

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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: # 7

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

JOB ADDRESS: 14135 WEST EL CASCO STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2503-002-061

On March 7, 2013 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: **14135 West El Casco 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 April 11, 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> |
|---------------------------------------|--------------------|
| Late Charge/Collection fee (250%) | \$ 1,665.00 |
| Code Violation Investigation fee | 336.00 |
| System Development Surcharge | 20.16 |
| System Development Surcharge late fee | 50.40 |
| Non-Compliance Code Enforcement fee | 550.00 |
| Accumulated Interest (1%/month) | 638.21 |
| Title Report fee | 42.00 |
| Grand Total | \$ 3,301.77 |

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,301.77** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,301.77** 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
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY 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. T10457
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2503-002-061

Property Address: 14135 W EL CASCO ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument INDIVIDUAL GRANT DEED

Grantor: NICHOLAS CASTELLANOS, A SINGLE MAN AND MARIA G. SARABIA A SINGLE WOMAN AS JOINT TENANTS

Grantee: NICOLAS CASTELLANOS AND MARIA G. SARABIA, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 03/2173991

Book/Page: N/A

Dated: 07/23/2003

Recorded: 07/30/2003

MAILING ADDRESS: MR. AND MRS. NICOLAS CASTELLANOS,
14135 EL CASCO ST. SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

LOT 13 OF TRACT NO. 28751, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 873, PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: NICOLAS CASTELLANOS AND MARIA G. SARABIA, HUSBAND AND WIFE AS JOINT TEANANTS

Lender/Beneficiary: LOCKHEED FEDERAL CREDIT UNION

Trustee: T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION

Instrument: 03 2173992

Book/Page: N/A

Amount: 257,000

Open Ended: NO

Dated: 07/31/2003

Recorded: 07/30/2003

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. T10457

SCHEDULE B (Continued)

Maturity Date: 08/01/2033

MAILING ADDRESS: LOCKHEED FEDERAL CREDIT UNION,
P.O. BOX 6759 BURBANK, CALIFORNIA 91510

ADDITIONAL MAILING ADDRESS: FEDERAL CREDIT UNION,
P.O. BOX 6759, BURBANK, CALIFORNIA 91510

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: NICOLAS CASTELLANOS AND MARIA G SARABIA, HUSBAND AND WIFE, AS
JOINT TENANTS

Lender/Beneficiary: LOCKHEED FEDERAL CREDIT UNION

Trustee: T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION

Instrument: 04/2935409

Book/Page: N/A

Amount: 50,000

Open Ended: YES

Dated: 11/01/2004

Recorded: 11/12/2004

Maturity Date: 11/20/2019

MAILING ADDRESS: LOCKEED FEDERAL CREDIT UNION,
P.O. BOX 6759, BURBANK, CALIFORNIA 91510

7/30/03

TICOR TITLE COMPANY
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

03 2173991

Mr. and Mrs. Nicolas Castellano
14135 El Casco St.
Sylmar, CA 91342

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 15177-GH

TITLE ORDER NO. 3341080

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) "This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."
DOCUMENTARY TRANSFER TAX is \$NONE
 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 , AND

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

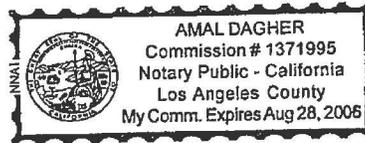
NICHOLAS CASTELLANO, A SINGLE MAN AND MARIA G. SARABIA A SINGLE WOMAN AS JOINT TENANTS

hereby GRANT(s) to:

NICHOLAS CASTELLANOS and MARIA G. SARABIA, Husband and Wife as Joint Tenants

the real property in the , County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION TO BE PROVIDED BY TITLE COMPANY AND TO BE APPROVED IN WRITING BY BORROWER PRIOR TO CLOSE OF ESCROW.

ALSO KNOWN AS: 14135 El Casco St., Sylmar, CA 91342
A.P. #



DATED July 23, 2003
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 25th July 2003
before me, Amal Dagher, Notary Public,
a Notary Public in and for said State, personally appeared
Nicholas Castellanos And
Maria G. Sarabia

Nicholas Castellanos
NICHOLAS CASTELLANOS
Nicholas Castellanos
Maria G. Sarabia
MARIA G. SARABIA

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 Amal Dagher

(This area for official notarial seal)

Mail tax statements to: Mr. and Mrs. Nicolas Castellano, 14135 El Casco St., Sylmar, CA 91342

7/30/03

TICOR TITLE COMPANY

After Recording Return To:

LOCKHEED FEDERAL CREDIT UNION

03 2173992

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P.O. BOX 6759
BURBANK, CALIFORNIA 91510

LOAN NO.: 1412501155-380630900

ESCROW NO.: 15177-GH

TITLE NO.: 3341080-13

PARCEL NO.: 2503-002-061

[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 JULY 21, 2003, together with all Riders to this document.

(B) "Borrower" is NICOLAS CASTELLANOS AND MARIA G. SARABIA, HUSBAND AND WIFE AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is LOCKHEED FEDERAL CREDIT UNION

Lender is a FEDERAL CREDIT UNION organized and existing under the laws of CALIFORNIA. Lender's address is P.O. BOX 6759; BURBANK, CALIFORNIA 91510

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION

(E) "Note" means the promissory note signed by Borrower and dated JULY 21, 2003. The Note states that Borrower owes Lender TWO HUNDRED FIFTY SEVEN THOUSAND AND 00/100 Dollars (U.S. \$ 257,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 01, 2033

Initials NC MS

(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.

(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
- Condominium Rider
- Second Home Rider
- Balloon Rider
- Planned Unit Development Rider
- Assumption Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Inter Vivos Trust Rider
- Other(s) [specify]:

(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.

LOAN NO.: 1412501155-380630900

Initials NC MS

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

Form 3005 1/01

DOCPREP SERVICES, INC. FORM - DOTCAL-3005

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ORIGINAL

03 2173992

7/30/03

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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 _____

[Type of Recording Jurisdiction]

of LOS ANGELES _____ :
[Name of Recording Jurisdiction]

LOT 13 OF TRACT NO. 28751, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 873, PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL NO.: 2503-002-061

which currently has the address of 14135 EL CASCO STREET _____ :

LOS ANGELES (SYLMAR AREA) _____, California 91342 _____ ("Property Address"):
[City/Area] [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 COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

LOAN NO.: 1412501155-380630900

Initials NC MS _____

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

Form 3005 1/01

DOCPREP SERVICES, INC. FORM - DOTCAL-3005

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Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

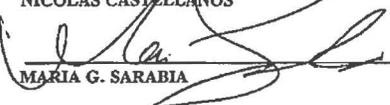
24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

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

Witnesses:


 _____ (Seal)
 NICOLAS CASTELLANOS -Borrower


 _____ (Seal)
 MARIA G. SARABIA -Borrower

_____ (Seal)
 -Borrower

_____ (Seal)
 -Borrower

_____ (Seal)
 -Borrower

_____ (Seal)
 -Borrower

LOAN NO.: 1412501155-380630900

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
DOC PREP SERVICES, INC FORM - DOTCAL-3005
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03 2173992

7/30/03

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[Space Below This Line For Acknowledgment]

STATE OF CALIFORNIA
COUNTY OF

} SS

On 25th July 2003 before me, Amal Dagher, Notary Public personally appeared,
(Notary Name and Title)

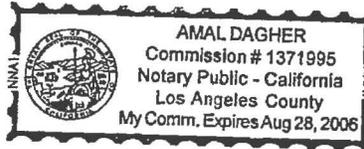
NICOLAS CASTELLANOS AND MARIA G. SARABIA

~~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 Amal Dagher

(Notarial Seal)



LOAN NO.: 1412501155-380630900

REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated: _____

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
DOC PREP SERVICES, INC. FORM - DOTCA1-3005 Page 15 of 15
ORIGINAL

Form 3005 1/01

03 2173992

11/12/04

This document was prepared by **JERRY OLIVER**
LOCKHEED FEDERAL CREDIT UNION
R.O. BOX 6759, BURBANK, CALIFORNIA 91510

Please return this document after recording to
LOCKHEED FEDERAL CREDIT UNION

04 2935409

P.O. BOX 6759
BURBANK, CALIFORNIA 91510
RECORDING REQUESTED BY

2.

UNITED TITLE COMPANY State of California _____ Space Above This Line For Recording Data _____

LOAN NO.: 380630900 - 62
TITLE NO.: 70312882
ESCROW NO.:

DEED OF TRUST
(With Future Advance Clause)

- 1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is **NOVEMBER 01, 2004** and the parties, their addresses and tax identification numbers, if required, are as follows
TRUSTOR
NICOLAS CASTELLANOS AND MARIA G SARABIA, HUSBAND AND WIFE, AS JOINT TENANTS

If checked, refer to the attached Addendum incorporated herein, for additional Trustors, their signatures and acknowledgments

TRUSTEE **T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION**

LENDER **LOCKHEED FEDERAL CREDIT UNION**

P.O. BOX 6759; BURBANK, CALIFORNIA 91510

- 2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Trustor's performance under this Security Instrument, Trustor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property
LOT 13 OF TRACT NO. 28751, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 873 PAGE(S) 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL NUMBER: 25030-002-061

The property is located in **LOS ANGELES** at
(County)

14135 EL CASCO STREET **LOS ANGELES (SYLMAR AREA)** California **91342**
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property")

- 3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ **50,000.00** This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument
- 4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions (Include items such as borrowers' names, note or contract amounts, interest rates (whether variable), maturity dates, etc)

THE TOTAL PRINCIPAL AMOUNT SECURED BY THIS SECURITY INSTRUMENT IS: \$ **50,000.00**
HOME EQUITY LINE SECURITY AGREEMENT DATED: **NOVEMBER 01, 2004**
THIS OBLIGATION IS DUE AND PAYABLE ON: **NOVEMBER 20, 2019**

ORIGINAL INITIALS **N.C.** 

CALIFORNIA - HOME EQUITY LINE OF CREDIT DEED OF TRUST (NOT FOR FNMA, FHLMC, FHA OR VA USE)
©1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REDT-CA 3/10/2004

11/12/04

LOAN NO.: 380630900 - 62

ORIGINAL

- B All future advances from Lender to Trustor or other future obligations of Trustor to Lender under any promissory note, contract or guaranty, or other evidence of debt executed by Trustor in favor of Lender after this Security Instrument if this Security Instrument is specifically referenced on the evidence of other debt. If more than one person signs this Security Instrument, each Trustor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Trustor, or any one or more Trustor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument.
- C All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
- D Performance of every obligation in this Security Instrument (including any subsequent instrument amending this Security Instrument) and any instrument now or later evidencing or securing any indebtedness secured by this Security Instrument.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Trustor's principal dwelling that is created by this Security Instrument (but does not waive the security interest for the debts referenced in paragraph A of this Section)

- 5. **DEED OF TRUST COVENANTS.** Trustor agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Trustor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Trustor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

Payments. Trustor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Trustor agrees to make all payments when due and to perform or comply with all covenants. Trustor also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

Claims Against Title. Trustor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Trustor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Trustor's payment. Trustor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Trustor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Trustor may have against parties who supply labor or materials to maintain or improve the Property.

Property Condition, Alterations and Inspection. Trustor will keep the Property in good condition and make all repairs that are reasonably necessary. Trustor shall not commit or allow any waste, impairment, or deterioration of the Property. Trustor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Trustor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Trustor will notify Lender of all demands, proceedings, claims, and actions against Trustor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Trustor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Trustor will in no way rely on Lender's inspection.

Authority to Perform. If Trustor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Trustor appoints Lender as attorney in fact to sign Trustor's name or pay any amount necessary for performance. Lender's right to perform for Trustor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

INITIALS N.C.

[Handwritten signature]

04 2935409

11/12/04

LOAN NO.: 380630900 - 62

ORIGINAL

21. RIDERS. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument [Check all applicable boxes]

Assignment of Leases and Rents Other

22. ADDITIONAL TERMS.

VARIABLE RATE: THE INTEREST RATE ON THE OBLIGATION SECURED BY THIS MORTGAGE MAY VARY ACCORDING TO THE TERMS OF THAT OBLIGATION

23. REQUEST FOR NOTICE. In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust (or mortgage) recorded in book page records of

LOS ANGELES

County, (or filed for record with recorder's serial number

LOS ANGELES

County) California, executed by NICOLAS CASTELLANOS

MARIA G SARABIA

as trustor (or mortgagor) in which is named as beneficiary (or mortgagee) and as trustee be mailed to.

Name LOCKHEED FEDERAL CREDIT UNION
Address P.O. BOX 6759, BURBANK, CALIFORNIA 91510

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded

Signature

(Include the requester's name, by the signer, among those acknowledging below, or use a separate acknowledgment form)

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 11

Nicolas Castellanos
(Signature)
NICOLAS CASTELLANOS

11/03/04
(Date)

Maria G Sarabia
(Signature)
MARIA G SARABIA

11/3/04
(Date)

(Signature)

(Date)

(Signature)

(Date)

ACKNOWLEDGMENT:

STATE OF CALIFORNIA

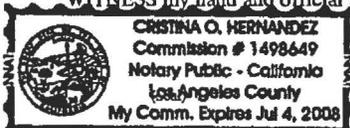
COUNTY OF LOS ANGELES

On this 3rd day of November, 2004 before me a notary public, personally appeared MARIA G SARABIA

before me Cristina O. Hernandez
NICOLAS CASTELLANOS

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 *Cristina O Hernandez*
Name (typed or printed) Cristina O. Hernandez
My commission expires July 4, 2008

REQUEST FOR FULL RECONVEYANCE

To Trustee: The undersigned is the holder of the note or notes secured by this Deed of Trust, which was recorded in the office of the Recorder of County, State of California, in book page of official records. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto

Dated

Assessor's Identification Number 25030-002-061
© 1994 Bankers Systems, Inc., St. Cloud, MN Form OCP REDT CA 3/10/2004

(page 6 of 6)

04 2935409

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 6, 2015**

JOB ADDRESS: **14135 WEST EL CASCO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2503-002-061**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MR. AND MRS. NICOLAS CASTELLANOS
14135 EL CASCO STREET
SYLMAR, CA. 91342-1602
CAPACITY: OWNERS

- 2). NICOLAS CASTELLANOS AND MARIA G. SARABIA
14135 EL CASCO STREET
SYLMAR, CA. 91342-1602
CAPACITY: OWNERS

- 3). LOCKHEED FEDERAL CREDIT UNION
P.O. BOX 6759
BURBANK, CA. 91510
CAPACITY: INTERESTED PARTIES

- 4). FEDERAL CREDIT UNION
P.O. BOX 6759
BURBANK, CA. 91510
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14135 EL CASCO ST, SYLMAR, CA 91342-1602



Owner Information

Owner Name: **CASTELLANOS NICOLAS/SARABIA MARIA G**
 Mailing Address: **14135 EL CASCO ST, SYLMAR CA 91342-1602 C012**
 Vesting Codes: **HW // JT**

Location Information

| | | | |
|-----------------------|------------------------|-----------------------|----------------------|
| Legal Description: | TR=28751 LOT 13 | APN: | 2503-002-061 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1060.10 / 1 | Subdivision: | 28751 |
| Township-Range-Sect: | | Map Reference: | 2-E1 / 482-A2 |
| Legal Book/Page: | 873-24 | Tract #: | 28751 |
| Legal Lot: | 13 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | SYL | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|--------------------------------|---------------------|------------------------------|
| Recording/Sale Date: | 07/30/2003 / 07/23/2003 | Deed Type: | INDIVIDUAL GRANT DEED |
| Sale Price: | | 1st Mtg Document #: | 2173992 |
| Document #: | 2173991 | | |

Last Market Sale Information

| | | | |
|----------------------|--------------------------------|-------------------------|-------------------------|
| Recording/Sale Date: | 07/30/2001 / 06/26/2001 | 1st Mtg Amount/Type: | \$248,000 / CONV |
| Sale Price: | \$263,000 | 1st Mtg Int. Rate/Type: | / ADJ |
| Sale Type: | FULL | 1st Mtg Document #: | 1354847 |
| Document #: | 1354846 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$170.23 |
| New Construction: | | Multi/Split Sale: | |

Title Company: **FIDELITY NATIONAL TITLE INSURA**
 Lender: **FIRST NATIONWIDE MTG CORP**
 Seller Name: **AVILA MARIO & ROSALINA**

Prior Sale Information

| | | | |
|----------------------|-----------------------------|--------------------------|-------------------------|
| Prior Rec/Sale Date: | 05/05/1988 / 03/1988 | Prior Lender: | MUTUAL MTG |
| Prior Sale Price: | \$175,000 | Prior 1st Mtg Amt/Type: | \$157,500 / CONV |
| Prior Doc Number: | 626449 | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | GRANT DEED | | |

Property Characteristics

| | | | | | |
|-------------------|--------------------|--------------------|----------------------------|----------------|---------------------|
| Gross Area: | | Parking Type: | ATTACHED GARAGE | Construction: | FRAME |
| Living Area: | 1,545 | 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: | PATIO |
| Bedrooms: | 3 | Finish Bsmnt Area: | | Pool: | POOL |
| Bath(F/H): | 2 / | Basement Type: | | Air Cond: | CENTRAL |
| Year Built / Eff: | 1978 / 1978 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | Y / 1 | Foundation: | SLAB | Quality: | GOOD |
| # of Stories: | 1.00 | Roof Material: | COMPOSITION SHINGLE | Condition: | GOOD |

Other Improvements: **FENCE;SHED**

Site Information

| | | | | | |
|-----------------|---------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LARS | Acres: | 0.34 | County Use: | SINGLE FAMILY RESID (0101) |
| Lot Area: | 14,657 | Lot Width/Depth: | 83 x 180 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | PUBLIC |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$316,937 | Assessed Year: | 2014 | Property Tax: | \$4,085.88 |
| Land Value: | \$157,745 | Improved %: | 50% | Tax Area: | 16 |
| Improvement Value: | \$159,192 | Tax Year: | 2014 | Tax Exemption: | HOMEOWNER |
| Total Taxable Value: | \$309,937 | | | | |

Comparable Summary

For Property Located At



14135 EL CASCO ST, SYLMAR, CA 91342-1602

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 | \$263,000 | \$385,000 | \$540,000 | \$475,875 |
| Bldg/Living Area | 1,545 | 1,374 | 1,770 | 1,601 |
| Price/Sqft | \$170.23 | \$230.13 | \$384.64 | \$302.26 |
| Year Built | 1978 | 1955 | 1965 | 1960 |
| Lot Area | 14,657 | 11,011 | 43,508 | 23,297 |
| Bedrooms | 3 | 2 | 4 | 3 |
| Bathrooms/Restrooms | 2 | 1 | 2 | 2 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$316,937 | \$82,118 | \$405,000 | \$278,016 |
| Distance From Subject | 0.00 | 0.27 | 0.35 | 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 | | | | | | | | | | |
| | | 14135 EL CASCO ST | \$263,000 | 1978 | 3 | 2 | 07/30/2001 | 1,545 | 14,657 | 0.0 |
| Comparables | | | | | | | | | | |
| <input checked="" type="checkbox"/> | 1 | 13670 GLADSTONE AVE | \$528,500 | 1959 | 2 | 1 | 08/26/2014 | 1,374 | 26,794 | 0.27 |
| <input checked="" type="checkbox"/> | 2 | 14330 BLEDSOE ST | \$540,000 | 1955 | 3 | 1 | 05/30/2014 | 1,588 | 43,508 | 0.28 |
| <input checked="" type="checkbox"/> | 3 | 13857 LAKESIDE ST | \$450,000 | 1965 | 4 | 2 | 04/04/2014 | 1,770 | 11,876 | 0.29 |
| <input checked="" type="checkbox"/> | 4 | 13846 CRANSTON AVE | \$385,000 | 1964 | 4 | 2 | 05/09/2014 | 1,673 | 11,011 | 0.35 |

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14135 EL CASCO ST, SYLMAR, CA 91342-1602**4 Comparable(s) Selected.**

Report Date: 12/31/2014

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$263,000 | \$385,000 | \$540,000 | \$475,875 |
| Bldg/Living Area | 1,545 | 1,374 | 1,770 | 1,601 |
| Price/Sqft | \$170.23 | \$230.13 | \$384.64 | \$302.26 |
| Year Built | 1978 | 1955 | 1965 | 1960 |
| Lot Area | 14,657 | 11,011 | 43,508 | 23,297 |
| Bedrooms | 3 | 2 | 4 | 3 |
| Bathrooms/Restrooms | 2 | 1 | 2 | 2 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$316,937 | \$82,118 | \$405,000 | \$278,016 |
| Distance From Subject | 0.00 | 0.27 | 0.35 | 0.30 |

* = user supplied for search only

Comp #:1 Distance From Subject:0.27 (miles)
 Address: 13670 GLADSTONE AVE, SYLMAR, CA 91342-1507
 Owner Name: NOUJAIM SALIM/BLONDIA AMARILLA
 Seller Name: PRICE TANYA L TRUST
 APN: 2503-006-041 Map Reference: / 482-A2 Living Area: 1,374
 County: LOS ANGELES, CA Census Tract: 1060.10 Total Rooms: 2
 Subdivision: MACLAY RHO EX-MISSION Zoning: LARA Bedrooms: 2
 Rec Date: 08/26/2014 Prior Rec Date: 10/03/2003 Bath(F/H): 1 /
 Sale Date: 08/01/2014 Prior Sale Date: 09/22/2003 Yr Built/Eff: 1959 / 1960
 Sale Price: \$528,500 Prior Sale Price: \$355,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 898237 Acres: 0.62 Fireplace: /
 1st Mtg Amt: \$505,672 Lot Area: 26,794 Pool:
 Total Value: \$405,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.28 (miles)
 Address: 14330 BLEDSOE ST, SYLMAR, CA 91342-1593
 Owner Name: GUTIERREZ JUAN M & JANET
 Seller Name: LISA JOSEPH & WANDA M
 APN: 2504-008-004 Map Reference: 2-E2 / 482-A2 Living Area: 1,588
 County: LOS ANGELES, CA Census Tract: 1060.10 Total Rooms: 5
 Subdivision: LOS ANGELES OLIVE GROWERS ASSOC LANDS Zoning: LARA Bedrooms: 3
 Rec Date: 05/30/2014 Prior Rec Date: 01/07/1981 Bath(F/H): 1 /
 Sale Date: 05/06/2014 Prior Sale Date: Yr Built/Eff: 1955 / 1965
 Sale Price: \$540,000 Prior Sale Price: \$120,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 558289 Acres: 1.00 Fireplace: /
 1st Mtg Amt: \$405,000 Lot Area: 43,508 Pool:
 Total Value: \$311,629 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:3 Distance From Subject:0.29 (miles)
 Address: 13857 LAKESIDE ST, SYLMAR, CA 91342-1709
 Owner Name: LEVIS JOSEPH G & JULIE A
 Seller Name: HINER TERUKO M
 APN: 2503-021-034 Map Reference: 2-E1 / 482-B2 Living Area: 1,770
 County: LOS ANGELES, CA Census Tract: 1060.10 Total Rooms: 4
 Subdivision: 28113 Zoning: LARE11 Bedrooms: 4
 Rec Date: 04/04/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 03/05/2014 Prior Sale Date: Yr Built/Eff: 1965 / 1965
 Sale Price: \$450,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 340656 Acres: 0.27 Fireplace: /
 1st Mtg Amt: \$348,000 Lot Area: 11,876 Pool:
 Total Value: \$82,118 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.35 (miles)
 Address: 13846 CRANSTON AVE, SYLMAR, CA 91342-1701
 Owner Name: BARAJAS ELIZABETH/NAJAR JUAN M
 Seller Name: ORTEGA CLEMENTE & EMMA
 APN: 2503-020-019 Map Reference: 2-F1 / 482-B2 Living Area: 1,673
 County: LOS ANGELES, CA Census Tract: 1060.10 Total Rooms: 7
 Subdivision: 29085 Zoning: LARE11 Bedrooms: 4
 Rec Date: 05/09/2014 Prior Rec Date: 11/09/2001 Bath(F/H): 2 /
 Sale Date: 02/10/2014 Prior Sale Date: 10/18/2001 Yr Built/Eff: 1964 / 1964
 Sale Price: \$385,000 Prior Sale Price: \$260,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 483231 Acres: 0.25 Fireplace: Y / 1
 1st Mtg Amt: \$269,500 Lot Area: 11,011 Pool:
 Total Value: \$313,318 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 6, 2015**

JOB ADDRESS: **14135 WEST EL CASCO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2503-002-061**

CASE#: **448869**

ORDER NO: **A-3191914**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 5, 2013**

COMPLIANCE EXPECTED DATE: **March 7, 2013**

DATE COMPLIANCE OBTAINED: **January 16, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3191914

1-16-14

BOARD OF BUILDING AND SAFETY COMMISSIONERS

HELENA JUBANY PRESIDENT
VAN AMBATIELOS VICE-PRESIDENT
E. FELICIA BRANNON
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-SUPPLEMENTAL

CASTELLANOS, NICOLAS AND SARABIA, MARIA G
14135 EL CASCO ST
SYLMAR, CA 91342

CASE #: 448869
ORDER #: A-3191914
EFFECTIVE DATE: February 05, 2013
COMPLIANCE DATE: March 07, 2013

OWNER OF
SITE ADDRESS: 14135 W EL CASCO ST
ASSESSORS PARCEL NO.: 2503-002-061
ZONE: RS; Suburban Zone

KM
On JAN 30 2013 the
undersigned mailed this notice by
regular mail, postage prepaid, to
the address as shown on the last
equal assessment roll.
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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

- 1. Unapproved occupancy or use of the land. In the RS zone you must have 20,000 square feet to have horses. Your property only has 14,657 square feet therefore horses are not allowed.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the land. In the RS zone you must have 20,000 square feet to have horses. Your property only has 14,657 square feet therefore horses are not allowed.

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.

- 2. The horse stables were constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

1-16-14



NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04 II 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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: January 29, 2013

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856
John.Hamilton@lacity.org


REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 6, 2015**

JOB ADDRESS: **14135 WEST EL CASCO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2503-002-061**

CASE#: **448869**

ORDER NO: **A-2986947**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 11, 2012**

COMPLIANCE EXPECTED DATE: **May 11, 2012**

DATE COMPLIANCE OBTAINED: **January 16, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2986947

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
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

CASTELLANOS, NICOLAS AND SARABIA, MARIA G
14135 EL CASCO ST
SYLMAR, CA 91342

CASE #: 448869

ORDER #: A-2986947

EFFECTIVE DATE: April 11, 2012

COMPLIANCE DATE: May 11, 2012

On APR 10 2012 the
undersigned (and this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature

OWNER OF

SITE ADDRESS: 14135 W EL CASCO ST

ASSESSORS PARCEL NO.: 2503-002-061

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:

VIOLATION(S):

1. Unapproved occupancy or use of the land. In the RS zone you must have 20,000 square feet to have horses. Your property only has 14,657 square feet therefore horses are not allowed.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the land. In the RS zone you must have 20,000 square feet to have horses. Your property only has 14,657 square feet therefore horses are not allowed.

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.

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.

116-14

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 err 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)374-9856.

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

Inspector: _____



Date: April 05, 2012

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856


REVIEWED BY