

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

November 6, 2014

Council District: # 6

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

JOB ADDRESS: **13659 WEST GARBER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2621-006-030**

On April 23, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13659 West Garber 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.

Pursuant to Section 98.0421, the property owner was issued an order on April 23, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Inspection Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	340.00
Accumulated Interest (1%/month)	134.19
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>922.75</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 **\$922.75** 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 **\$922.75** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10480
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2621-006-030

Property Address: 13659 W GARBER ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: YOLANDA ALCAZAR, A SINGLE WOMAN AND LEONEL ALCAZAR, A MARRIED MAN,
AS HIS SOLE AND SEPARATE PROPERTY

Grantee: OSCAR ARAMBUIA, AN UNMARRIED MAN

Instrument: 20090788384

Book/Page: N/A

Dated: 04/23/2009

Recorded: 05/28/2009

MAILING ADDRESS: OSCAR ARAMBUIA,
13659 GARBER STREET LOS ANGELES, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 30 OF TRACT NO. 14057, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 324, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO KNOWN AS: 13659 GARBER STREET, LOS ANGELES, CA 91331.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: OSCAR ARAMBUIA, AN UNMARRIED MAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PMC BANCORP

Trustee: FIDELITY NATIONAL TITLE COMPANY

Instrument: 20090788385

Book/Page: N/A

Amount: \$174,600.00

Open Ended: NO

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

Work Order No. T10480

SCHEDULE B (Continued)

Dated: 05/14/2009

Recorded: 05/28/2009

Maturity Date: 06/01/2039

MAILING ADDRESS: PMC BANCORP,
17800 CASTLETON ST., #488, CITY OF INDUSTRY, CALIFORNIA 91748.

ADDITIONAL MAILING ADDRESS: FIDELITY NATIONAL TITLE COMPANY,
3760 KILROY AIRPORT WAY, SUITE 110, LONG BEACH, CALIFORNIA 90806

ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC,
P.O. BOX 2026 FLINT, MI 48501-2026

Fidelity National Title Company

RECORDING REQUESTED BY:
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

Oscar Arambula
13659 Garber Street
Los Angeles, CA 91331



7

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 19588127 Escrow No.: 100524-LH

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 80 LH
DOCUMENTARY TRANSFER TAX is \$213.40 CITY TRANSFER TAX \$873.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Los Angeles AND

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

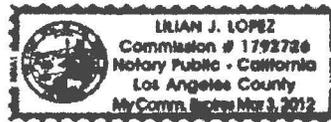
Yolanda Alcazar, a Single Woman and Leonel Alcazar, a Married Man, as his sole and separate property
 hereby GRANT(s) to:

Oscar Arambula An Unmarried Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
 Lot 30 of Tract No. 14057, in the City of Los Angeles, County of Los Angeles, State of California, as per Map
 recorded in Book 324, Pages 40 and 41 of Maps, in the Office of the County Recorder of said County.
 Also Known as: 13659 Garber Street, Los Angeles, CA 91331
 AP#: 2621-006-030

DATED April 23, 2009
 STATE OF CALIFORNIA
 COUNTY OF Los Angeles
 On May 11th, 2009
 before me, Xilvan J. Lopez
 A Notary Public in and for said State personally appeared
Yolanda Alcazar and Leonel Alcazar
 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 in me that he/she/they
 executed the same in his/her/their authorized capacity(ies),
 and that by his/her/their signature(s) on the instrument the
 person(s), or the entity upon behalf of which the person(s)
 acted, executed the instrument.
 I certify under PENALTY OF PERJURY under the laws of the State
 of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.

Signature Lilian J. Lopez (Seal)
 MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:



22/11

Fidelity National Title Company



Recording Requested By:
PMC BANCORP

And After Recording Return To:
PMC BANCORP
17800 CASTLETON ST., #488
CITY OF INDUSTRY, CALIFORNIA 91748
Loan Number: 8978889

(9588127) _____ [Space Above This Line For Recording Data] _____

2621-6-30

DEED OF TRUST

MIN: 100136009050123500

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 MAY 14, 2009, together with all Riders to this document.
- (B) "Borrower" is OSCAR ARAMBULA, AN UNMARRIED MAN

Borrower is the trustor under this Security Instrument.
(C) "Lender" is PMC BANCORP

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 17800 CASTLETON ST., #488, CITY OF INDUSTRY, CALIFORNIA 91748

(D) "Trustee" is FIDELITY NATIONAL TITLE COMPANY
3760 KILROY AIRPORT WAY, SUITE 110, LONG BEACH, CALIFORNIA 90806

(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 MAY 14, 2009
The Note states that Borrower owes Lender ONE HUNDRED SEVENTY-FOUR THOUSAND SIX HUNDRED AND 00/100 Dollars (U.S. \$ 174,600.00) plus interest.

2314

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JUNE 1, 2039

(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]

(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.

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 30 OF TRACT NO. 14057, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 324, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
A.P.N.: 2621-006-030

which currently has the address of 13659 GARBER STREET

[Street]

LOS ANGELES 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 seised 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

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.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.



OSCAR ARAMBULA (Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:

(Space Below This Line For Acknowledgment)

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

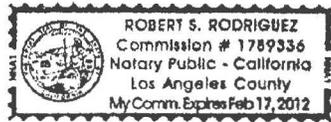
On MAY 18, 2009 before me, ROBERT S. RODRIGUEZ, Notary Public

personally appeared OSCAR ARAMBULA

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.



Robert S. Rodriguez
NOTARY SIGNATURE
ROBERT S. RODRIGUEZ
(Typed Name of Notary)

NOTARY SEAL

EXHIBIT B

ASSIGNED INSPECTOR: **RUSS SCHOONOVER**

Date: **November 6, 2014**

JOB ADDRESS: **13659 WEST GARBER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2621-006-030**

Last Full Title: **07/22/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). OSCAR ARAMBULA
13659 GARBER STREET
ARLETA, CA. 91331-4612
CAPACITY: OWNER

- 2). PMC BANCORP
17800 CASTLETON STREET, #488
CITY OF INDUSTRY, CA. 91748
CAPACITY: INTERESTED PARTIES

- 3). FIDELITY NATIONAL TITLE COMPANY
3760 KILROY AIRPORT WAY, SUITE 110
LONG BEACH, CA. 90806
CAPACITY: INTERESTED PARTIES

- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
PO BOX 2026
FLINT, MI. 18501-2026
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13659 GARBER ST, ARLETA, CA 91331-4612



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **ARAMBULA OSCAR**
 Mailing Address: **13659 GARBER ST, ARLETA CA 91331-4612 C026**
 Vesting Codes: **UM / /**

Location Information

Legal Description:	TRACT # 14057 LOT 30	APN:	2621-006-030
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1190.02 / 2	Subdivision:	14057
Township-Range-Sect:		Map Reference:	8-F4 / 502-C5
Legal Book/Page:	324-40	Tract #:	14057
Legal Lot:	30	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	ARL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	05/28/2009 / 04/23/2009	1st Mtg Amount/Type:	\$174,600 / CONV
Sale Price:	\$194,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	788385
Document #:	788384	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$234.87
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:	PMC BANCORP		
Seller Name:	ALCAZAR YOLANDA		

Prior Sale Information

Prior Rec/Sale Date:	07/12/2006 / 06/02/2006	Prior Lender:	INDYMAC BK FSB
Prior Sale Price:	\$495,000	Prior 1st Mtg Amt/Type:	\$396,000 / CONV
Prior Doc Number:	1535313	Prior 1st Mtg Rate/Type:	7.13 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	826	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1948 / 1948	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	GOOD
			SHINGLE		
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,071	Lot Width/Depth:	51 x 137	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$203,792	Assessed Year:	2014	Property Tax:	\$2,620.52
Land Value:	\$140,449	Improved %:	31%	Tax Area:	13
Improvement Value:	\$63,343	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$203,792				

Property Detail Report

For Property Located At :
13659 GARBER ST, ARLETA, CA 91331-4612



Owner Information

Owner Name: ARAMBULA OSCAR
 Mailing Address: 13659 GARBER ST, ARLETA CA 91331-4612 C026
 Vesting Codes: UM //

Location Information

Legal Description:	TRACT # 14057 LOT 30	APN:	2621-006-030
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1190.02 / 2	Subdivision:	14057
Township-Range-Sect:		Map Reference:	8-F4 / 502-C5
Legal Book/Page:	324-40	Tract #:	14057
Legal Lot:	30	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	ARL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	05/28/2009 / 04/23/2009	1st Mtg Amount/Type:	\$174,600 / CONV
Sale Price:	\$194,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	788385
Document #:	788384	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$234.87
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:	PMC BANCORP		
Seller Name:	ALCAZAR YOLANDA		

Prior Sale Information

Prior Rec/Sale Date:	07/12/2006 / 06/02/2006	Prior Lender:	INDYMAC BK FSB
Prior Sale Price:	\$495,000	Prior 1st Mtg Amt/Type:	\$396,000 / CONV
Prior Doc Number:	1535313	Prior 1st Mtg Rate/Type:	7.13 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	826	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1948 / 1948	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	GOOD
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,071	Lot Width/Depth:	51 x 137	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$203,792	Assessed Year:	2014	Property Tax:	\$2,620.52
Land Value:	\$140,449	Improved %:	31%	Tax Area:	13
Improvement Value:	\$63,343	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$203,792				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13659 GARBER ST, ARLETA, CA 91331-4612**3 Comparable(s) Selected.**

Report Date: 11/12/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$194,000	\$200,000	\$305,000	\$255,000
Bldg/Living Area	826	720	914	839
Price/Sqft	\$234.87	\$226.24	\$361.11	\$307.02
Year Built	1948	1940	1948	1945
Lot Area	7,071	6,500	9,465	7,675
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$203,792	\$43,948	\$205,930	\$147,618
Distance From Subject	0.00	0.06	0.45	0.32

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.06 (miles)
Address:	13712 TERRA BELLA ST, ARLETA, CA 91331-4639		
Owner Name:	HUERTA RUBEN E		
Seller Name:	BARKER JERRY R		
APN:	2621-006-006	Map Reference:	8-F4 / 502-C5
County:	LOS ANGELES, CA	Census Tract:	1190.02
Subdivision:	14057	Zoning:	LAR1
Rec Date:	02/21/2014	Prior Rec Date:	05/11/1971
Sale Date:	02/14/2014	Prior Sale Date:	
Sale Price:	\$305,000	Prior Sale Price:	\$18,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	183708	Acres:	0.16
1st Mtg Amt:	\$291,620	Lot Area:	7,061
Total Value:	\$43,948	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	914
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject:	0.44 (miles)
Address:	13723 PIERCE ST, PACOIMA, CA 91331-3742		
Owner Name:	SAHAGUN FELIPE		
Seller Name:	RAMIREZ ELISEO		
APN:	2646-014-009	Map Reference:	8-F3 / 502-C4
County:	LOS ANGELES, CA	Census Tract:	1044.03
Subdivision:	719	Zoning:	LAR1
Rec Date:	10/10/2014	Prior Rec Date:	05/09/2001
Sale Date:	08/29/2014	Prior Sale Date:	03/01/2001
Sale Price:	\$200,000	Prior Sale Price:	\$157,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1072555	Acres:	0.22
1st Mtg Amt:	\$180,000	Lot Area:	9,465
Total Value:	\$192,977	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	884
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.45 (miles)
Address:	10039 LEV AVE, ARLETA, CA 91331-4525		
Owner Name:	US PREMIER SERVICES INC		
Seller Name:	FEDERAL NATL MTG ASSN FNMA		
APN:	2645-010-002	Map Reference:	8-E3 / 502-B4
County:	LOS ANGELES, CA	Census Tract:	1190.02
Subdivision:	7134	Zoning:	LAR1
Rec Date:	09/30/2014	Prior Rec Date:	10/24/1975
Sale Date:	09/24/2014	Prior Sale Date:	
Sale Price:	\$260,000	Prior Sale Price:	\$26,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1035263	Acres:	0.15
1st Mtg Amt:	\$154,000	Lot Area:	6,500
Total Value:	\$205,930	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	720
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **RUSS SCHOONOVER**
JOB ADDRESS: **13659 WEST GARBER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2621-006-030**

Date: **November 6, 2014**

CASE#: **496835**
ORDER NO: **A-3237773**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 23, 2013**
COMPLIANCE EXPECTED DATE: **May 23, 2013**
DATE COMPLIANCE OBTAINED: **October 31, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3237773

1-2
1-3
1-4
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**BOARD OF
BUILDING AND SAFETY
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HELENA JUBANY
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VAN AMBATIELOS
VICE-PRESIDENT
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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" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

ARAMBULA, OSCAR
13659 GARBER ST
ARLETA, CA 91331

On APR 16 2013 the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.
Signature [Signature]

CASE #: 496835
ORDER #: A-3237773
EFFECTIVE DATE: April 23, 2013
COMPLIANCE DATE: May 23, 2013

OWNER OF
SITE ADDRESS: 13659 W GARBER ST
ASSESSORS PARCEL NO.: 2621-006-030
ZONE: R1; One-Family 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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. 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. The addition to the garage and an addition to the house was constructed without the required permits and approvals.

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

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

- 2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.



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

NON-COMPLIANCE FEE WARNING:

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

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 98.041 L.A.M.C.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9854. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: April 16, 2013


RUSSELL SCHOONOVER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854
Russell.Schoonover@lacity.org


REVIEWED BY _____