

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

December 23, 2014

Council District: # 6

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

JOB ADDRESS: 13314 WEST BROMWICH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2625-003-015

On September 9, 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: **13314 West Bromwich 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 30, 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)	744.88
Title Report fee	42.00
Grand Total	\$ <u>3,958.44</u>

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 **\$3,958.44** 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 **\$3,958.44** 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. T10627
Dated as of: 07/30/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2625-003-015

Property Address: 13314 W BROMWICH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MIGUEL O. ORTIZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: EMA FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Instrument: 05/0105387

Book/Page: N/A

Dated: 01/10/2005

Recorded: 01/14/2005

MAILING ADDRESS: EMA FLORES,
13314 BROMWICH STREET, ARLETA, CALIFORNIA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 28 OF TRACT NO.14276, AS PER MAP RECORDED IN BOOK 359, PAGE 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: EMA FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.

Trustee: RECON TRUST COMPANY, N.A.

Instrument: 05/0105388

Book/Page: N/A

Amount: \$416,400.00

Open Ended: NO

Dated: 01/12/2005

Recorded: 01/14/2005

Maturity Date: 02/01/2035

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

Work Order No. T10627

SCHEDULE B (Continued)

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

ADDITIONAL MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC.,
4500 PARK GRANADA, CALABASAS, CA 91302-1613

MAILING ADDRESS: RECON TRUST COMPANY, N.A.,
225 WEST HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360

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

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO HSBC
BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE
SARM 2005-07 TRUST (ASSIGNEE), DATED 08/23/2012, RECORDED 08/28/2012 AS
INSTRUMENT NO. 20121286227.

MAILING ADDRESS: CORE LOGIC, MAIL STOP: ASGN,
1 CORE LOGIC DRIVE, WESTLAKE, TX 76262-9823

ADDITIONAL MAILING ADDRESS: BANK OF AMERICA, DIANA DE AVILA, 1800
TAPO CANYON ROAD, SIMI VALLEY, VA 93063.

MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.,
1901 E. VOORHEES STREET, SUITE C, DANVILLE, IL 61834

ADDITIONAL MAILING ADDRESS: HSBC BANK USA, NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE HOLDERS OF THE SARM 2005-07 TRUST, C/O BAC, M/C: CA6-
914-01-43, 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS SUBJECTED TO A ASSIGNMENT OF DEED OF TRUST, FROM
BANK OF AMERICA, N.A. (ASSIGNOR) TO NATIONSTAR MORTGAGE, LLC
(ASSIGNEE), DATED 06/28/2013, RECORDED 09/24/2013, AS INSTRUMENT NO.
20131385339

MAILING ADDRESS: BANK OF AMERICA, N.A. PREPARED BY: MARCUS JONES,
16001 N. DALLAS PKWY, ADDISON, TX 75001

MAILING ADDRESS: CORE LOGIC,
450 E BOUNDARY ST. CHAPIN, SC 29036

ADDITIONAL MAILING ADDRESS: BANK OF AMERICA, N.A.,
1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063

SCHEDULE B (Continued)

**ADDITIONAL MAILING ADDRESS: NATIONSTAR MORTGAGE, LLC,
350 HIGHLAND DRIVE, LEWISVILLE, TX 75067**

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS
Trustor/Mortgagor: EMA FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
COUNTRYWIDE HOME LOANS, INC.
Trustee: RECON TRUST COMPANY, N.A.
Instrument: 05/105389 *Book/Page:* N/A
Amount: \$52,000.00 *Open Ended:* NO
Dated: 01/12/2005 *Recorded:* 01/14/2005
Maturity Date: 01/12/2035

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

**ADDITIONAL MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC.,
4500 PARK GRANADA, CALABASAS, CA 91302-1613**

**MAILING ADDRESS: RECON TRUST COMPANY, N.A.,
225 WEST HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360**

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

Type of Instrument MISCELLANEOUS
Comments: NOTICE OF PENDING LIEN DATED 02/21/2013 RECORDED 03/08/2013 AS
INSTURMENT NO. 20130355953

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

**MAILING ADDRESS: FLORES EMA,
13314 BROMWICH ST, ARLETA CA, 91331.**

1/14/05

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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

05 0105387

EMA FLORES
13314 BROMWICH STREET
ARLETA, CALIFORNIA 91331

PARCULARESNA!

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No. 2625-003-015

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is city \$2,342.25 county \$572.55
() computed on full value of the interest of property conveyed, or
(X) computed on the full value less the value of liens or encumbrances
remaining thereon at the time of sale.
(X) City of: ARLETA, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MIGUEL O. ORTIZ, a married man as his sole and separate property
hereby GRANTS(S) TO

EMA FLORES, a married woman as her sole and separate property

the following described real property in the City of ARLETA,
County of LOS ANGELES, State of California:

LOT 28 OF TRACT NO. 14276, AS PER MAP RECORDED IN BOOK 359, PAGE 11 AND 12 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

PROPERTY ADDRESS: 13314 BROMWICH STREET, LOS ANGELES (ARLETA AREA), CA 91331

Dated: JANUARY 10, 2005

STATE OF CALIFORNIA,

COUNTY OF Los Angeles) SS

On 1/10/05 before me

Kerri Farrands

a Notary Public in and for said state,

personally appeared

Miguel O. Ortiz
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.

Miguel O. Ortiz
MIGUEL O. ORTIZ



Signature Kerri Farrands (This area for official notarial seal)

Title Order No. 1693780-60 Escrow or Loan No. 5959-GR

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

1/14/05

FIRST AMERICAN TITLE COMPANY LOS ANGELES

05 0105388

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Recording Requested By:
D. ROBERTS

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423
Prepared By:
DIANA RODRIGUEZ

169378060

[Space Above This Line For Recording Data]

2005.003.015

5959-GR
[Escrow/Closing #]

0008392722401005
[Doc ID #]

DEED OF TRUST

MIN 1000157-0004642651-2

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 JANUARY 12, 2005 , together with all Riders to this document.

(B) "Borrower" is
EMA FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

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

Page 1 of 18

VMP 5A(CA) (0207) CHL (09/02)(d) VMP MORTGAGE FORMS - (800)521-7291
CONV/VA

Initials *EF*
Form 3005 1/01



1/14/05

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DOC ID #: 0008392722401005

Borrower's address is
7426 VINTAGE AVENUE, NORTH HOLLYWOOD, CA 91605
Borrower is the trustor under this Security Instrument.

(C) "Lender" is
COUNTRYWIDE HOME LOANS, INC.
Lender is a CORPORATION
organized and existing under the laws of NEW YORK
Lender's address is
4500 Park Granada, Calabasas, CA 91302-1613

(D) "Trustee" is
RECON TRUST COMPANY, N.A.
225 WEST HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360

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

(F) "Note" means the promissory note signed by Borrower and dated JANUARY 12, 2005 . The Note states that Borrower owes Lender FOUR HUNDRED SIXTEEN THOUSAND FOUR HUNDRED and 00/100

Dollars (U.S. \$ 416,400.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than FEBRUARY 01, 2035 .

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

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

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

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

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

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

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

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

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

UHP 6A(CA) (0207)

CHL (09/02)

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Initials FF
Form 3005 1/01

05 0105388

1/14/05

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DOC ID #: 0008392722401005

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

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

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

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 28 OF TRACT NO. 14276 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 359 PAGE(S) 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2625003015

which currently has the address of

13314 BROMWICH STREET, LOS ANGELES (ARLETA AREA)

[Street/City]

California 91331 ("Property Address")

[Zip Code]

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

VMP -5A(CA) (0207)

CHL (09/02)

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Initials

F. F.

Form 3005 1/01

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DOC ID #: 0008392722401005

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

Witnesses:

_____ (Seal)
 _____ EMA FLORES -Borrower

_____ (Seal)
 _____ -Borrower

_____ (Seal)
 _____ -Borrower

_____ (Seal)
 _____ -Borrower

05 0105388

1/14/05

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DOC ID #: 0008392722401005

State of California
County of *Los Angeles*

} ss.

On *Jan. 12, 2005*

before me, *Lorraine Emison*

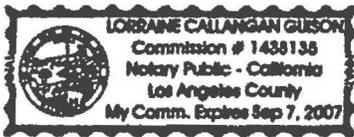
personally appeared

Erna Flous

, 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.

Lorraine Emison (Seal)



VMP 6A(CA) (0207)

CHL (09/02)

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Initials *EF*
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ADJUSTABLE RATE RIDER
(MTA Index - Payment Caps)

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.
MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
DIANA RODRIGUEZ

5959-GR
[Escrow/Closing #]

0008392722401005
[Doc ID #]

CONV
● ARM PayOption Rider
1D729-US (07/02) 01(d)

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Initials: DF



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1/14/05

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DOC ID #: 0008392722401005

THIS ADJUSTABLE RATE RIDER is made this TWELFTH day of JANUARY, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to COUNTRYWIDE HOME LOANS, INC.

("Lender") of the same date and covering the property described in the Security Instrument and located at:

13314 BROMWICH STREET
LOS ANGELES (ARLETA AREA), CA 91331

[Property Address]

THE 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 OR DECREASE. THE PRINCIPAL AMOUNT TO REPAY COULD BE GREATER THAN THE AMOUNT ORIGINALLY BORROWED, BUT NOT MORE THAN THE LIMIT STATED IN THE NOTE.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for changes in the interest rate and the 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 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 is the rate I will pay both before and after any default described in Section 7(B) of the Note.

CONV
• ARM PayOption Rider
1D729-US (07/02) 01

Page 2 of 7

Initials: J.F.

05 0105388

1/14/05

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DOC ID #: 0008392722401005

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


_____(Seal)
EMA FLORES -Borrower

_____(Seal)
-Borrower

_____(Seal)
-Borrower

_____(Seal)
-Borrower

CONV
• ARM PayOption Rider
1D729-US (07/02) 01

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ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

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

Name of Notary Corraine Callaghan Guison

Date Commission Expires Sep 7, 2007

Notary Identification Number 1438135
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NNAI
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 1-14-05

[Signature]
Signature (Firm name if any)

05 0105388

Recording Requested By:
Bank of America
Prepared By: Diana De Avila
1800 Tapo Canyon Road
Simi Valley, CA 93063
800-444-4302
When recorded mail to:
CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823



DocID# 3138392722497706

Property Address:
13314 Bromwich St
Arleta, CA 91331-4716

CA0-ADT 19643992 E 8/23/2012

This space for Recorder's use

MIN #: 1000157-0004642651-2 MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1901 E Voorhees Street, Suite C, Danville, IL 61834 does hereby grant, sell, assign, transfer and convey unto HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SARM 2005-07 TRUST whose address is C/O BAC, M/C: CA6-914-01-43, 1800 Tapo Canyon Road, Simi Valley, CA 93063 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: COUNTRYWIDE HOME LOANS, INC.
Original Borrower(s): EMA FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
Original Trustee: RECON TRUST COMPANY, N.A.
Date of Deed of Trust: 1/12/2005
Original Loan Amount: \$416,400.00

Recorded in Los Angeles County, CA on: 1/14/2005, book N/A, page N/A and instrument number 05 0105388

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on AUG 23 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By: 

Richard Paz Assistant Secretary

State of California
County of Ventura

On AUG 23 2012 before me, EVETTE OHANIAN, Notary Public, personally appeared
Richard Paz

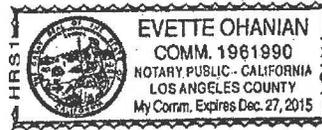
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.


Notary Public: EVETTE OHANIAN
My Commission Expires: DEC 27 2015

(Seal)



DocID# 3138392722497706

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Recording Requested By:
Bank of America, N.A.
Prepared By: Marcus Jones
16001 N. Dallas Pkwy
Addison, TX 75001



When recorded return to:
CoreLogic
450 E Boundary St.
Chapin, SC 29036



DocID# 1278392722421227
Property Address:
13314 Bromwich St
Arleta, CA 91331-4716 26740555
CAD-ADT 29912505 6/27/2013 NS0630A

This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063 does hereby grant, sell, assign, transfer and convey unto NATIONSTAR MORTGAGE, LLC whose address is 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.
Original Borrower(s): EMA FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
Original Trustee: RECON TRUST COMPANY, N.A.
Date of Deed of Trust: 1/12/2005
Original Loan Amount: \$416,400.00

Recorded in Los Angeles County, CA on: 1/14/2005, book N/A, page N/A and instrument number 05 0105388

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on JUN 28 2013

Bank of America, N.A.

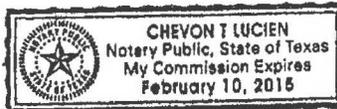
By: Yashunda J. Mays
Yashunda J. Mays
Assistant Vice President

State of TX, County of Dallas

On JUN 28 2013, before me, Chevon T. Lucien, a Notary Public, personally appeared Yashunda J. Mays, Assistant Vice President of Bank of America, N.A. personally known to me to be the person(s) whose name(s) is/are subscribed to the within document 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 document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

C. T. Lucien
Notary Public: Chevon T. Lucien
My Commission Expires: 02/10/15



1/14/05

2

Recording Requested By:
D. ROBERTS

05 0105389

FIRST AMERICAN TITLE COMPANY LOS ANGELES

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423
Prepared By:
DIANA RODRIGUEZ

169378060 [Space Above This Line For Recording Data]

2005.003.015

5959-GR
(Escrow/Closing #)

0008392723201005
(Doc ID #)

DEED OF TRUST AND ASSIGNMENT OF RENTS

MIN 1001337-0000458280-8

This Deed of Trust secures an obligation which calls for payment of interest at a variable interest rate.
THIS DEED OF TRUST is made this 12th day of JANUARY, 2005, between
EMA FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

whose address is,
13314 BROMWICH STREET, LOS ANGELES (ARLETA A, CA 91331
herein called "Trustor,"
RECON TRUST COMPANY, N.A.
225 WEST HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360
herein called "Trustee," and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")
a Delaware corporation with an address of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
MERS is the "Beneficiary" under this Deed of Trust and is acting solely as a nominee for
COUNTRYWIDE HOME LOANS, INC.
("Lender" or "you") and its successors and assigns, with an address of
4500 Park Granada, Calabasas, CA 91302-1613
Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real
property in the City or Town of LOS ANGELES (ARLETA AREA), County of
LOS ANGELES, State of California, having the street address of
13314 BROMWICH STREET, LOS ANGELES (ARLETA AREA), CA 91331

• MERS HELOC - CA Deed of Trust
1D988-CA (02/04)(d)

Page 1 of 10

Initials LSF



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* 0 8 3 9 2 7 2 3 2 0 0 0 0 1 D 9 8 8 *

1/14/05

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DOC ID #: 0008392723201005

and more specifically described as:

LOT 28 OF TRACT NO. 14276 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 359 PAGE(S) 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2625003015 together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

TRUSTOR UNDERSTANDS and agrees that MERS is a separate corporation acting solely as nominee for Lender and Lender's successors and assigns, and holds only legal title to the interests granted by Trustor in this Deed of Trust, 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 or canceling this Deed of Trust.

1. THIS DEED OF TRUST SECURES.

a. All of the obligations of Trustor in favor of Lender or order under the terms of a revolving credit agreement dated JANUARY 12, 2005, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Lender from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is FIFTY TWO THOUSAND and 00/100 Dollars (\$ 52,000.00) unless Lender, with Trustor's written consent, hereafter increases this amount. Advances made by Lender to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

The security of this Deed of Trust shall not be affected by the extension, renewal or modification from time to time of the obligations, instruments or agreements described above.

b. Payment of any and all obligations and liabilities, whatsoever, whether primary, secondary, direct, indirect, fixed or contingent, whether now or hereafter due from Trustor (or any successor in interest to Trustor) whether created directly or acquired by assignment if the document evidencing such obligation or liability or any other writing signed by Trustor (or any successor in interest to Trustor) specifically provides that said obligation or liability is secured by this Deed of Trust.

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1/14/05

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DOC ID #: 0008392723201005

f. The provisions of this Paragraph 4 shall not be affected by the acquisition by Lender or its successors or assigns of any ownership or other interest in the Property beyond Lender's security interest in the Property created under this Deed of Trust, whether or not such acquisition is pursuant to the foreclosure of this Deed of Trust or a merger of the interest of the Lender or its successors and assigns in the Property.

5. ADDITIONAL PROVISIONS:

a. The execution of this Deed of Trust by any person who has no present interest in the Property shall not be deemed to indicate that such an interest presently exists. Rather, execution of this Deed of Trust by such a person shall constitute such person's agreement that if such person hereafter acquires an interest in the Property, such interest shall be subject to the interest granted hereunder.

b. The execution of this Deed of Trust by any person who has a present interest in the Property shall not in itself be deemed to indicate that such person is liable to Lender for any obligation described in Section 1., above. Any personal liability of such person to Lender shall be determined on an independent basis (such as execution of the document or documents evidencing the obligation described in Section 1., above). Execution of this Deed of Trust by any such person shall nevertheless indicate that such person's interest in the Property shall be subject to the interest granted hereunder.

E. F.

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1/14/05

DOC ID #: 0008392723201005

The undersigned Trustors request that a copy of any notice of default, and of any notice of sale hereunder, be mailed to their respective addresses set forth below.

By signing below, Trustor agrees to all the terms and conditions of this Deed of Trust.

Mailing Address For Notices



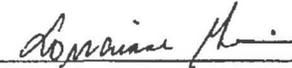
 EMA FLORES
 13314 BROMWICH STREET
 LOS ANGELES (ARLETA A, CA 91331

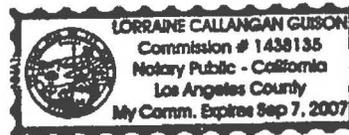
State of California
 County of *Los Angeles*
 On *January 12, 2005*, before me *Lorraine Gibson*, personally appeared

Emra Flores

, 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.





• MERS HELOC - CA Deed of Trust
1D988-CA (02/04)

Page 10 of 10

05 0105389

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. 5663747)

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 14276 28 MB 359-11/12

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 2625-003-015
AKA 13314 W BROMWICH ST
LOS ANGELES

Owner:

FLORES EMA
13314 BROMWICH ST
ARLETA CA, 91331

DATED: This 21st Day of February, 2013

CITY OF LOS ANGELES

By

Steve Ongele, Bureau Chief
Resource Management Bureau

- 8). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.
1901 EAST VOORHEES STREET, SUITE C
DANVILLE, IL 61834
CAPACITY: INTERESTED PARTIES

- 9). HSBC BANK USA, NA
AS TRUSTEE FOR THE HOLDERS OF THE SARM 2005-07 TRUST
C/O BAC, M/C: CA6-914-01-43
1800 TAPO CANYON ROAD
SIMI VALLEY, CA. 93063
CAPACITY: INTERESTED PARTEIS

- 10). BANK OF AMERICA, NA
PREPARED BY: MARCUS JONES
16001 NORTH DALLAS PARKWAY
ADDISON, TX. 75001
CAPACITY: INTERESTED PARTIES

- 11). CORE LOGIC
450 EAST BOUNDARY STREET
CHAPIN, SC. 29036
CAPACITY: INTERESTED PARTIES

- 12). NATIONSTAR MORTGAGE, LLC.
350 HIGHLAND DRIVE
LEWISVILLE, TX. 75067
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13314 BROMWICH ST, ARLETA, CA 91331-4716



Owner Information

Owner Name: FLORES EMA
 Mailing Address: 13314 BROMWICH ST, ARLETA CA 91331-4716 C029
 Vesting Codes: MW // SE

Location Information

Legal Description: TRACT # 14276 LOT 28
 County: LOS ANGELES, CA APN: 2625-003-015
 Census Tract / Block: 1190.02 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 14276
 Legal Book/Page: 359-11 Map Reference: 9-A5 / 502-D6
 Legal Lot: 28 Tract #: 14276
 Legal Block: School District: LOS ANGELES
 Market Area: ARL School District Name:
 Neighbor Code: 105387 Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/14/2005 / 01/10/2005 Deed Type: GRANT DEED
 Sale Price: \$520,500 1st Mtg Document #: 105388
 Document #: 105387

Last Market Sale Information

Recording/Sale Date: 04/02/1985 / 1st Mtg Amount/Type: \$87,200 / PRIVATE PARTY
 Sale Price: \$109,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 356300 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$69.43
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name: JOHNSTONE WILLIAM & ELIZABET

Prior Sale Information

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

Property Characteristics

Gross Area: 1,570 Parking Type: PARKING AVAIL Construction:
 Living Area: Garage Area: HEATED
 Tot Adj Area: Garage Capacity: 4 Exterior wall: STUCCO
 Above Grade: Parking Spaces: 4 Porch Type:
 Total Rooms: 7 Basement Area: Patio Type: COVERED PATIO
 Bedrooms: 4 Finish Bsmnt Area: Pool: POOL
 Bath(F/H): 2 / Basement Type: Air Cond:
 Year Built / Eff: 1950 / 1953 Roof Type: Style: CONVENTIONAL
 Fireplace: Y / 1 Foundation: RAISED COMPOSITION SHINGLE Quality:
 # of Stories: 1.00 Roof Material: SHINGLE Condition:

Other Improvements: FENCE;ADDITION;FENCED YARD

Site Information

Zoning: LARA Acres: 0.40 County Use: SINGLE FAMILY RESID (0101)
 Lot Area: 17,514 Lot Width/Depth: 83 x 210 State Use:
 Land Use: SFR Res/Comm Units: / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$463,000 Assessed Year: 2014 Property Tax: \$5,797.13
 Land Value: \$391,900 Improved %: 15% Tax Area: 13
 Improvement Value: \$71,100 Tax Year: 2014 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$456,000

Comparable Summary

For Property Located At



13314 BROMWICH ST, ARLETA, CA 91331-4716

8 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: 8

	Subject Property	Low	High	Average
Sale Price	\$109,000	\$345,000	\$470,000	\$388,438
Bldg/Living Area	1,570	1,362	1,602	1,486
Price/Sqft	\$69.43	\$243.45	\$299.36	\$261.29
Year Built	1950	1939	1956	1950
Lot Area	17,514	5,913	17,640	8,073
Bedrooms	4	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$463,000	\$168,796	\$406,000	\$278,180
Distance From Subject	0.00	0.17	0.48	0.37

*= 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										
		13314 BROMWICH ST	\$109,000	1950	4	2	04/02/1985	1,570	17,514	0.0
Comparables										
<input checked="" type="checkbox"/>	1	9262 ARLETA AVE	\$393,000	1939	3	1	09/12/2014	1,436	7,079	0.17
<input checked="" type="checkbox"/>	2	13500 WINGO ST	\$470,000	1950	3	2	12/03/2014	1,570	17,640	0.29
<input checked="" type="checkbox"/>	3	13452 BROMWICH ST	\$345,000	1955	3	2	12/09/2014	1,362	8,941	0.29
<input checked="" type="checkbox"/>	4	9600 ARLETA AVE	\$375,000	1949	3	1	08/18/2014	1,476	6,673	0.4
<input checked="" type="checkbox"/>	5	13601 RAYEN ST	\$387,500	1952	3	2	06/27/2014	1,508	6,158	0.43
<input checked="" type="checkbox"/>	6	13638 KAMLOOPS ST	\$375,000	1954	3	2	07/07/2014	1,515	5,913	0.43
<input checked="" type="checkbox"/>	7	13629 RAYEN ST	\$390,000	1952	3	2	04/15/2014	1,602	6,157	0.47
<input checked="" type="checkbox"/>	8	13449 DEBELL ST T	\$372,000	1956	3	2	07/17/2014	1,420	6,025	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13314 BROMWICH ST, ARLETA, CA 91331-4716**8 Comparable(s) Selected.**

Report Date: 12/18/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$109,000	\$345,000	\$470,000	\$388,438
Bldg/Living Area	1,570	1,362	1,602	1,486
Price/Sqft	\$69.43	\$243.45	\$299.36	\$261.29
Year Built	1950	1939	1956	1950
Lot Area	17,514	5,913	17,640	8,073
Bedrooms	4	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$463,000	\$168,796	\$406,000	\$278,180
Distance From Subject	0.00	0.17	0.48	0.37

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.17 (miles)**
 Address: **9262 ARLETA AVE, ARLETA, CA 91331-4701**
 Owner Name: **MORENO MOISES & MARIA E**
 Seller Name: **EXECUTIVE INVESTMENTS INC**
 APN: **2625-005-030** Map Reference: **9-A5 / 502-D6** Living Area: **1,436**
 County: **LOS ANGELES, CA** Census Tract: **1190.02** Total Rooms: **6**
 Subdivision: **22072** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **09/12/2014** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **08/25/2014** Prior Sale Date: Yr Built/Eff: **1939 / 1942**
 Sale Price: **\$393,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **964767** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$379,527** Lot Area: **7,079** Pool:
 Total Value: **\$279,261** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.29 (miles)**
 Address: **13500 WINGO ST, ARLETA, CA 91331-5635**
 Owner Name: **CASTELLANOS CARLOS**
 Seller Name: **A & A INVESTORS INC**
 APN: **2625-022-006** Map Reference: **8-F5 / 502-C6** Living Area: **1,570**
 County: **LOS ANGELES, CA** Census Tract: **1198.00** Total Rooms: **6**
 Subdivision: **13178** Zoning: **LARA** Bedrooms: **3**
 Rec Date: **12/03/2014** Prior Rec Date: **06/14/2013** Bath(F/H): **2 /**
 Sale Date: **09/24/2014** Prior Sale Date: **05/28/2013** Yr Built/Eff: **1950 / 1953**
 Sale Price: **\$470,000** Prior Sale Price: **\$287,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1300089** Acres: **0.41** Fireplace: **Y / 1**
 1st Mtg Amt: **\$376,000** Lot Area: **17,640** Pool:
 Total Value: **\$288,101** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**3** Distance From Subject:**0.29 (miles)**
 Address: **13452 BROMWICH ST, ARLETA, CA 91331-5640**
 Owner Name: **GODOY JULIO & ELENA**
 Seller Name: **KENNARD DUANE & TERRIE**
 APN: **2625-020-011** Map Reference: **8-F5 / 502-C6** Living Area: **1,362**
 County: **LOS ANGELES, CA** Census Tract: **1198.00** Total Rooms: **6**
 Subdivision: **18473** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **12/09/2014** Prior Rec Date: **07/29/1998** Bath(F/H): **2 /**
 Sale Date: **12/02/2014** Prior Sale Date: **07/22/1998** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$345,000** Prior Sale Price: **\$132,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1329019** Acres: **0.21** Fireplace: **Y / 1**
 1st Mtg Amt: **\$315,933** Lot Area: **8,941** Pool:
 Total Value: **\$168,796** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.4 (miles)**
 Address: **9600 ARLETA AVE, ARLETA, CA 91331-4648**
 Owner Name: **GRANADOS WENDY**
 Seller Name: **CA BUILDERS GROUP INC**
 APN: **2621-027-023** Map Reference: **8-F4 / 502-C5** Living Area: **1,476**
 County: **LOS ANGELES, CA** Census Tract: **1190.02** Total Rooms: **6**
 Subdivision: **14344** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **08/18/2014** Prior Rec Date: **01/22/2014** Bath(F/H): **1 /**
 Sale Date: **08/04/2014** Prior Sale Date: **12/10/2013** Yr Built/Eff: **1949 / 1952**
 Sale Price: **\$375,000** Prior Sale Price: **\$270,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**
 Document #: **862059** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$368,207** Lot Area: **6,673** Pool:
 Total Value: **\$221,490** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **COMPOSITION**

Comp #:5 Distance From Subject:0.43 (miles)
 Address: **13601 RAYEN ST, ARLETA, CA 91331-5628**
 Owner Name: **NGUYEN KAREN**
 Seller Name: **AMARO VICTOR**
 APN: **2625-026-016** Map Reference: **8-F5 / 502-C6** Living Area: **1,508**
 County: **LOS ANGELES, CA** Census Tract: **1198.00** Total Rooms: **6**
 Subdivision: **16392** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/27/2014** Prior Rec Date: **09/02/2011** Bath(F/H): **2 /**
 Sale Date: **06/09/2014** Prior Sale Date: **08/31/2011** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$387,500** Prior Sale Price: **\$310,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **668164** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$271,250** Lot Area: **6,158** Pool:
 Total Value: **\$317,635** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:6 Distance From Subject:0.43 (miles)
 Address: **13638 KAMLOOPS ST, ARLETA, CA 91331-5514**
 Owner Name: **SERPAS JUAN D/MEJIA SANDRA**
 Seller Name: **MEJIA BRIAN**
 APN: **2621-019-015** Map Reference: **8-F5 / 502-C6** Living Area: **1,515**
 County: **LOS ANGELES, CA** Census Tract: **1194.00** Total Rooms: **6**
 Subdivision: **18280** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/07/2014** Prior Rec Date: **10/14/2011** Bath(F/H): **2 /**
 Sale Date: **05/20/2014** Prior Sale Date: **09/06/2011** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$375,000** Prior Sale Price: **\$250,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **695782** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$305,250** Lot Area: **5,913** Pool:
 Total Value: **\$256,157** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:7 Distance From Subject:0.47 (miles)
 Address: **13629 RAYEN ST, ARLETA, CA 91331-5628**
 Owner Name: **PORCELL ANGELA M**
 Seller Name: **MARTINGALE INVESTMENTS LLC**
 APN: **2625-026-021** Map Reference: **8-F5 / 502-C6** Living Area: **1,602**
 County: **LOS ANGELES, CA** Census Tract: **1198.00** Total Rooms: **7**
 Subdivision: **16392** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **04/15/2014** Prior Rec Date: **05/12/1999** Bath(F/H): **2 /**
 Sale Date: **04/02/2014** Prior Sale Date: **04/05/1999** Yr Built/Eff: **1952 / 1955**
 Sale Price: **\$390,000** Prior Sale Price: **\$150,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **381463** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$376,983** Lot Area: **6,157** Pool:
 Total Value: **\$288,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:8 Distance From Subject:0.48 (miles)
 Address: **13449 DEBELL ST T, ARLETA, CA 91331-5729**
 Owner Name: **CACERES ULICES/MARTELL ESMERALDA C**
 Seller Name: **QUITIQUIT ERLINDA O**
 APN: **2625-035-015** Map Reference: **8-F5 / 502-C7** Living Area: **1,420**
 County: **LOS ANGELES, CA** Census Tract: **1198.00** Total Rooms: **6**
 Subdivision: **20541** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/17/2014** Prior Rec Date: **05/06/2005** Bath(F/H): **2 /**
 Sale Date: **06/20/2014** Prior Sale Date: **03/24/2005** Yr Built/Eff: **1956 / 1957**
 Sale Price: **\$372,000** Prior Sale Price: **\$450,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **739029** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$353,400** Lot Area: **6,025** Pool: **POOL**
 Total Value: **\$406,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: **JASON SIBLEY**

Date: December 23, 2014

JOB ADDRESS: **13314 WEST BROMWICH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2625-003-015**

CASE#: 477239

ORDER NO: A-3091937

EFFECTIVE DATE OF ORDER TO COMPLY: **August 30, 2012**

COMPLIANCE EXPECTED DATE: **September 9, 2012**

DATE COMPLIANCE OBTAINED: **December 13, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3091937

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

FLORES,EMA
13314 BROMWICH ST
ARLETA, CA 91331

CASE #: 477239
ORDER #: A-3091937
EFFECTIVE DATE: August 30, 2012
COMPLIANCE DATE: September 09, 2012

OWNER OF
SITE ADDRESS: 13314 W BROMWICH ST
ASSESSORS PARCEL NO.: 2625-003-015
ZONE: RA; Suburban Zone

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

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

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

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

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

VIOLATION(S):

1. Storage of commercial vehicle(s) in the residential zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

Code Section(s) in Violation: 12.21A.1.(a), and 12.03 of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

12-13-12

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

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

PENALTY WARNING:

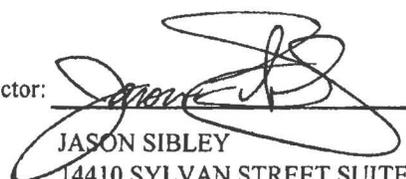
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

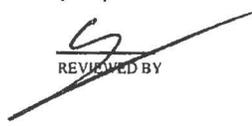
If you have any questions or require any additional information please feel free to contact me at (818)374-9827. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



JASON SIBLEY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9827

Date: August 27, 2012


REVIEWED BY