for such Change Date. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D), this rounded amount will be my new interest rate until the next Change Date.

During the first FIVE (5) years after loan closing ("interest-only period"), the Note Holder will determine the amount of the monthly payment that would be sufficient to pay accrued interest on the unpaid principal balance. This will be the amount of my monthly payment until the earlier of the next Change Date or the end of the interest-only period unless I make a voluntary prepayment of principal during such period. If I make a voluntary prepayment of principal during the interest-only period, my payment amount for subsequent payments will be reduced to the amount necessary to pay interest at the then current interest rate on the lower unpaid principal balance.

At the end of the interest-only period and on each Change Date thereafter, the Note Holder will determine the amount of the monthly payment that would be sufficient to repay in full the unpaid principal balance that I am expected to owe in substantially equal monthly payments over the remaining term of the Note. The result of this calculation will be the new amount of my monthly payment. After the end of the interest-only period, my payment amount will not be adjusted due to voluntary principal payments.

DATED July 4, 2005

BARTOLO M. AGUILAR

Bartolo M Aguilar

INTEREST-ONLY ADDENDUM TO ADJUSTABLE RATE RIDER
FORM 45 08/26/04

DocMagic  800-449-1362
www.docmagic.com

lca45.lfc.1.tem

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7/11/05

GOVERNMENT CODE 27361.7

I certify under penalty that the Notary Seal on the document to which this statement is attached read as follows:

JS

NAME OF THE NOTARY: Deborah A. Mawson

DATE COMMISSION EXPIRES: July 15, 2006

COUNTY WHERE BOND IS FILED: Orange

COMMISSION NUMBER: 1365071

VENDOR NUMBER: NNA1

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF EXECUTION Irvine

DATE 7/6/2005

SIGNATURE

Stewart

*personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 entity upon behalf of which the person(s) acted, executed the instrument.

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EXHIBIT B

ASSIGNED INSPECTOR: **JASON SUMMERS**
JOB ADDRESS: **13261 WEST WINGO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2625-001-032**

Date: **January 6, 2015**

Last Full Title: **07/25/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BARTOLO M. AGUILAR
13261 WINGO STREET
ARLETA, CA. 91331-4735
CAPACITY: OWNER

- 2). IMPAC FINDING CORPORATION
ATTN: DOC CONTROL
1401 DOVE STREET, SUITE 100
NEWPORT BEACH, CA. 92660-2431
CAPACITY: INTERESTED PARTIES

- 3). NOVELLE FINANCIAL SERVICES
1401 DOVE STREET
NEWPORT BEACH, CA. 92660
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13261 WINGO ST, ARLETA, CA 91331-4735



Owner Information

Owner Name: **AGUILAR BARTOLO M**
 Mailing Address: **13261 WINGO ST, ARLETA CA 91331-4735 C029**
 Vesting Codes: **UM / /**

Location Information

Legal Description:	TRACT # 15902 LOT 29	APN:	2625-001-032
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1190.02 / 3	Subdivision:	15902
Township-Range-Sect:		Map Reference:	8-F4 / 502-D6
Legal Book/Page:	348-39	Tract #:	15902
Legal Lot:	29	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	ARL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	11/10/2003 / 09/24/2003	1st Mtg Amount/Type:	\$223,200 / CONV
Sale Price:	\$279,000	1st Mtg Int. Rate/Type:	7.40 / ADJ
Sale Type:	FULL	1st Mtg Document #:	3367816
Document #:	3367815	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$275.42
New Construction:		Multi/Split Sale:	
Title Company:	TICOR TITLE		
Lender:	OPTION ONE MTG CORP		
Seller Name:	AGUILAR BARTOLO		

Prior Sale Information

Prior Rec/Sale Date:	11/07/2003 / 09/24/2003	Prior Lender:	OPTION ONE MTG CORP
Prior Sale Price:	\$279,000	Prior 1st Mtg Amt/Type:	\$223,200 / CONV
Prior Doc Number:	3352509	Prior 1st Mtg Rate/Type:	7.40 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,013	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1951	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;ADDITION;FENCED YARD**

Site Information

Zoning:	LARA	Acres:	0.38	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	16,735	Lot Width/Depth:	83 x 201	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$323,583	Assessed Year:	2014	Property Tax:	\$4,158.43
Land Value:	\$258,869	Improved %:	20%	Tax Area:	13
Improvement Value:	\$64,714	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$323,583				

Comparable Summary

For Property Located At



13261 WINGO ST, ARLETA, CA 91331-4735

4 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$279,000	\$320,000	\$356,500	\$342,125
Bldg/Living Area	1,013	1,044	1,151	1,090
Price/Sqft	\$275.42	\$306.51	\$322.04	\$313.88
Year Built	1949	1947	1954	1951
Lot Area	16,735	6,090	7,420	6,749
Bedrooms	2	3	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$323,583	\$47,554	\$243,512	\$170,293
Distance From Subject	0.00	0.22	0.38	0.30

*= 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										
		13261 WINGO ST	\$279,000	1949	2	1	11/10/2003	1,013	16,735	0.0
Comparables										
<input checked="" type="checkbox"/>	1	13455 SUNBURST ST	\$337,000	1949	3	1	05/20/2014	1,058	6,587	0.22
<input checked="" type="checkbox"/>	2	9657 VENA AVE	\$320,000	1947	3	1	06/10/2014	1,044	7,420	0.25
<input checked="" type="checkbox"/>	3	9279 LEV AVE	\$355,000	1954	3	2	12/10/2014	1,151	6,898	0.33
<input checked="" type="checkbox"/>	4	13565 SUNBURST ST	\$356,500	1954	3	2	04/22/2014	1,107	6,090	0.38

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13261 WINGO ST, ARLETA, CA 91331-4735**4 Comparable(s) Selected.**

Report Date: 12/31/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$279,000	\$320,000	\$356,500	\$342,125
Bldg/Living Area	1,013	1,044	1,151	1,090
Price/Sqft	\$275.42	\$306.51	\$322.04	\$313.88
Year Built	1949	1947	1954	1951
Lot Area	16,735	6,090	7,420	6,749
Bedrooms	2	3	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$323,583	\$47,554	\$243,512	\$170,293
Distance From Subject	0.00	0.22	0.38	0.30

* = user supplied for search only

Comp #:1 Distance From Subject:0.22 (miles)
 Address: 13455 SUNBURST ST, ARLETA, CA 91331-4672
 Owner Name: GONZALEZ GABRIEL/CASTANEDA ANA R
 Seller Name: LITALIEN TRUST
 APN: 2621-027-013 Map Reference: 8-F4 / 502-C6 Living Area: 1,058
 County: LOS ANGELES, CA Census Tract: 1190.02 Total Rooms: 5
 Subdivision: 14344 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/20/2014 Prior Rec Date: 08/22/1986 Bath(F/H): 1 /
 Sale Date: 04/22/2014 Prior Sale Date: Yr Built/Eff: 1949 / 1949
 Sale Price: \$337,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 517991 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$308,607 Lot Area: 6,587 Pool:
 Total Value: \$47,554 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:2 Distance From Subject:0.25 (miles)
 Address: 9657 VENA AVE, ARLETA, CA 91331-4625
 Owner Name: CHO ETZ I R/RODRIGUEZ ANNABELLA
 Seller Name: MIRALLES CRISANTO & ASUNCION
 APN: 2621-031-016 Map Reference: 8-F4 / 502-C5 Living Area: 1,044
 County: LOS ANGELES, CA Census Tract: 1190.02 Total Rooms: 5
 Subdivision: 10284 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/10/2014 Prior Rec Date: 04/20/2000 Bath(F/H): 1 /
 Sale Date: 05/07/2014 Prior Sale Date: 02/08/2000 Yr Built/Eff: 1947 / 1950
 Sale Price: \$320,000 Prior Sale Price: \$155,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 597184 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$314,204 Lot Area: 7,420 Pool:
 Total Value: \$206,973 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:3 Distance From Subject:0.33 (miles)
 Address: 9279 LEV AVE, ARLETA, CA 91331-4721
 Owner Name: TRAN HUNG V
 Seller Name: RAEBURN MICHELE R
 APN: 2625-005-023 Map Reference: 9-A5 / 502-D6 Living Area: 1,151
 County: LOS ANGELES, CA Census Tract: 1190.02 Total Rooms: 5
 Subdivision: 18593 Zoning: LARS Bedrooms: 3
 Rec Date: 12/10/2014 Prior Rec Date: 04/13/1987 Bath(F/H): 2 /
 Sale Date: 10/28/2014 Prior Sale Date: 01/1987 Yr Built/Eff: 1954 / 1954
 Sale Price: \$355,000 Prior Sale Price: \$115,000 Air Cond: EVAP COOLER
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1337802 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$245,000 Lot Area: 6,898 Pool:
 Total Value: \$183,132 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:4 Distance From Subject:0.38 (miles)
 Address: 13565 SUNBURST ST, ARLETA, CA 91331-5561
 Owner Name: OSORIO OLGA/MORAN GEOVANNY
 Seller Name: RATANASIRIPONG TAB & NIYADEE
 APN: 2621-019-009 Map Reference: 8-F5 / 502-C6 Living Area: 1,107
 County: LOS ANGELES, CA Census Tract: 1194.00 Total Rooms: 5
 Subdivision: 18280 Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/22/2014 Prior Rec Date: 06/24/2011 Bath(F/H): 2 /
 Sale Date: 04/04/2014 Prior Sale Date: 06/01/2011 Yr Built/Eff: 1954 / 1954
 Sale Price: \$356,500 Prior Sale Price: \$233,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 408678 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$350,042 Lot Area: 6,090 Pool:
 Total Value: \$243,512 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JASON SUMMERS**

Date: **January 6, 2015**

JOB ADDRESS: **13261 WEST WINGO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2625-001-032**

CASE#: **482866**

ORDER NO: **A-3140602**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 5, 2012**

COMPLIANCE EXPECTED DATE: **December 5, 2012**

DATE COMPLIANCE OBTAINED: **November 26, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3140602

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

ORDER TO COMPLY AND NOTICE OF FEE

AGUILAR, BARTOLO M
13261 WINGO ST
ARLETA, CA 91331

On 11/1/12 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 482866
ORDER #: A-3140602
EFFECTIVE DATE: November 05, 2012
COMPLIANCE DATE: December 05, 2012

Signature

OWNER OF
SITE ADDRESS: 13261 W WINGO ST
ASSESSORS PARCEL NO.: 2625-001-032
ZONE: RA; 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:

VIOLATION(S):

1. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

2. Open storage of vehicle parts in a residential zone.

You are therefore ordered to: Discontinue the open storage of vehicle parts in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

3. Conducting major auto repair in a residential zone.

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.



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

11-26-12

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.

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)374-9847. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Jordan* *For* Date: October 30, 2012

LARRY MONTGOMERY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9847

[Signature]
REVIEWED BY

