

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

August 21, 2014

Council District: # 2

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

JOB ADDRESS: **11825 WEST KLING STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2355-019-028**

On September 04, 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: **11825 West Kling 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 August 20, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	548.90
Title Report fee	42.00
Grand Total	\$ 3,762.46

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,762.46** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,762.46** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10415
Dated as of: 07/07/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2355-019-028

Property Address: 11825 W KLING ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: RAHIM ZABIHI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: HAMID REISI, AN UNMARRIED MAN A 50% UNDIVIDED INTEREST AND TO RAHIM ZABIHI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON

Instrument: 20111610921

Book/Page: N/A

Dated: 11/02/2009

Recorded: 11/29/2011

MAILING ADDRESS: HAMID REISI,
P.O. BOX 331313, PACOIMA, CA 91333

ADDITIONAL MAILING ADDRESS: RAHIM ZABIHI, 2714 E. HUNTINGTON DR.,
DUARTE, CA 91010.

SCHEDULE B

LEGAL DESCRIPTION

LOT 10 OF TRACT NUMBER 10767 AS PER MAP RECORDED IN BOOK 184, PAGES 5 AND 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: RAHIM ZABIHI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA

Trustee: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP.

Instrument: 20071111389

Book/Page: N/A

Amount: \$1,000,000.00

Open Ended: NO

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. T10415

SCHEDULE B (Continued)

Dated: 04/28/2007

Recorded: 05/08/2007

Maturity Date: 05/01/2037

MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA,
2210 ENTERPRISE DR., FLORENCE, SC 29501, DOC OPS M/S FSCE 440.

ADDITIONAL MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA
2273 N. GREEN VALLEY PARKWAY, SUITE 14, HENDERSON, NV 89014.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK, FA(ASSIGNOR) TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO "LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL BANK MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA6 TRUST(ASSIGNEE), DATED 03/31/2009, RECORDED 04/01/2009 AS INSTRUMENT NO.20090463627.

MAILING ADDRESS: CALIFORNIA RECONVEYANCE COMPANY, 9200 OAKDALE AVENUE, MAIL STOP. CA2-4379, CHATSWORTH, CA 91311.

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST RECORDED 04/01/2009 AS INSTRUMENT NO. 20090463628.

MAILING ADDRESS: CALIFORNIA RECONVEYANCE COMPANY, 9200 OAKDALE AVENUE, MAIL STOP. CA2-4379, CHATSWORTH, CA 91311.

Mailing Address: JPMorgan Chase Bank, National Association
7301 Baymeadows Way, Jacksonville, FL 32256

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF TRUSTEE'S SALE RECORDED 07/14/2009 AS INSTRUMENT NO. 20091054306.

MAILING ADDRESS: CALIFORNIA RECONVEYANCE COMPANY, 9200 OAKDALE AVENUE, MAIL STOP. CA2-4379, CHATSWORTH, CA 91311

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: RAHIM ZABIHI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Trustee: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 20071111390

Book/Page: N/A

Amount: \$349,850.00

Open Ended: YES

Dated: 05/01/2007

Recorded: 05/08/2007

Maturity Date: 05/01/2037

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. T10415

SCHEDULE B (Continued)

MAILING ADDRESS: WASHINGTON MUTUAL BANK, CONSUMER LOAN RECORDS CENTER,
1170 SILBER RD, HOUSTON, TX 77055, ATTN: MAIL STOP: CLRVLTTX.

ADDITIONAL MAILING ADDRESS: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION,
2273 N GREEN VALLEY PARK WAY, SUITE #14, HENDERSON, NV 89014

ADDITIONAL MAILING ADDRESS: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION,
9200 OAKDALE AVENUE CHATSWORTH, CA 91311

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF LIS PENDENS RECORDED 10/29/2008 AS INSTRUMENT NO. 20081921826.

MAILING ADDRESS: Y. GINA LISITSA SBN 216919, LAW OFFICES OF GINA LISITSA,
5455 WILSHIRE BOULEVARD, SUITE 901, LOS ANGELES, CA 90036.

NOTICE OF LIS PENDENS RECORDED 11/12/2008 AS INSTRUMENT NO. 20081995982.

MAILING ADDRESS: SANAZ RAZI ESQ., STATE BAR NO. 254946, LAW OFFICES OF GINA LISITSA,
5200 WHITE OAK AVE, SUITE 43, ENCINO, CA 91316.

NOTICE OF LIS PENDENS RECORDED 11/12/2008 AS INSTRUMENT NO. 20081995983.

MAILING ADDRESS: SANAZ RAZI ESQ., STATE BAR NO. 254946, LAW OFFICES OF GINA LISITSA,
5200 WHITE OAK AVE, SUITE 43, ENCINO, CA 91316.

NOTICE OF PENDING LIEN, DATED 03/07/2011, RECORDED 03/11/2011 AS
INSTRUMENT NO. 20110380263.

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

NOTICE OF PENDING LIEN, DATED 06/05/2013, RECORDED 06/14/2013 AS
INSTRUMENT NO. 20130892531.

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

WHEN RECORDED MAIL TO:

Rahim Zabithi
2714 E. Huntington Dr.
Duarte, CA 91010

Mail tax statements to above

Conveyance is given for no value
RAT 1194
Transfer tax \$0.00

GRANT DEED

The undersigned Grantor(s) declare(s):
ASSESSOR'S PARCEL NO.: 2355-19-28

Documentary transfer tax is -0- computed on
full value less value of liens or encumbrances
remaining at time of sale.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged: RAHIM ZABIHI, a
married Man as his sole and separate property

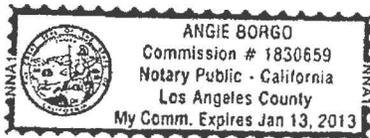
hereby GRANT(S) to : HAMID REISI, an unmarried man a 50% undivided interest and to RAHIM
ZABIHI, a married man as his sole and separate property, a 50% undivided interest, as tenants in
common.

The following real property in the City of Los Angeles, County of Los Angeles, State of California:

described as: Lot 10 of Tract Number 10767 as per Map recorded in book 184, Pages 5 and 6 of Maps in
the Office of the County Recorder of said County.
Except therefrom the East 25 feet thereof

Date: 11-2-2009

R. Zabithi
RAHIM ZABIHI



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On Nov 8 2010 before me, Angie Borgo Notary Public
(Here insert name and title of the officer)

personally appeared Rahim Zabih

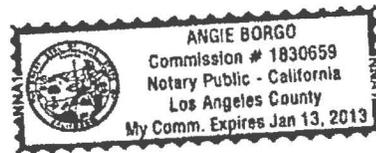
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Angie Borgo
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CALIFORNIA TITLE COMPANY

0 2 26

Recording Requested By:
WASHINGTON MUTUAL BANK FA

Return To:
WASHINGTON MUTUAL BANK FA
2210 ENTERPRISE DR
FLORENCE, SC 29501
DOC OPS M/S FSCE 440

05/08/07

20071111389

Prepared By:
SUSAN CROCFER

859367.64

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ZCA1
M39

DEED OF TRUST

3013607902-888

2355.019.028

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 APRIL 28, 2007, together with all Riders to this document.

(B) "Borrower" is RAHIM ZABIHI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Borrower's address is 6 SANTA CATALINA AISLE, IRVINE, CA 91607
Borrower is the trustor under this Security Instrument.

(C) "Lender" is WASHINGTON MUTUAL BANK, FA

Lender is a FEDERAL SAVINGS BANK
organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01

 - (CA) (0207)

Page 1 of 15

Initials: R2

VMP MORTGAGE FORMS - (B):0521-7291



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ZCA2

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:

R. Zabihi

(Seal)

-Borrower

RAHIM ZABIHI

(Seal)

-Borrower

07 1111389

 -BICA (0207)

Page 14 of 15

Form 3005 1/01

State of California
County of LOS ANGELES

} ss.

On May 1, 2007

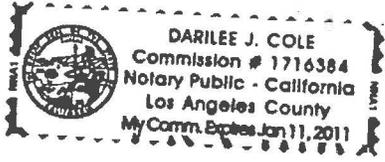
before me, *Darilee J. Cole* Notary Public
personally appeared

RAHIM ZABIHI

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.

Darilee J. Cole (Seal)



07 111389

68511-6(CA) (0207)

Page 15 of 15

Initials *RZ*

Form 3005 1/01

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RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY



AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop, CA2-4379
Chatsworth, CA 91311

Space above this line for recorder's use only

Trustee Sale No 432620CA Loan No 3013607902 Title Order No. 602124201

IMPORTANT NOTICE

NOTE: After having been recorded, this Assignment should be kept with the Note and the Deed of Trust hereby assigned.

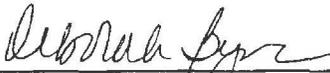
ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Bank of America, National Association as successor by merger to "LaSalle Bank NA as trustee for Washington Mutual Bank Mortgage Pass-Through Certificates Series 2007-OA6 Trust." all beneficial interest under that certain Deed of Trust dated 04/28/2007, executed by RAHIM ZABIHI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Trustor; to CALIFORNIA RECONVEYANCE COMPANY as Trustee; and Recorded 05/08/2007, Book , Page , Instrument 20071111389 of official records in the Office of the County Recorder of LOS ANGELES County, California. **APN:** 2355-019-028 **Situs:** 11825 KLING STREET, LOS ANGELES, CA 91607

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein.

DATE: March 31, 2009

JPMorgan Chase Bank, National Association, successor in interest to WASHINGTON MUTUAL BANK, FA



Deborah Brignac, Vice President

FA_MERGE.DOC

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Trustee Sale No. 432620CA Loan No. 3013607902 Title Order No. 602124201

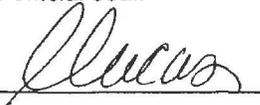
3

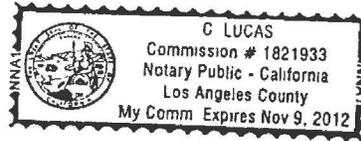
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On March 31, 2009 before me, C. LUCAS, "Notary Public", personally appeared Deborah Brignac, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)



2

Space above this line for recorder's use only

Trustee Sale No. 432620CA Loan No. 3013607902 Title Order No. 602124201

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$16,609.28 as of March 31, 2009 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

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Trustee Sale No. 432620CA Loan No. 3013607902 Title Order No. 602124201

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: JPMorgan Chase Bank, National Association, at 7301 BAYMEADOWS WAY , JACKSONVILLE, FL 32256, (877) 926-8937.

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: CALIFORNIA RECONVEYANCE COMPANY is the duly appointed Trustee under a Deed of Trust dated 04/28/2007, executed by RAHIM ZABIHI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as trustor, to secure obligations in favor of WASHINGTON MUTUAL BANK, FA, as Beneficiary Recorded 05/08/2007, Book , Page , Instrument 20071111389 of official records in the Office of the Recorder of LOS ANGELES County, California, as more fully described on said Deed of Trust. APN: 2355-019-028 Situs: 11825 KLING STREET, , LOS ANGELES, CA 91607 Including the note(s) for the sum of \$1,000,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE 12/01/2008 INSTALLMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST; PLUS ANY ADDITIONAL ACCRUED AND UNPAID AMOUNTS INCLUDING, BUT NOT LIMITED TO, LATE CHARGES, ADVANCES, IMPOUNDS, TAXES, HAZARD INSURANCE, ADMINISTRATIVE FEES, INSUFFICIENT AND PARTIAL RETURN CHECK FEES, STATEMENT FEES, AND OBLIGATIONS SECURED BY PRIOR ENCUMBRANCES.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The beneficiary or its designated agent declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code 2923.5, or the borrower has surrendered the property to the beneficiary or authorized agent, or is otherwise exempt from the requirements of §2935.5.

DATE: March 31, 2009

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

Colleen Irby, Assistant Secretary



CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Recording Requested By
ServiceLink
RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800-892-6902

Trustee Sale No. **432620CA**
Loan No. 3013607902
Title Order No. 602124201



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NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/28/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 07/30/2009 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 05/08/2007, Book , Page , Instrument 20071111389, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: RAHIM ZABIHI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD , NORWALK, CA

Legal Description: LOT 10 OF TRACT 10767, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 184, PAGE(S) 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE EAST 25 FEET THEREOF

Amount of unpaid balance and other charges: \$1,109,405.95 (estimated)

Street address and other common designation of the real property 11825 KLING STREET
LOS ANGELES, CA 91607
APN Number 2355-019-028

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is".

In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure, or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified, by overnight delivery, by personal delivery, by e-mail, by face to face meeting.

21

DATE: 07-07-2009

SEE ATTACHED EXHIBIT

3

CALIFORNIA RECONVEYANCE COMPANY, as Trustee
(714) 259-7850 or www.fidelitysap.com
(714) 573-1965 or www.priorityposting.com

Deborah Brignac (30)
DEBORAH BRIGNAC, VICE PRESIDENT
9200 OAKDALE AVE
MAILSTOP N110612
CHATSWORTH, CA 91311

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

4

Exhibit

DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54

Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows:

1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and
2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55.

JPMorgan Chase Bank,
National Association

Name: Ann Thorn
Title: First Vice President

CALIFORNIA TITLE COMPANY

839347.64

05/08/07



20071111390

Recording requested by and
when recorded return to:
WASHINGTON MUTUAL BANK
CONSUMER LOAN RECORDS CENTER
1170 SILBER RD
HOUSTON, TX 77055
ATTN: MAILSTOP: CLRVLTTX



WaMu Equity Plus™
DEED OF TRUST

Loan Number: 0744595349

THIS DEED OF TRUST is between:
RAHIM ZABIHI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

whose address is:

6 SANTA CATALINA AISLE IRVINE, CA 92606-0850

("Trustor"); CALIFORNIA RECONVEYANCE COMPANY, a CALIFORNIA
corporation, the address of which is:

9200 OAKDALE AVENUE CHATSWORTH, CA 91311

and its successors in trust and assigns ("Trustee"); and
WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, WHICH IS ORGANIZED AND
EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA AND WHOSE ADDRESS IS
2273 N GREEN VALLEY PARKWAY, SUITE #14, HENDERSON, NV 89014 ("BENEFICIARY") AND
ITS SUCCESSORS OR ASSIGNS.

1. Granting Clause. Trustor hereby grants, bargains, sells and conveys to Trustee in
trust, with power of sale, the real property in LOS ANGELES County, California,
described below and all interest in it Trustor ever gets:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

2355-019-028

SEE EXHIBIT "A"
ATTACHED

This Deed of Trust is second and subordinate to _____ first Deed of
Trust in the amount of \$1,000,000. recording concurrently herewith.

Tax Parcel Number: 2355-019-028 together with all
insurance and condemnation proceeds related to it; all plumbing, lighting, air conditioning and
heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in

4367 (01/24/07) w8.2

Page 1 of 7

8

0744595349

By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at Los Angeles Calif this 1st day of May, 2007.

TRUSTOR(S):

R. Zabih
RAHIM ZABIHI

07 1111390

4 3 6 0 (01/24/07) w8.2

Page 6 of 7

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0744595349

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On May 1, 2007 before me, Darilee J. Cole, Notary Public,
(here insert name)

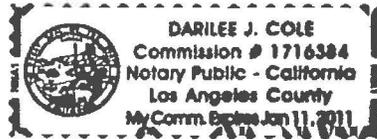
personally appeared
RAHIM ZABIHI

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.

(Seal or Stamp)

Signature: Darilee J. Cole
My Commission expires: Jan 11, 2011
My Commission number: 1716384



REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when Trustor's indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE

The undersigned is Trustee of the within Deed of Trust, and the legal owner and holder of the WaMu Equity Plus(TM) Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

DATE: _____

WASHINGTON MUTUAL BANK

By

Its

4 3 6 0 (01/24/07) w8.2

Page 7 of 7

07 111390

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RECORDING REQUESTED BY:

Y. Gina Lisitsa . SBN 216919
Law Offices of Gina Lisitsa
5455 Wilshire Boulevard, Suite 901
Los Angeles, CA 90036

10/29/08



20081921826

WHEN RECORDED MAIL TO:

Y. Gina Lisitsa SBN 216919
Law Offices of Gina Lisitsa
5455 Wilshire Boulevard, Suite 901
Los Angeles, CA 90036

SPACE ABOVE THIS LINE RESERVED
FOR RECORDERS USE ONLY

**DECLARATION RE: NOTICE OF
LIS PENDENS**

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DECLARATION OF BOB VASSIGH

I, BOB VASSIGH, declare as follows:

1. I work at LISITSA LAW CORPORATION located at 5455 Wilshire Blvd., Suite 901, Los Angeles, CA 90036. I have personal knowledge of the facts contained herein.

2. A Notice of Lis Pendens was served to HAMID REISI, and KIMIAEI, LLC regarding the following addresses:

- a. 6057 Tujunga Ave., North Hollywood, CA 91606
- b. 12331 Osborne Pl., Pacoima, CA 91331
- c. 8539 Orion Ave., North Hills, CA 91343
- d. 12515 Sheldon St., Sun Valley, CA 91352
- e. 4947 Encino Ave., Encino, CA 91316
- f. 4735 Morella, Valley Village, CA
- g. 4725 Morella, Valley Village, CA
- h. 11825 Kling St., Valley Village, CA
- i. 11835 Kling St., Valley Village, CA

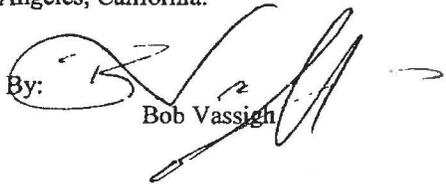
3. As follows, a Notice of Lis Pendens was served on HAMID REISI and KIMIAEI, LLC regarding the properties above to the following address: PO Box 331313, Pacoima, CA 91333.

4. A Notice of Lis Pendens was served on RAHIM ZABIHI regarding the properties located at 11825 Kling St., Valley Village, CA and 11835 Kling St., Valley Village, CA.

5. All notices of Lis Pendens were sent via certified mail but no return receipt has yet been received as of today.

I declare under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

Executed this 23rd day of October, 2008, at Los Angeles, California.

By: 
 Bob Vassigh

New Wealth Capital v. Reisi

DECLARATION RE: NOTICE OF LIS PENDENS - 2

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PROOF OF SERVICE

STATE OF CALIFORNIA)
) ss Case: New Wealth v. Reisi
COUNTY OF LOS ANGELES) Case No. BC396769

I am employed in the county of Los Angeles, state of California. I am over the age of 18 and not a party to the within action; my business address is 5455 Wilshire Blvd., Suite 901, Los Angeles, California 90036.

On October 23, 2008, I served the foregoing documents described as **DECLARATION OF BOB VASSIGH RE: NOTICE OF LIS PENDENS** on the interested parties in this action by placing a true and correct copy thereof in a sealed envelope addressed as follows:

Kenneth S. Gaines, Esq.
GAINES & GAINES, APLC
21550 Oxnard St., Suite 980
Woodland Hills, CA 91367

 X (BY MAIL) I caused such envelope to be deposited in the mail at Los Angeles, California. The envelope was mailed with postage thereon fully prepaid.

 (BY FIRM PRACTICE) I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. It is deposited with the U. S. postal service on the same day in the ordinary course of business. I am aware that on motion of a party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

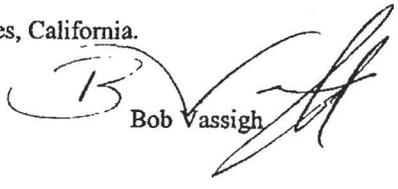
 (BY PERSONAL SERVICE) I caused such envelope to be delivered by hand to the offices of the addressee.

 (BY ELECTRONIC TRANSMISSION) I caused all of the pages of the above entitled documents to be sent to the recipients noted above via electronic transfer (FAX) at the respective telephone numbers indicated above.

 X (STATE) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

 X I declare that I am employed in the office of a member of the bar of this court at whose direction this service was made.

Executed on the 23rd of October 2008 at Los Angeles, California.


Bob Vassigh

Proof of Service

RECORDING REQUESTED BY:

Sanaz Razi, Esq. State Bar No. 254946
LAW OFFICES OF GINA LISITSA
5200 White Oak Ave, Suite 43
Encino, CA 91316
Telephone (818)943-0999

WHEN RECORDED MAIL TO:

Sanaz Razi, Esq. State Bar No. 254946
LAW OFFICES OF GINA LISITSA
5200 White Oak Ave, Suite 43
Encino, CA 91316
Telephone (818)943-0999

11/12/08



20081995982

SPACE ABOVE THIS LINE RESERVED
FOR RECORDERS USE ONLY

NOTICE OF LIS PENDENS

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Sanaz Razi, Esq. SBN 254946
LAW OFFICES OF SANAZ RAZI
5200 White Oak Ave., Suite 43
Encino, California 90036
Telephone 323-468-9772

Attorney for Plaintiff: New Wealth Capital. LLC

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES
CENTRAL DISTRICT**

NEW WEALTH CAPITAL, LLC

Case No.: BC 401703

Plaintiff,

vs.

HAMID REISI, KIMIAEI, LLC; RAHIM
ZABIHI; CITY OF LOS ANGELES DOES I
TO 100

NOTICE OF LIS PENDENS

Defendants.

NOTICE IS HEREBY GIVEN THAT: an action has been commenced in the above-entitled Court that affects title to the real property located in Los Angeles County, California, which has been designated by the County Assessor as Parcel Number 2355-019-028. The property is located at 11825 Kling St., Valley Village, CA 91607. The Legal Description is Lot: 10; Tract No. 10767. The property record is reflecting as owner, Rahim Zabihi.

Respectfully submitted,

Date: November 12, 2008

By: 

Sanaz Razi, Esq.
Attorney for Plaintiff

New Wealth Capital v Reisi

NOTICE OF LIS PENDENS - 1

RECORDING REQUESTED BY:

Sanaz Razi. Esq. State Bar No. 254946
LAW OFFICES OF GINA LISITSA
5200 White Oak Ave, Suite 43
Encino, CA 91316
Telephone (818)943-0999

WHEN RECORDED MAIL TO:

Sanaz Razi. Esq. State Bar No. 254946
LAW OFFICES OF GINA LISITSA
5200 White Oak Ave, Suite 43
Encino, CA 91316
Telephone (818)943-0999

11/12/08



20081995983

SPACE ABOVE THIS LINE RESERVED
FOR RECORDERS USE ONLY

NOTICE OF LIS PENDENS

1 Sanaz Razi, Esq. SBN 254946
2 LAW OFFICES OF SANAZ RAZI
3 5200 White Oak Ave., Suite 43
4 Encino, California 90036
5 Telephone 323-468-9772

6 Attorney for Plaintiff New Wealth Capital, LLC

7
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF LOS ANGELES
10 CENTRAL DISTRICT

11 NEW WEALTH CAPITAL, LLC

12 Plaintiff,

13 vs.

14 HAMID REISI, KIMIAEI, LLC; RAHIM

15 ZABIHI; CITY OF LOS ANGELES DOES I

16 TO 100

17 Defendants.

Case No.: BC 401703

NOTICE OF LIS PENDENS

18 NOTICE IS HEREBY GIVEN THAT: an action has been commenced in the above-
19 entitled Court that affects title to the real property located in Los Angeles County, California,
20 which has been designated by the County Assessor as Parcel Number 2355-019-031. The
21 property is located at 4725 Morella Ave., Valley Village, CA 91607. The Legal Description is
22 Tract No. 10767. The property record is reflecting as owner, Rahim Zabihi.

23 Respectfully submitted,

24
25 Date: November 12, 2008

26
27 By: 

28 Sanaz Razi, Esq.
Attorney for Plaintiff

New Wealth Capital v Reisi

NOTICE OF LIS PENDENS - I

2

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9.00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No. 5000496)

Telephone Number (213) 482-6890 Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

TR 10767 10 3 M B 184-5/6

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN

APN 2355-019-028
AKA 11825 W KLING ST
LOS ANGELES

Owner
ZABIHI RAHIM
PO BOX 331313
PACOIMA CA,91333

DATED This 07th Day of March, 2011

CITY OF LOS ANGELES

By *Karen Penner*
Karen Penner, Acting Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5747405)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 10767 10 3 M B 184-5/6

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2355-019-028
AKA 11825 W KLING ST
LOS ANGELES

Owner:

RESIS HAMID / ZABIHI RAHIM
2714 HUNTINGTON DR
DURATE CA, 91010

DATED: This 05th Day of June, 2013

CITY OF LOS ANGELES

By 


Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MIKE BEVERIDGE**
JOB ADDRESS: **11825 WEST KLING STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2355-019-028**

Date: **August 21, 2014**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HAMID REISI
LAND BANKERS INVESTMENT LLC
PO BOX 331313
PACOIMA, CA. 91333-1313
CAPACITY: OWNER

- 2). RAHIM ZABIHI
2714 E. HUNTINGTON DR.
DUARTE, CA. 91010
CAPACITY: OWNER

- 3). WASHINGTON MUTUAL BANK, FA
DOC OPS M/S FSCE 440
2210 ENTERPRISE DRIVE
FLORENCE, SC. 29501
CAPACITY: INTERESTED PARTIES

- 4). WASHINGTON MUTUAL BANK, FA
2273 NORTH GREEN VALLEY PARKWAY, SUITE 14
HENDERSON, NV. 89014
CAPACITY: INTERESTED PARTIES

- 5). CALIFORNIA RECONVEYANCE COMPANY
9200 OAKDALE AVENUE
MAIL STOP. CA2-4379
CHATSWORTH, CA. 91311
CAPACITY: INTERESTED PARTIES

- 6). JP MORGAN CHASE BANK, NA
7301 BAYMEADOWS WAY
JACKSONVILLE, FL. 32256
CAPACITY: INTERESTED PARTIES

- 7). WASHINGTON MUTUAL BANK
CONSUMER LOAN RECORDS CENTER
ATTN: MAIL STOP CLRVLTTX
1170 SILBER ROAD
HOUSTON, TX. 77055
CAPACITY: INTERESTED PARTIES
- 8). Y. GINA LISITSA SBN 216919
LAW OFFICES OF GINA LISITSA
5455 WILSHIRE BLVD., SUITE 901
LOS ANGELES, CA. 90036
CAPACITY: INTERESTED PARTIES
- 9). SANAZ RAZI ESQ., STATE BAR NO. 254946
LAW OFFICES OF GINA LISITSA
5200 WHITE OAK AVENUE, SUITE 43
ENCINO, CA. 91316
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
11825 KLING ST, VALLEY VILLAGE, CA 91607-4009



Owner Information

Owner Name: REISI HAMID/LAND BANKERS INVESTMENT LLC
 Mailing Address: PO BOX 331313, PACOIMA CA 91333-1313 B012
 Vesting Codes: / A / TC

Location Information

Legal Description: TRACT # 10767 W 75 FT OF LOT 10
 County: LOS ANGELES, CA APN: 2355-019-028
 Census Tract / Block: 1433.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 10767
 Legal Book/Page: 184-5 Map Reference: 23-C3 / 562-G4
 Legal Lot: 10 Tract #: 10767
 Legal Block: School District: LOS ANGELES
 Market Area: VVL School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 07/21/2014 / 07/21/2014 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 751550

Last Market Sale Information

Recording/Sale Date: 09/23/1999 / 09/20/1999 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 1819907 2nd Mtg Amount/Type: /
 Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name: POGOSOV KEN;OGANESYAN HASMIK ADZHI

Prior Sale Information

Prior Rec/Sale Date: 05/25/1995 / Prior Lender: GLENDALE FED'L BK
 Prior Sale Price: \$220,000 Prior 1st Mtg Amt/Type: \$176,000 / CONV
 Prior Doc Number: 835643 Prior 1st Mtg Rate/Type: / FIX
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,990	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	WALL
Year Built / Eff:	1941 / 1942	Roof Type:		Style:	BUNGALOW
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.50	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	21,751	Lot Width/Depth:	75 x 290	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$784,000	Assessed Year:	2013	Property Tax:	\$9,864.20
Land Value:	\$679,600	Improved %:	13%	Tax Area:	13
Improvement Value:	\$104,400	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$784,000				

Comparable Summary

For Property Located At



11825 KLING ST, VALLEY VILLAGE, CA 91607-4009

11 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: 11

	Subject Property	Low	High	Average
Sale Price	\$0	\$690,000	\$1,400,000	\$1,075,111
Bldg/Living Area	1,990	1,743	2,232	2,016
Price/Sqft	\$0.00	\$385.30	\$684.26	\$538.57
Year Built	1941	1935	1950	1939
Lot Area	21,751	7,227	13,500	10,083
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	3	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$784,000	\$94,127	\$1,048,233	\$595,314
Distance From Subject	0.00	0.19	0.50	0.36

*= 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											
			11825 KLING ST		1941	4	2	09/23/1999	1,990	21,751	0.0
Comparables											
<input checked="" type="checkbox"/>	1		4560 CARPENTER AVE		1941	2	3	08/06/2014	2,151	13,217	0.19
<input checked="" type="checkbox"/>	2		4543 MORELLA AVE	\$1,246,000	1939	3	3	11/21/2013	2,008	9,902	0.19
<input checked="" type="checkbox"/>	3		4535 CARPENTER AVE	\$1,025,000	1937	2	2	04/04/2014	1,818	10,128	0.21
<input checked="" type="checkbox"/>	4		4528 SIMPSON AVE	\$995,000	1941	4	3	11/20/2013	1,801	7,227	0.25
<input checked="" type="checkbox"/>	5		4937 BEN AVE	\$1,095,000	1935	2	3	12/24/2013	2,232	12,608	0.37
<input checked="" type="checkbox"/>	6		4509 LEMP AVE		1950	3	3	07/02/2014	2,070	9,666	0.43
<input checked="" type="checkbox"/>	7		12142 HUSTON ST	\$860,000	1941	3	3	12/06/2013	2,232	7,408	0.44
<input checked="" type="checkbox"/>	8		12200 BLIX ST	\$1,000,000	1938	4	3	06/17/2014	1,950	9,335	0.45
<input checked="" type="checkbox"/>	9		12024 HESBY ST	\$1,400,000	1935	4	2	06/27/2014	2,046	13,500	0.48
<input checked="" type="checkbox"/>	10		12036 HESBY ST	\$1,365,000	1938	3	3	07/01/2014	2,128	10,123	0.49
<input checked="" type="checkbox"/>	11		11513 LA MAIDA ST	\$690,000	1936	3	2	12/12/2013	1,743	7,799	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11825 KLING ST, VALLEY VILLAGE, CA 91607-4009**11 Comparable(s) Selected.**

Report Date: 08/20/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$690,000	\$1,400,000	\$1,075,111
Bldg/Living Area	1,990	1,743	2,232	2,016
Price/Sqft	\$0.00	\$385.30	\$684.26	\$538.57
Year Built	1941	1935	1950	1939
Lot Area	21,751	7,227	13,500	10,083
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	3	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$784,000	\$94,127	\$1,048,233	\$595,314
Distance From Subject	0.00	0.19	0.50	0.36

* = user supplied for search only

Comp #:1 Distance From Subject:0.19 (miles)
 Address: 4560 CARPENTER AVE, STUDIO CITY, CA 91607-4113
 Owner Name: MORRIS JAMES A JR & RAM
 Seller Name: ALL IN ONE DESIGN INC
 APN: 2364-006-001 Map Reference: 23-C3 / 562-G4 Living Area: 2,151
 County: LOS ANGELES, CA Census Tract: 1433.00 Total Rooms: 7
 Subdivision: 11134 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/06/2014 Prior Rec Date: 10/04/2013 Bath(F/H): 3 /
 Sale Date: 06/25/2014 Prior Sale Date: 08/21/2013 Yr Built/Eff: 1941 / 1942
 Sale Price: Prior Sale Price: \$850,000 Air Cond: CENTRAL
 Sale Type: N Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 818627 Acres: 0.30 Fireplace: Y / 1
 1st Mtg Amt: \$1,780,000 Lot Area: 13,217 Pool:
 Total Value: \$608,173 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:2 Distance From Subject:0.19 (miles)
 Address: 4543 MORELLA AVE, STUDIO CITY, CA 91607-4126
 Owner Name: LEE SONG H
 Seller Name: GARIAH RONNIE
 APN: 2364-006-013 Map Reference: 23-C3 / 562-H4 Living Area: 2,008
 County: LOS ANGELES, CA Census Tract: 1433.00 Total Rooms: 5
 Subdivision: 11134 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/21/2013 Prior Rec Date: 03/23/2005 Bath(F/H): 3 /
 Sale Date: 10/28/2013 Prior Sale Date: 02/16/2005 Yr Built/Eff: 1939 / 1939
 Sale Price: \$1,246,000 Prior Sale Price: \$820,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1660582 Acres: 0.23 Fireplace: Y / 1
 1st Mtg Amt: \$996,800 Lot Area: 9,902 Pool:
 Total Value: \$844,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:3 Distance From Subject:0.21 (miles)
 Address: 4535 CARPENTER AVE, STUDIO CITY, CA 91607-4112
 Owner Name: A & R ESTATES LLC
 Seller Name: HOLLEY FRED S
 APN: 2364-006-028 Map Reference: 23-C3 / 562-G4 Living Area: 1,818
 County: LOS ANGELES, CA Census Tract: 1433.00 Total Rooms: 6
 Subdivision: 11134 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/04/2014 Prior Rec Date: 09/21/2011 Bath(F/H): 2 /
 Sale Date: 04/01/2014 Prior Sale Date: 09/08/2011 Yr Built/Eff: 1937 / 1941
 Sale Price: \$1,025,000 Prior Sale Price: \$779,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 338639 Acres: 0.23 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 10,128 Pool: POOL
 Total Value: \$794,580 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #:4 Distance From Subject:0.25 (miles)
 Address: 4528 SIMPSON AVE, STUDIO CITY, CA 91607-4135
 Owner Name: PETRIGALA BRADLEY & HEATHER
 Seller Name: SAKLAND SCOTT R
 APN: 2364-007-031 Map Reference: 23-D3 / 562-H4 Living Area: 1,801
 County: LOS ANGELES, CA Census Tract: 1433.00 Total Rooms: 7
 Subdivision: 8631 Zoning: LAR1 Bedrooms: 4
 Rec Date: 11/20/2013 Prior Rec Date: 12/04/1997 Bath(F/H): 3 /
 Sale Date: 10/16/2013 Prior Sale Date: 11/17/1997 Yr Built/Eff: 1941 / 1946
 Sale Price: \$995,000 Prior Sale Price: \$267,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1651604 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$796,000 Lot Area: 7,227 Pool: POOL
 Total Value: \$346,848 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:**5** Distance From Subject:**0.37 (miles)**
 Address: **4937 BEN AVE, VALLEY VILLAGE, CA 91607-3708**
 Owner Name: **HOOKOM DAVID & TINA**
 Seller Name: **BRITT JOSEPHINE D TRUST**
 APN: **2355-009-056** Map Reference: **23-C2 / 562-G3** Living Area: **2,232**
 County: **LOS ANGELES, CA** Census Tract: **1251.00** Total Rooms: **6**
 Subdivision: **8627** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/24/2013** Prior Rec Date: **11/24/1992** Bath(F/H): **3 /**
 Sale Date: **11/19/2013** Prior Sale Date: Yr Built/Eff: **1935 / 1940**
 Sale Price: **\$1,095,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1801716** Acres: **0.29** Fireplace: **Y / 1**
 1st Mtg Amt: **\$876,000** Lot Area: **12,608** Pool:
 Total Value: **\$122,212** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.43 (miles)**
 Address: **4509 LEMP AVE, NORTH HOLLYWOOD, CA 91602-1921**
 Owner Name: **GRAHAM JOHN & KAREN**
 Seller Name: **LERA JUDY**
 APN: **2365-004-012** Map Reference: **23-D3 / 562-H4** Living Area: **2,070**
 County: **LOS ANGELES, CA** Census Tract: **1433.00** Total Rooms: **7**
 Subdivision: **11877** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/02/2014** Prior Rec Date: **03/09/2005** Bath(F/H): **3 /**
 Sale Date: **06/15/2014** Prior Sale Date: **01/24/2005** Yr Built/Eff: **1950 / 1952**
 Sale Price: Prior Sale Price: **\$825,000** Air Cond:
 Sale Type: **N** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **684139** Acres: **0.22** Fireplace: **Y / 1**
 1st Mtg Amt: **\$875,000** Lot Area: **9,666** Pool: **POOL**
 Total Value: **\$933,854** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.44 (miles)**
 Address: **12142 HUSTON ST, VALLEY VILLAGE, CA 91607-3615**
 Owner Name: **CHA PHILIP K & DEBORAH C**
 Seller Name: **PINKERTON WILLIAM A & NICOLE A**
 APN: **2356-007-003** Map Reference: **23-C2 / 562-G3** Living Area: **2,232**
 County: **LOS ANGELES, CA** Census Tract: **1240.00** Total Rooms: **7**
 Subdivision: **12569** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/06/2013** Prior Rec Date: **01/15/1999** Bath(F/H): **3 /**
 Sale Date: **11/07/2013** Prior Sale Date: **11/23/1998** Yr Built/Eff: **1941 / 1951**
 Sale Price: **\$860,000** Prior Sale Price: **\$429,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1729463** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$688,000** Lot Area: **7,408** Pool:
 Total Value: **\$546,149** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **DETACHED GARAGE**

Comp #:**8** Distance From Subject:**0.45 (miles)**
 Address: **12200 BLIX ST, VALLEY VILLAGE, CA 91607-3808**
 Owner Name: **FEINSTEIN ADAM/CONWAY JESSICA**
 Seller Name: **SCHWEITZER MICHAEL**
 APN: **2356-036-018** Map Reference: **23-C3 / 562-G4** Living Area: **1,950**
 County: **LOS ANGELES, CA** Census Tract: **1434.00** Total Rooms: **6**
 Subdivision: **11351** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **06/17/2014** Prior Rec Date: **07/15/2005** Bath(F/H): **3 /**
 Sale Date: **05/13/2014** Prior Sale Date: **07/12/2005** Yr Built/Eff: **1938 / 1938**
 Sale Price: **\$1,000,000** Prior Sale Price: **\$989,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **623562** Acres: **0.21** Fireplace: **Y / 1**
 1st Mtg Amt: **\$750,000** Lot Area: **9,335** Pool: **POOL**
 Total Value: **\$806,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:9 Distance From Subject:0.48 (miles)
 Address: 12024 HESBY ST, NORTH HOLLYWOOD, CA 91607-3116
 Owner Name: STERN JONATHAN R/BELONSKY JOANNE
 Seller Name: OTTESTAD PER K & EDITH
 APN: 2355-001-032 Map Reference: 23-C2 / 562-G3 Living Area: 2,046
 County: LOS ANGELES, CA Census Tract: 1251.00 Total Rooms: 7
 Subdivision: 8627 Zoning: LAR1 Bedrooms: 4
 Rec Date: 06/27/2014 Prior Rec Date: 05/06/2010 Bath(F/H): 2 /
 Sale Date: 05/06/2014 Prior Sale Date: 04/02/2010 Yr Built/Eff: 1935 / 1937
 Sale Price: \$1,400,000 Prior Sale Price: \$1,000,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 667042 Acres: 0.31 Fireplace: Y / 2
 1st Mtg Amt: \$999,999 Lot Area: 13,500 Pool: POOL
 Total Value: \$1,048,233 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:10 Distance From Subject:0.49 (miles)
 Address: 12036 HESBY ST, NORTH HOLLYWOOD, CA 91607-3116
 Owner Name: WILKER ERIC J & KERRY J
 Seller Name: OB CAPITAL HOMES I LP
 APN: 2355-001-031 Map Reference: 23-C2 / 562-G3 Living Area: 2,128
 County: LOS ANGELES, CA Census Tract: 1251.00 Total Rooms: 7
 Subdivision: 8627 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/01/2014 Prior Rec Date: 08/22/1986 Bath(F/H): 3 /
 Sale Date: 06/05/2014 Prior Sale Date: 06/1986 Yr Built/Eff: 1938 / 1942
 Sale Price: \$1,365,000 Prior Sale Price: \$255,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 679604 Acres: 0.23 Fireplace: Y / 1
 1st Mtg Amt: \$999,999 Lot Area: 10,123 Pool:
 Total Value: \$404,278 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.5 (miles)
 Address: 11513 LA MAIDA ST, NORTH HOLLYWOOD, CA 91601-4324
 Owner Name: KERVELLA FAMILY LIVING TRUST
 Seller Name: CHAPMAN LIVING TRUST
 APN: 2354-012-013 Map Reference: 23-D2 / 562-H3 Living Area: 1,743
 County: LOS ANGELES, CA Census Tract: 1252.00 Total Rooms: 6
 Subdivision: 9311 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/12/2013 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 11/13/2013 Prior Sale Date: Yr Built/Eff: 1936 / 1939
 Sale Price: \$690,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1755032 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$552,000 Lot Area: 7,799 Pool:
 Total Value: \$94,127 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **MIKE BEVERIDGE**
JOB ADDRESS: **11825 WEST KLING STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2355-019-028**

Date: **August 21, 2014**

CASE#: **375620**
ORDER NO: **A-3082636**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 20, 2012**
COMPLIANCE EXPECTED DATE: **September 4, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3082636

1011204201254713

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-SUPPLEMENTAL

RESIS HAMID / ZABIHI RAHIM
2714 HUNTINGTON DR
DURATE, CA 91010

AUG 15 2012

CASE #: 375620

ORDER #: A-3082636

EFFECTIVE DATE: August 20, 2012

COMPLIANCE DATE: September 04, 2012

OWNER OF
SITE ADDRESS: 11825 W KLING ST
ASSESSORS PARCEL NO.: 2355-019-028
ZONE: R1; One-Family Zone

On _____ Date
undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized 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. The construction of the additions to the detached accessory living quarters was/is constructed without the required permits and approvals.

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

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

- 2. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.08 and 12.21A.4.(m) of the L.A.M.C.

Comments: Interior wall built just inside of the garage door .



NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

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

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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)374-9851.

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

Inspector: 

Date: August 14, 2012

ART VALENZUELA
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851


REVIEWED BY