

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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, 2014

Council District: # 7

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

JOB ADDRESS: **12960 WEST EUSTACE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2527-007-016**

On April 1, 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: **12960 West Eustace 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 May 26, 2011 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)	987.38
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 4,200.94</b>

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 **\$4,200.94** 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 **\$4,200.94** 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10512  
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2527-007-016

Property Address: 12960 W EUSTACE ST City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: FERNANDO ANDRADE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 06/1849664

Book/Page: N/A

Dated: 08/11/2006

Recorded: 08/21/2006

MAILING ADDRESS: FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO  
12960 EUSTACE STREET, PACOIMA CA 91331

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 32 OF TRACT NO.20972, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 591 PAGE(S) 52-54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS NOMINEE FOR AMERICAN GUARDIAN FINANCIAL GROUP INC.

Trustee: CHICAGO TITLE COMPANY

Instrument: 06/1849665

Book/Page: N/A

Amount: \$404,800.00

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

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**Work Order No. T10512**

**SCHEDULE B (Continued)**

**Dated:** 08/11/2006

**Recorded:** 08/21/2006

**Maturity Date:** 09/01/2036

**MAILING ADDRESS:** AMERICAN GUARDIAN FINANCIAL GROUP INC.  
27 ORCHARD # 100 LAKE FOREST, CALIFORNIA 92630.

**MAILING ADDRESS:** CHICAGO TITLE COMPNAV.  
535 N. BRAND BLVD., 3RD FL., GLENDALE, CALIFORNIA 91203

**MAILING ADDRESS:** ("MERS") IS MORTGAGE ELECTRONIC SYSTEMS, INC,  
P.O BOX 2026, FLINT, MI 48501-2026

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO  
ONEWEST BANK, F.S.B.(ASSIGNEE) DATED 08/22/2009 RECORDED 12/28/2009 AS  
INSTRUMENT NO. 20091967915

**MAILING ADDRESS:** ONEWEST BANK, F.S.B.  
888 E. WALNUT AVENUE, PASADENA, CA 91101

SAID DEED OF TRUST IS FURTHER SUBJECT OT A SUBSTITUTION OF TRUSTEE,  
DATED 08/22/2009 RECORDED 12/28/2009 AS INSTRUMENT NO. 20091967916

**MAILING ADDRESS:** FIDELITY NATIONAL TITLE INSURANCE COMPANY ON  
BEHALF OF TRUSTEE CORPS. TRUSTEE CORPS  
2112 BUSINESS CENTER DRIVE, 2ND FLOOR, IRVINE, CA 92612

NOTICE OF TRUSTEE'S SALE, DATED 12/28/2009 RECORDED 12/28/2009 AS  
INSTRUMENT NO. 20091967917.

**MAILING ADDRESS:** TRUSTEE CORPS,  
30 CORPORATE PARK, SUITE 400 IRVINE, CA 92606

**Type of Instrument** MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER  
HAZARDOUS, SUBSTANDARD OR A NUISAN-ABATEMENT PROCEEDINGS, DATED  
06/03/2011 RECORDED 06/03/2011 AS INSTRUMENT NO. 20110769477

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU  
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

**MAILING ADDRESS:** ANDRADE, FERNANDO AND GONZALEZ CAMARGO, ALMA D.  
12960 EUSTACE ST, PACOIMA, CA 91331.

NOTICE OF PENDING LIEN DATED 12/18/2012 RECORDED 01/11/2013 AS INSTRUMENT  
NO. 20130056607

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

**MAILING ADDRESS:** GONZALEZ CAMARGO ALMA D ANDRADE FERNANDO,  
12960 EUSTACE ST, PACOIMA CA , 91331

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06 1849664

RECORDING REQUESTED BY:  
Chicago Title Company

AND WHEN RECORDED, MAIL TO:  
Fernando Andrade  
12960 Eustace Street  
Pacoima Ca 91331

THIS SPACE FOR RECORDER'S USE ONLY

### GRANT DEED

ASSESSOR'S PARCEL NO.: 2527-007-016  
TITLE ORDER NO.: 606046789-H31  
ESCROW NO.: 31920-AU

The undersigned Grantor(s) declare that the  
**DOCUMENT TRANSFER TAX IS:** *e*  
transfer is EXEMPT from tax for the following reason:  
"this conveyance adds a spouse on title, R&T 11911".

<sup>7</sup>  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Fernando Andrade, a married man as his sole and separate property

hereby GRANT(S) to **Fernando Andrade and Alma Delia Gonzalez-Camargo, husband and wife as joint tenants**

all that real property situated in the city of Pacoima, County of Los Angeles, State of CA, described as:

Lot 32 of Tract No. 20972, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 591 Page(s) 52-54 of Maps, in the Office of the County Recorder of said County.

Property also known as: 12960 Eustace Street, Pacoima, Ca 91331

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

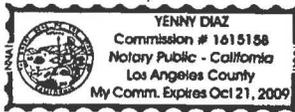
Dated August 11, 2006

State of California  
County of Los Angeles  
On August 11, 2006. Before me  
Personally appeared  
Fernando Andrade

Yenny Diaz NOTARY PUBLIC

Fernando Andrade  
Fernando Andrade

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



WITNESS my hand and official seal.  
[Signature]  
Signature

(This area for official notary seal)

MAIL TAX STATEMENTS TO:  
 Same as above

DOCUMENT TRANSFER TAX \$ 0  
— COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
— OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.  
J. Gannon SPL  
Signature of Declarant or Agent determining tax. Firm Name

DOCUMENT TRANSFER TAX \$ 0  
— COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
— OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.  
J. Gannon SPL INC  
Signature of Declarant or Agent determining tax. Firm Name

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Chicago Title

Recording Requested By:  
AMERICAN GUARDIAN FINANCIAL  
GROUP INC.

And After Recording Return To:  
AMERICAN GUARDIAN FINANCIAL GROUP INC.  
27 ORCHARD # 100  
LAKE FOREST, CALIFORNIA 92630  
Loan Number: 6080105

606046789-H31

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1002534-0006080105-1

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 AUGUST 11, 2006, together with all Riders to this document.

(B) "Borrower" is FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO, HUSBAND AND WIFE AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is AMERICAN GUARDIAN FINANCIAL GROUP INC.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA  
Lender's address is 27 ORCHARD # 100, LAKE FOREST, CALIFORNIA 92630

(D) "Trustee" is CHICAGO TITLE COMPANY  
535 N. BRAND BLVD., 3RD FL., GLENDALE, CALIFORNIA 91203

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated AUGUST 11, 2006. The Note states that Borrower owes Lender FOUR HUNDRED FOUR THOUSAND EIGHT HUNDRED AND 00/100 Dollars (U.S. \$ 404,800.00) plus interest.

910-700-7252

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Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 1, 2036

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

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

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

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

PREPAYMENT RIDER TO SECURITY INST.

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

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

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

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

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

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

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

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

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

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**TRANSFER OF RIGHTS IN THE PROPERTY**

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's

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covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES :  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]  
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".  
A.P.N. : 2527-007-016

which currently has the address of 12960 EUSTACE STREET [Street]  
PACOIMA, California 91331 ("Property Address")  
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not

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

Fernando Andrade (Seal)  
FERNANDO ANDRADE -Borrower

Alma Andrade (Seal)  
ALMA DELIA  
GONZALEZ-CAMARGO -Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_

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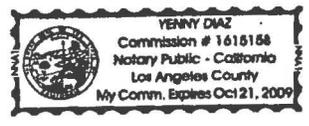
State of California )  
County of Los Angeles ) ss.

On August 11, 2006 before me. Yenny Diaz Notary Public

personally appeared FERNANDO ANDRADE, ALMA DELIA GONZALEZ-CAMARGO

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

WITNESS my hand and official seal.



*Yenny Diaz*  
NOTARY SIGNATURE

Yenny Diaz  
(Typed Name of Notary)

NOTARY SEAL

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MIN: 1002534-0006080105-1

Loan Number: 6080105

**ADJUSTABLE RATE RIDER  
(MTA - TWELVE MONTH AVERAGE INDEX - PAYMENT CAPS)**

THIS ADJUSTABLE RATE RIDER is made this 11th day of AUGUST 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to AMERICAN GUARDIAN FINANCIAL GROUP INC., A CALIFORNIA CORPORATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

12960 EUSTACE STREET, PACOIMA, CALIFORNIA 91331  
[Property Address]

**THIS NOTE CONTAINS PROVISIONS THAT WILL CHANGE THE INTEREST RATE AND THE MONTHLY PAYMENT. THERE MAY BE A LIMIT ON THE AMOUNT THAT THE MONTHLY PAYMENT CAN INCREASE. UNLESS YOU MAKE VOLUNTARY PREPAYMENTS, THERE MAY BE NEGATIVE AMORTIZATION DURING THE LIFE OF THE LOAN. AS SUCH, THE PRINCIPAL AMOUNT YOU WILL BE REQUIRED TO REPAY COULD BE GREATER THAN THE AMOUNT YOU ORIGINALLY BORROWED. THE INTEREST RATE CAN NEVER EXCEED THE LIMIT STATED IN THIS NOTE.**

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

**1. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

The Note provides for changes in the interest rate and monthly payments as follows:

**2. INTEREST**

**(A) Interest Rate**

Interest will be charged on unpaid Principal until the full amount of Principal has been paid. I will initially pay interest at a yearly rate of 1.000 %. The interest rate I will pay may change.

The interest rate required by this Section 2 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

**(B) Interest Rate Change Dates**

The interest rate I will pay may change on the 1st day of OCTOBER, 2006, and on that date every month thereafter. Each date on which my interest rate could change is called an "Interest Rate Change Date." The new rate of interest will become effective on each Interest Rate Change Date. The interest rate may change monthly, but the monthly payment will be recalculated in accordance with Section 3.

08.21.06

MULTISTATE ADJUSTABLE RATE RIDER  
(MTA - TWELVE MONTH AVERAGE INDEX  
PAYMENT CAPS) FORM 83 07/01/05

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DocMagic eForms 800-649-1362  
www.docmagic.com

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**(C) Interest Rate Limit**

My interest rate will never be greater than 9.990 %. Beginning with the first Interest Rate Change Date, my interest rate will never be lower than the Margin (as defined in Section 2(E)).

**(D) The Index**

Beginning with the first Interest Rate Change Date, my interest rate will be based on an Index. The "Index" is the "Twelve-Month Average" of the annual yields on actively traded United States Treasury Securities adjusted to a constant maturity of one year as published by the Federal Reserve Board in the Federal Reserve Statistical Release entitled "Selected Interest Rates (H.15)" (the "Monthly Yields"). The Twelve Month Average is determined by adding together the Monthly Yields for the most recently available twelve months and dividing by 12. The most recent Index figure available as of the date 15 days before each Interest Rate Change Date is called the "Current Index."

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

**(E) Calculation of Interest Rate Changes**

Before each Interest Rate Change Date, the Note Holder will calculate my new interest rate by adding FOUR AND 000/1000 percentage point(s) ( 4.000 %) ("Margin") to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). This rounded amount will be my new interest rate until the next Interest Rate Change Date.

**3. PAYMENTS**

**(A) Time and Place of Payments**

I will make a payment every month.

I will make my monthly payments on the 1st day of each month beginning on OCTOBER 1, 2006 . I will make these payments every month until I have paid all the Principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on SEPTEMBER 1, 2036 , I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at 27 ORCHARD # 100, LAKE FOREST, CALIFORNIA 92630

or at a different place if required by the Note Holder.

**(B) Amount of My Initial Monthly Payments**

Each of my initial monthly payments until the first "Payment Change Date" (as defined in Section 3(C)) will be in the amount of U.S. \$ 1,302.00 unless adjusted under Section 3(F) of this Note.

**(C) Payment Change Dates**

My monthly payment may change as required by Section 3(D) below beginning on the 1st day of OCTOBER, 2007 , and on that date every 12th months thereafter. Each of these dates is called a "Payment Change Date." My monthly payment also will change at any time Section 3(F) or 3(G) below requires me to pay a different monthly payment. The "Minimum Payment" is the minimum amount the Note Holder will accept for my monthly payment, which the Note Holder will determine in accordance with Section 3(D) or as provided in Section 3(F) or 3(G) below. If the Minimum Payment is not sufficient to cover the amount of interest due, then negative amortization will occur. (Negative amortization occurs when the mortgage payment is smaller than the interest due, which causes the Principal balance to increase rather than decrease.)

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

Fernando Andrade (Seal)  
FERNANDO ANDRADE -Borrower

Alma Andrade (Seal)  
ALMA DELIA  
GONZALEZ-CAMARGO -Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

[Sign Original Only]

08:21:06

MULTISTATE ADJUSTABLE RATE RIDER  
(MTA - TWELVE MONTH AVERAGE INDEX  
PAYMENT CAPS) FORM 83 07/01/05

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www.docmagic.com

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## PREPAYMENT RIDER

Loan Number: 6080105

Date: AUGUST 11, 2006

Borrower(s): FERNANDO ANDRADE, ALMA DELIA GONZALEZ-CAMARGO

THIS PREPAYMENT RIDER (the "Rider") is made this 11th day of AUGUST 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure repayment of Borrower's promissory note (the "Note") in favor of AMERICAN GUARDIAN FINANCIAL GROUP INC., A CALIFORNIA CORPORATION

("Lender"). The Security Instrument encumbers the Property more specifically described in the Security Instrument and located at

12960 EUSTACE STREET, PACOIMA, CALIFORNIA 91331

[Property Address]

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

### A. PREPAYMENT CHARGE

The Note provides for the payment of a prepayment charge as follows:

#### 5 . BORROWER'S RIGHT TO PREPAY; PREPAYMENT CHARGE

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under the Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due dates of my monthly payment unless the Note Holder agrees in writing to those changes.

If the Note contains provisions for a variable interest rate, my partial Prepayment may reduce the amount of my monthly payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase. If this Note provides for a variable interest rate or finance charge, and the interest rate or finance charge at any time exceeds the legal limit under

06.21.06

06 1849665

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which a Prepayment penalty is allowed, then the Note Holder's right to assess a Prepayment penalty will be determined under applicable law.

If within THIRTY-SIX ( 36 ) months from the date the Security Instrument is executed I make a full Prepayment or one or more partial Prepayments, and the total of all such Prepayments in any 12-month period exceeds twenty percent (20%) of the original Principal amount of the loan, I will pay a Prepayment charge in an amount equal to SIX ( 6 ) months' advance interest on the amount by which the total of my Prepayments within any 12-month period exceeds twenty percent (20%) of the original Principal amount of the loan.

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

Fernando Andrade (Seal)  
FERNANDO ANDRADE -Borrower

Alma Delia Gonzalez-Camargo (Seal)  
ALMA DELIA GONZALEZ-CAMARGO -Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

06.21.06

06 1849665

[RECORDING REQUESTED BY  
Fidelity National Title Insurance Company  
c/o Trustee Corps

AND WHEN RECORDED MAIL TO]

ONEWEST BANK, F.S.B.  
888 E. Walnut Avenue  
Pasadena, CA 91101



[Space above this line for recorder's use only]

Trustee Sale No. CA0850761 Loan No 3002207698 Title Order No. 090503645

## ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to **ONEWEST BANK, F.S.B.** all beneficial interest under that certain Deed of Trust dated **08/11/2008**, executed by **FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor; to **CHICAGO TITLE COMPANY**, as Trustee, and Recorded on **08/21/2006** as Document No. **06 1849665** of official records in the Office of the County Recorder of **Los Angeles County, California**, real property described as follows.

**LOT 32 OF TRACT 20972, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 591 PAGES 52 TO 54 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

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

Dated 08/22/2009

LIB

Trustee Sale No. CA0850761  
Loan No. 3002207698  
Title Order No. 090503645

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Beneficiary:

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

*JC San Pedro*  
By. **JC San Pedro** Authorized Signatory

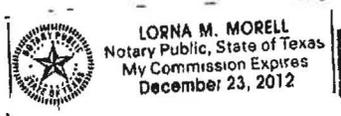
STATE OF **Texas**  
COUNTY OF **Travis**

On 9/30/2009 before me, *Lorna M. Morell*, a notary public,  
personally appeared **JC San Pedro** 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 **Texas** that the foregoing  
paragraph is true and correct

WITNESS my hand and official seal.

*Lorna M. Morell*  
Notary Public in and for said County and State



[RECORDING REQUESTED BY

Fidelity National Title Insurance Company  
On Behalf of Trustee Corps.

AND WHEN RECORDED MAIL TO ]

Trustee Corps  
2112 Business Center Drive,  
2<sup>nd</sup> floor  
Irvine, CA 92612



[Space above this line for recorder s use only]

Trustee Sale #: CA0850761

Loan #: 3002207698

Title Order#: 090503645

## SUBSTITUTION OF TRUSTEE

WHEREAS, FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO, HUSBAND AND WIFE AS JOINT TENANTS, was the original Trustor, CHICAGO TITLE COMPANY, was the original Trustee, AMERICAN GUARDIAN FINANCIAL GROUP INC. was the original Lender and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A SEPARATE CORPORATION, ACTING SOLELY AS NOMINEE FOR LENDER AND LENDER S SUCCESSORS AND ASSIGNS, was the original Beneficiary, under that certain Deed of Trust dated 08/11/2006, Recorded on 08/21/2006 as Document No. 06 1849665 of official records in the office of the Recorder of Los Angeles County, California, and

WHEREAS, ONEWEST BANK, F.S.B., the undersigned, is the present Beneficiary under said Deed of Trust, and,

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place of and instead of said original Trustee or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

Now, THEREFORE, the undersigned Beneficiary hereby substitutes MTC FINANCIAL INC. dba TRUSTEE CORPS, whose address is: 2112 BUSINESS CENTER DRIVE, 2<sup>ND</sup> FLOOR, IRVINE, CA 92612, as Trustee under Said Deed of Trust.

SB

Trustee Sale #: CA0850761 Loan #: 3002207698 Title Order#: 090503645 Investor #:

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DATED: 08/22/2009

BENEFICIARY  
ONEWEST BANK, F.S.B.

*JC San Pedro*  
BY: JC San Pedro Authorized Signatory

STATE OF Texas  
COUNTY OF Travis

On 09/30/09 before me, *Lorna Morell*, a notary public,  
personally appeared JC San Pedro 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 Texas that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal

*Lorna Morell*  
Notary Public in and for said County and State



LORNA M. MORELL  
Notary Public, State of Texas  
My Commission Expires  
December 23, 2012

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Trustee Corps  
30 Corporate Park, Suite 400  
Irvine, CA 92606



[Space above this line for recorder's use only]  
Trustee Sale # CA0850761 Loan# 3002207698 Order # 090503645

## NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/11/2008. 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 01/19/2010 at 10:30AM, MTC FINANCIAL INC., dba TRUSTEE CORPS as the duly appointed Substituted Trustee under and pursuant to Deed of Trust Recorded on 08/21/2008 as Document No. 06 1849665 of official records in the Office of the Recorder of Los Angeles County, CALIFORNIA, executed by, FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, AMERICAN GUARDIAN FINANCIAL GROUP INC., as Beneficiary,

WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a 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). AT: THE FRONT ENTRANCE TO THE POMONA SUPERIOR COURTS BUILDING, 350 W. MISSION BLVD. POMONA, CA

The property heretofore described is being sold "as is". All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State describing the land therein: APN # 2527-007-016

LOT 32 OF TRACT 20972, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 591 PAGES 52 TO 54 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The street address and other common designation, if any, of the real property described above is purported to be:

12960 EUSTACE STREET, PACOIMA, CA 91331

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said 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 said Deed of Trust, with interest thereon, as provided in said Note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is. \$477,941.17 (estimated amount). Accrued interest and additional advances, if any, will increase this figure prior to sale.

**If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.**

The Beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation.

CB

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**Compliance with California Civil Code Section 2923.52:**

- 1 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows:  
X Servicer does hereby state that Servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date of the notice of sale is filed.
2. Timeframe for giving notice of sale specified in subdivision (a) Section 2923.52  Does  Does not apply pursuant to section 2923.52 or 2923.55

Dated: 12/28/2009

MTC FINANCIAL INC. DBA TRUSTEE CORPS, as Successor Trustee

  
By: DESIREE ROSILES, TRUSTEE SALES OFFICER

\*TRUSTEE CORPS\*

30 Corporate Park, Suite 400, IRVINE, CA 92606

FOR SALE INFORMATION CONTACT: (714)573-1965, (714) 573-1965, (949) 252-8300

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **January 6, 2014**

JOB ADDRESS: **12960 WEST EUSTACE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2527-007-016**

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

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). FERNANDO ANDRADE AND ALMA DELIA GONZALEZ-CAMARGO  
12960 EUSTACE STREET  
PACOIMA, CA. 91331-1039  
CAPACITY: OWNERS
  
- 2). AMERICAN GUARDIAN FINANCIAL GROUP INC.  
27 ORCHARD, # 100  
LAKE FOREST, CA. 92630  
CAPACITY: INTERESTED PARTIES
  
- 3). CHICAGO TITLE COMPANY  
535 NORTH BRAND BLVD., 3<sup>RD</sup> FLOOR  
GLENDALE, CA. 91203  
CAPACITY: INTERESTED PARTIES
  
- 4). MORTGAGE ELECTRONIC SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI. 48501-2026  
CAPACITY: INTERESTED PARTIES
  
- 5). ONEWEST BANK, FSB.  
888 EAST WALNUT AVENUE  
PASADENA, CA. 91101  
CAPACITY: INTERESTED PARTIES
  
- 6). FIDELITY NATIONAL TITLE INSURANCE COMPANY  
2112 BUSINESS CENTER DRIVE, 2<sup>ND</sup> FLOOR  
IRVINE, CA. 92612  
CAPACITY: INTERESTED PARTIES
  
- 7). TRUSTEE CORPS  
30 CORPORATE PARK, SUITE 400  
IRVINE, CA. 92606  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**12960 EUSTACE ST, PACOIMA, CA 91331-1039**



## Owner Information

Owner Name: **ANDRADE FERNANDO/GONZALEZ CAMARGO ALMA D**  
 Mailing Address: **12960 EUSTACE ST, PACOIMA CA 91331-1039 C012**  
 Vesting Codes: **HW // JT**

## Location Information

Legal Description:	<b>TRACT # 20972 LOT 32</b>	APN:	<b>2527-007-016</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1042.01 / 2</b>	Subdivision:	<b>20972</b>
Township-Range-Sect:		Map Reference:	<b>3-A6 / 482-D7</b>
Legal Book/Page:	<b>591-52</b>	Tract #:	<b>20972</b>
Legal Lot:	<b>32</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PAC</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>08/21/2006 / 08/11/2006</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>1849665</b>
Document #:	<b>1849664</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>12/07/2001 / 09/07/2001</b>	1st Mtg Amount/Type:	<b>\$161,466 / FHA</b>
Sale Price:	<b>\$164,000</b>	1st Mtg Int. Rate/Type:	<b>7.00 /</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2338224</b>
Document #:	<b>2338222</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>INDIVIDUAL GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$152.56</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>AMERICAN TITLE CO.</b>		
Lender:	<b>SOUTH PACIFIC FIN'L CORP</b>		
Seller Name:	<b>LOPEZ HENRY</b>		

## Prior Sale Information

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

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,075</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1956 / 1956</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	<b>AVERAGE</b>
Other Improvements:					

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,164</b>	Lot Width/Depth:	<b>59 x 110</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$247,211</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$3,224.43</b>
Land Value:	<b>\$132,887</b>	Improved %:	<b>46%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$114,324</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$247,211</b>				

## Comparable Sales Report

For Property Located At

**12960 EUSTACE ST, PACOIMA, CA 91331-1039**



Comp #:4 Distance From Subject:0.33 (miles)  
 Address: 12734 LOUVRE ST, PACOIMA, CA 91331-1240  
 Owner Name: ROMERO JOSE L M/GONZALEZ MARISOL M  
 Seller Name: STANFORD INVESTMENTS LLC  
 APN: 2527-029-002 Map Reference: 3-B6 / 482-E7 Living Area: 1,150  
 County: LOS ANGELES, CA Census Tract: 1042.03 Total Rooms: 6  
 Subdivision: 19446 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 05/22/2014 Prior Rec Date: 02/23/2009 Bath(F/H): 2 /  
 Sale Date: 02/20/2014 Prior Sale Date: 02/13/2009 Yr Built/Eff: 1956 / 1956  
 Sale Price: \$335,000 Prior Sale Price: \$151,500 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 530209 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: Lot Area: 7,500 Pool:  
 Total Value: \$159,146 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:5 Distance From Subject:0.36 (miles)  
 Address: 11730 GLENCREST DR, SAN FERNANDO, CA 91340-1814  
 Owner Name: IFRAH TAL  
 Seller Name: DIX MARY B TRUST  
 APN: 2524-003-001 Map Reference: 3-A6 / 482-D7 Living Area: 1,187  
 County: LOS ANGELES, CA Census Tract: 1042.01 Total Rooms: 5  
 Subdivision: 19498 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 12/17/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 11/10/2014 Prior Sale Date: Yr Built/Eff: 1956 / 1956  
 Sale Price: \$250,000 Prior Sale Price: Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1369557 Acres: 0.18 Fireplace: /  
 1st Mtg Amt: Lot Area: 7,893 Pool:  
 Total Value: \$44,950 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.38 (miles)  
 Address: 12880 CORCORAN ST, SAN FERNANDO, CA 91340-1511  
 Owner Name: GARCIA IGNACIO/PANIAGUA JUAN C & BEATRIS  
 Seller Name: BRITO ADELFO T  
 APN: 2514-006-028 Map Reference: 3-B5 / 482-D6 Living Area: 1,080  
 County: LOS ANGELES, CA Census Tract: 1042.01 Total Rooms: 5  
 Subdivision: 20797 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 07/25/2014 Prior Rec Date: 12/16/2009 Bath(F/H): 2 /  
 Sale Date: 07/11/2014 Prior Sale Date: 10/21/2009 Yr Built/Eff: 1956 / 1956  
 Sale Price: \$359,000 Prior Sale Price: \$235,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 768822 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: Lot Area: 5,988 Pool:  
 Total Value: \$247,449 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.4 (miles)  
 Address: 11472 GLENOAKS BLVD, PACOIMA, CA 91331-1111  
 Owner Name: MAGNESS HUGH W & CRISTINA  
 Seller Name: SILVA & SILVA INVESTMENTS INC  
 APN: 2533-020-001 Map Reference: 3-A6 / 502-D1 Living Area: 985  
 County: LOS ANGELES, CA Census Tract: 1042.03 Total Rooms: 5  
 Subdivision: 15323 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/14/2014 Prior Rec Date: 05/10/2013 Bath(F/H): 1 /  
 Sale Date: 10/03/2014 Prior Sale Date: 03/27/2013 Yr Built/Eff: 1954 / 1954  
 Sale Price: \$385,000 Prior Sale Price: \$135,000 Air Cond: WALL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1079971 Acres: 0.16 Fireplace: /  
 1st Mtg Amt: Lot Area: 7,072 Pool:  
 Total Value: \$135,612 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.45 (miles)  
 Address: 12620 JUDD ST, PACOIMA, CA 91331-1318  
 Owner Name: ASHFAQ MOHAMMAD & NABILA/ASHFAQ GHAFFAR  
 Seller Name: NICOLAS DONATO  
 APN: 2532-019-004 Map Reference: 3-B6 / Living Area: 1,150  
 County: LOS ANGELES, CA Census Tract: 1042.03 Total Rooms: 6  
 Subdivision: 21989 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 08/22/2014 Prior Rec Date: 04/30/2012 Bath(F/H): 2 /  
 Sale Date: 07/28/2014 Prior Sale Date: 03/30/2012 Yr Built/Eff: 1956 / 1956  
 Sale Price: \$330,000 Prior Sale Price: \$225,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 883192 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: Lot Area: 7,553 Pool:  
 Total Value: \$230,541 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

**9 Comparable(s) Selected.**

Report Date: 01/07/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$164,000	\$250,000	\$1,350,000	\$446,000
Bldg/Living Area	1,075	985	1,187	1,095
Price/Sqft	\$152.56	\$210.61	\$1,255.81	\$411.27
Year Built	1956	1954	1958	1955
Lot Area	6,164	5,988	8,097	7,002
Bedrooms	3	3	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$247,211	\$44,950	\$247,449	\$187,618
Distance From Subject	0.00	0.03	0.47	0.31

\* = user supplied for search only

Comp #:1				Distance From Subject:0.03 (miles)
Address:	<b>12939 EUSTACE ST, PACOIMA, CA 91331-1040</b>			
Owner Name:	<b>DUENAS JUAN R &amp; MAYRA E</b>			
Seller Name:	<b>GODINEZ JOSE A</b>			
APN:	<b>2527-006-005</b>	Map Reference:	<b>3-A5 / 482-D7</b>	Living Area: <b>1,075</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1042.01</b>	Total Rooms: <b>5</b>
Subdivision:	<b>20972</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>08/01/2014</b>	Prior Rec Date:	<b>02/24/2012</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>07/01/2014</b>	Prior Sale Date:	<b>01/19/2012</b>	Yr Built/Eff: <b>1956 / 1956</b>
Sale Price:	<b>\$325,000</b>	Prior Sale Price:	<b>\$225,000</b>	Air Cond: <b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>802544</b>	Acres:	<b>0.14</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$319,112</b>	Lot Area:	<b>6,017</b>	Pool:
Total Value:	<b>\$230,541</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:2				Distance From Subject:0.07 (miles)
Address:	<b>12903 EUSTACE ST, PACOIMA, CA 91331-1040</b>			
Owner Name:	<b>JIMENEZ HIPOLITO</b>			
Seller Name:	<b>GREAT WESTERN CAPITAL LLC</b>			
APN:	<b>2527-006-011</b>	Map Reference:	<b>3-A5 / 482-E7</b>	Living Area: <b>1,075</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1042.01</b>	Total Rooms: <b>5</b>
Subdivision:	<b>20972</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>04/17/2014</b>	Prior Rec Date:	<b>09/02/1971</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>03/14/2014</b>	Prior Sale Date:		Yr Built/Eff: <b>1956 / 1956</b>
Sale Price:	<b>\$1,350,000</b>	Prior Sale Price:	<b>\$15,500</b>	Air Cond: <b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>390391</b>	Acres:	<b>0.14</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$324,022</b>	Lot Area:	<b>6,069</b>	Pool:
Total Value:	<b>\$218,000</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking: <b>ATTACHED GARAGE</b>

Comp #:3				Distance From Subject:0.27 (miles)
Address:	<b>13148 DEL SUR ST, SAN FERNANDO, CA 91340-1829</b>			
Owner Name:	<b>PEREZ JOSE G/DE PEREZ MARIA S R</b>			
Seller Name:	<b>GALLARDO SERGIO M &amp; VIVIAN</b>			
APN:	<b>2524-005-019</b>	Map Reference:	<b>3-A6 / 482-D7</b>	Living Area: <b>1,075</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1042.01</b>	Total Rooms: <b>5</b>
Subdivision:	<b>19498</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>08/29/2014</b>	Prior Rec Date:	<b>05/30/2003</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>07/11/2014</b>	Prior Sale Date:	<b>03/14/2003</b>	Yr Built/Eff: <b>1958 / 1958</b>
Sale Price:	<b>\$345,000</b>	Prior Sale Price:	<b>\$209,000</b>	Air Cond: <b>EVAP COOLER</b>
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>915027</b>	Acres:	<b>0.19</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt:	<b>\$338,751</b>	Lot Area:	<b>8,097</b>	Pool:
Total Value:	<b>\$246,920</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking: <b>ATTACHED GARAGE</b>

Comp #:9	Address: 13268 VAUGHN ST, SAN FERNANDO, CA 91340-2237		Distance From Subject:0.47 (miles)
Owner Name:	CHAVEZ VICTOR M/CHAVEZ JORGE		
Seller Name:	CASTRO CARMEN		
APN:	2524-024-004	Map Reference: 3-A6 / 482-D7	Living Area: 1,080
County:	LOS ANGELES, CA	Census Tract: 1043.10	Total Rooms: 5
Subdivision:	19319	Zoning: LAR1	Bedrooms: 3
Rec Date:	09/30/2014	Prior Rec Date: 10/15/1990	Bath(F/H): 2 /
Sale Date:	08/06/2014	Prior Sale Date: 07/1990	Yr Built/Eff: 1954 / 1954
Sale Price:	\$335,000	Prior Sale Price: \$144,000	Air Cond: EVAP COOLER
Sale Type:	FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #:	1033752	Acres: 0.16	Fireplace: /
1st Mtg Amt:		Lot Area: 6,825	Pool:
Total Value:	\$175,407	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **January 6, 2014**

JOB ADDRESS: **12960 WEST EUSTACE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2527-007-016**

CASE#: **419605**

ORDER NO: **A-2782552**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 26, 2011**

COMPLIANCE EXPECTED DATE: **June 25, 2011**

DATE COMPLIANCE OBTAINED: **September 11, 2014**

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-2782552

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

ANDRADE, FERNANDO AND GONZALEZ CAMARGO, ALMA D  
12960 EUSTACE ST  
PACOIMA, CA 91331

CASE #: 419605  
ORDER #: A-2782552  
EFFECTIVE DATE: May 26, 2011  
COMPLIANCE DATE: June 25, 2011

MAY 26 2011

OWNER OF  
SITE ADDRESS: 12960 W EUSTACE ST  
ASSESSORS PARCEL NO.: 2527-007-016  
ZONE: R1; One-Family Zone

On \_\_\_\_\_ the  
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.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. The building or premises is Substandard due to illegal occupancy..**

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage and detached building in back yard.

**2. Insufficient parking spaces.**

9-11-14



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

101032201256070

You are therefore ordered to: Provide/maintain the required number of parking spaces.

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

Location: Garage.

Comments: Garage door sealed.

**3. The approximate 45' x 20' construction of a detached building to the rear yard 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 make the structure(s) comply with all requirements of the L.A.M.C.

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, 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

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

**NOTICE:**

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

1010322201248070

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

Inspector: James Abreu

Date: May 26, 2011

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

M.P.  
REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: January 6, 2014

JOB ADDRESS: 12960 WEST EUSTACE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2527-007-016

CASE#: 419605

ORDER NO: A-2961266

EFFECTIVE DATE OF ORDER TO COMPLY: March 2, 2012

COMPLIANCE EXPECTED DATE: April 1, 2012

DATE COMPLIANCE OBTAINED: September 11, 2014

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2961266

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

**SUBSTANDARD ORDER AND NOTICE OF FEE**

NUNEZ ANDRES/CIRENEO CERVANTES  
12427 BROMWICH ST.  
PACOIMA, CA 91331

On **MAR 01 2012** the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 419605  
ORDER #: A-2961266  
EFFECTIVE DATE: March 02, 2012  
COMPLIANCE DATE: April 01, 2012

OWNER OF  
SITE ADDRESS: **12960 W EUSTACE ST**  
ASSESSORS PARCEL NO.: 2527-007-016  
ZONE: R1; One-Family Zone

Signature

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 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:

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.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

- 1. The building or premises is Substandard due to illegal occupancy..**

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

9-11-14



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

Location: Garage and detached building in back yard.

**2. Insufficient parking spaces.**

You are therefore ordered to: Provide/maintain the required number of parking spaces.

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

Location: Garage.

Comments: Garage door sealed.

**3. The approximate 45' x 20' construction of a detached building to the rear yard 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 make the structure(s) comply with all requirements of the L.A.M.C.

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, 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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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.

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



