

BOARD OF
BUILDING AND SAFETY
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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

December 3, 2014

Council District: # 2

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

JOB ADDRESS: **13840 WEST BESSEMER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2239-022-010**

On September 23, 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: **13840 West Bessemer 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 September 23, 2012, 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 Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	483.84
Accumulated Interest (1%/month)	203.24
Title Report fee	42.00
Grand Total	\$ 1,135.64

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 **\$1,135.64** 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 **\$1,135.64** 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



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

Property Title Report

Work Order No. T10470
 Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2239-022-010

Property Address: 13840 W BESSEMER ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED
 Grantor: FRANK M WEIGAND, A MARRIED MAN, AS A JOINT TENANT
 Grantee: RUHI WEIGAND, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AN
 UNDIVIDED ONE HALF (50%) INTEREST IN
 Instrument: 20131194983 Book/Page: N/A
 Dated: 08/27/2012 Recorded: 08/14/2013

MAILING ADDRESS: RUHI WEIGAND
 4124 HAYVENHURST AVENUE, ENCINO, CA 91436

SCHEDULE B

LEGAL DESCRIPTION

TRACT NUMBER 15095 LOT 3 ASSESSOR'S IDENTIFICATION NUMBER: MAP BOOK 2239 PAGE 022 PARCEL
 010 PROPERTY ADDRESS: 13840 BESSEMER STREET, LOS ANGELES, CA 91401.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS
 Trustor/Mortgagor: FRANK M. WEIGAND AND RUHI WEIGAND, HUSBAND AND WIFE
 Lender/Beneficiary: HOME SAVINGS OR AMERICA, F.A.
 Trustee: SERRANO RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION
 Instrument: 89 / 1758478 Book/Page: N/A
 Amount: \$120,000.00 Open Ended: NO
 Dated: 10/18/1989 Recorded: 10/31/1989
 Maturity Date: 11/10/2029

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. T10470

SCHEDULE B (Continued)

MAILING ADDRESS: HOME SAVINGS OF AMERICA
P.O. BOX 7075, PASADENA CALIFORNIA 91109-7075

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: FRANK M. WEIGAND AND RUHI WEIGAND, HUSBAND AND WIFE AS COMMUNITY PROPERTY

Lender/Beneficiary: CITY OF LOS ANGELES, LOS ANGELES HOUSING DEPARTMENT

Trustee: GT SERVICE CORP., A CALIFORNIA CORPORATION

Instrument: 95 / 1000128

Book/Page: N/A

Amount: \$17,600.00

Open Ended: NO

Dated: 06/05/1995

Recorded: 06/23/1995

Maturity Date: 06/05/2015

MAILING ADDRESS: LOS ANGELES HOUSING DEPARTMENT NEIGHBORHOOD PRESERVATION PROGRAM

400 SO. MAIN STREET, ROOM 400, LOS ANGELES, CA 90013-1311

ADDITIONAL MAILING ADDRESS: GT SERVICE CORP., A CALIFORNIA CORPORATION, P.O. BOX 667, BURBANK, CALIFORNIA 91503-0667

RECORDED REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT

TO:
Name Weigand Family
Street Address 4124 Hayvenhurst Avenue
City Encino, CA 91436
State
Zip
Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned Grantor(s) declares that the documentary Transfer Tax is \$ -0- GIFT
City Tax is \$ -0- GIFT and is:

computed on full value of the interest or property conveyed, or is EXEMPT

computed on full value less the value of liens and encumbrances remaining thereon at time of sale. The land tenements or realty is located in _____

unincorporated area: city of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
FRANK M. WEIGAND, A MARRIED MAN, AS A JOINT TENANT,
do (does) hereby remise, release and forever quitclaim to RUHI WEIGAND, A MARRIED WOMAN, AS HER
SOLE AND SEPARATE PROPERTY AN UNDIVIDED ONE HALF (50%) INTEREST IN

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

TRACT NUMBER 15095 LOT 3
ASSESSOR'S IDENTIFICATION NUMBER: MAP BOOK 2239 PAGE 022 PARCEL 010
PROPERTY ADDRESS: 13840 BESSEMER STREET, LOS ANGELES, CA 91401

Date 8/27/12

x Frank M Weigand
Frank M. Weigand

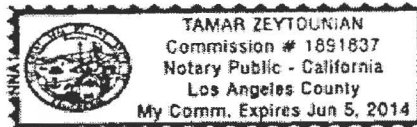
STATE OF CALIFORNIA
COUNTY OF Los Angeles SS.

On August 27, 2012 before me, Tamar Zeytounian, Notary Public a Notary Public, personally appeared Frank M. Weigand who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____



MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Name Street Address City and State

Recording requested by

89-1758478

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 4 P.M. OCT 31 1989

When recorded in office
HOME SAVINGS OF AMERICA
P.O. BOX 7075
PASADENA, CALIFORNIA 91109-7075

Escrow or Title Order No. 45983-04
Loan No. 1131038-0

FEE \$11 F

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Trust and Assignment of Rents
ADJUSTABLE INTEREST RATE LOAN

This Deed of Trust, made this 18th day of OCTOBER, 1989 between
FRANK M. WEIGAND AND RUHI WEIGAND, HUSBAND AND WIFE

herein called TRUSTOR, whose address is 13840 BESSEMER STREET
VAN NUYS CA 91401
(city) (state) (zip code)

SERRANO RECONVEYANCE COMPANY, a California corporation, herein called TRUSTEE,

and HOME SAVINGS OF AMERICA, F.A., a corporation herein called BENEFICIARY, whose address is P.O. Box 7075, Pasadena, California 91109-7075.

WITNESSETH: Trustor irrevocably grants, transfers and assigns to Trustee, in trust, with power of sale, that real property in
LOS ANGELES County, California, described as:

LOT 3, OF TRACT NO. 15095, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 343, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Together with all interest which Trustor now has or may hereafter acquire in or to said property, and in and to all easements and rights of way appurtenant thereto, and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor covering, awnings, tanks, ovens, water heaters and attached cabinets; it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights (whether or not appurtenant) and shares of stock pertaining to such water or water rights, ownership of which affects said property. SUBJECT, HOWEVER, to the assignment to Beneficiary of rents, income, leases and profits hereinafter set forth. Trustor agrees to execute and deliver, from time to time, such further instruments as may be requested by Beneficiary to confirm the lien of this Deed of Trust on any such properties. The properties conveyed to Trustee hereunder are hereinafter referred to as "such property."

The Trustor absolutely and irrevocably grants, transfers and assigns to Beneficiary the rents, income, issues and profits of all properties covered by this Deed of Trust.

FOR THE PURPOSE OF SECURING:
(1) Payment of the sum of \$ 120,000.00 with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of NOVEMBER 10, 2029 made by Trustor, payable to Beneficiary or order, and all modifications, extensions or renewals thereof. (2) Payment of such additional sums with interest thereon as may be hereafter borrowed from Beneficiary by the then record owner of such property and evidenced by a promissory note or notes reciting it or they are so secured and all modifications, extensions or renewals thereof; or (3) as may be incurred, paid out, or advanced by Beneficiary, or may otherwise be due to Trustee or Beneficiary, under any provision of this Deed of Trust and all modifications, extensions or renewals thereof. (3) Performance of each agreement of Trustor contained herein or incorporated herein by reference or contained in any papers executed by Trustor relating to the loan secured hereby. (4) Performance, if the loan secured hereby or any part thereof is for the purpose of constructing improvements on such property, of each provision or agreement of Trustor contained in any building loan agreement or other agreement between Trustor and Beneficiary relating to such property. (5) The performance and keeping by Trustor of each of the covenants and agreements required to be kept and performed by Trustor pursuant to the terms of any lease and any and all other instruments creating Trustor's interest in or defining Trustor's right in respect to such property. (6) Compliance by Trustor with each and every monetary provision to be performed by Trustor under any declaration of covenants, conditions and restrictions pertaining to such property, and, upon written request of Beneficiary, the enforcement by Trustor of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 90 days after such written request is made. (7) At Beneficiary's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Trustor (or of any successor in interest of Trustor to such property) due to Beneficiary, whether created directly or acquired by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Deed of Trust or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Trustor or any successor in interest of Trustor. (8) Performance of all agreements of Trustor to pay fees and charges to the Beneficiary whether or not herein set forth. (9) Payment of charges, as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.

covenant or warranty, express or implied, in noticing, postponing and conducting such sale Trustee shall comply and act in accordance with applicable laws. The recital in such deed of any matters of fact or otherwise shall be conclusive proof of truthfulness thereof. Any person, including Trustee, Trustee or Beneficiary, may purchase at such sale. After deducting a 100% sales tax and expenses of Trustee, and of this Deed of Trust, including cost of advertising of the same in connection with such sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the rate then payable under the note or notes secured hereby, and then to payment of all other sums secured hereby, and thereafter there be any proceeds remaining, distribute them to the person or persons legally entitled thereto.

(24) Future Advances. Upon request of Trustee or Beneficiary, at Beneficiary's option, may make future advances to Trustee. Such future advances with interest thereon shall be secured by this Deed of Trust whether evidenced by promissory note stating that so do notes are secured hereby.

(25) Substitution of Trustee. Beneficiary may, from time to time, by instrument in writing substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed and acknowledged by Beneficiary and recorded in the office of the recorder of the county or counties where such property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyances from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Such instrument shall contain the name and address of the new Trustee. This procedure herein provided for substitution of Trustee shall not be exclusive of other provisions for substitution provided by law.

(26) Trustee. Trustee accepts this Trust with this Deed of Trust, duly executed and acknowledged, as made a public record as provided by law. Except as retained by law, Trustee is not obligated to notify any party hereof or pending sale under any other Deed of Trust or of any action or proceeding in which Trustee, Beneficiary, or Trustee shall be a party.

(27) Waiver of Statute of Limitations. Time of the essence as to all of Trustee's obligations hereunder and to the extent permitted by law, Trustee waives all present or future statutes of limitation with respect to any debt, demand or obligations secured hereby in any action or proceeding for the purpose of enforcing this Deed of Trust or any rights or remedies hereunder.

(28) Inspection and Business Records. Beneficiary at any time during the continuation of this Deed of Trust may enter and inspect such property at any reasonable time. Trustee agrees that in the event that such property is now or hereafter used for commercial or residential income purposes, that when requested by Beneficiary, Trustee will promptly deliver to Beneficiary such identified financial statements and profit and loss statements of such types and at such intervals as may be required by Beneficiary which will be in form and content prepared according to the generally accepted accounting principles and practices, which statements shall cover the financial operations relating to such property, and Trustee further agrees, when requested by Beneficiary, to promptly deliver in writing such further additional information as required by Beneficiary relating to any of such financial statements.

(29) Governing Law; Severability. The loan secured by this Deed of Trust is made pursuant to, and shall be construed and governed by the laws of the United States and the rules and regulations promulgated thereunder, including the federal laws, rules and regulations for federal savings and loan associations. If any paragraph, clause or provision of this Deed of Trust or the note or any other notes or obligations secured by this Deed of Trust is determined by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect only those paragraphs, clauses or provisions so determined and shall not affect the remaining paragraphs, clauses and provisions of this Deed of Trust or the note or other notes secured by this Deed of Trust.

(30) Offset. No indebtedness secured by this Deed of Trust shall be offset or compensated or any claim, cause of action, counterclaim or cross claim, whether liquidated or unliquidated, which Trustee now or hereafter may have or may claim to have against Beneficiary, and, in respect to the indebtedness now or hereafter secured hereby, Trustee waives to the fullest extent permitted by law, any and all rights of offset which Trustee now or hereafter may have or claim to have in respect to all or part of the indebtedness secured hereby, and further waives the benefits of any applicable law, regulation or procedure which provides or substantially provides that, where cross-demands for money have existed between persons at any point in time when neither demand was barred by the applicable statute of limitations, and a balance is thereafter commoned by one or both parties, the other party may assert in his answer to the defense of payment in that if the two demands are compensated so far as they equal each other, notwithstanding that an independent act of asserting his claim would at the time of filing his answer be barred by the applicable statute of limitations.

(31) Misrepresentation or Nondisclosure. Trustee has made certain written representations and disclosures in order to induce Beneficiary to make the loan evidenced by the note or notes which this Deed of Trust secures, and in the event that Trustee has made any misrepresentation of material fact or failed to disclose any material fact, Beneficiary, at its option and without prior notice, shall have the right to declare the indebtedness secured by this Deed of Trust, in respect to the maturity date specified in the note or notes, immediately due and payable. Trustee, upon presentation to it of an affidavit signed by Beneficiary setting forth facts showing a default by Trustee under this paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

(32) Statement of Obligation. Beneficiary may charge and collect a fee of \$20.00 or such greater amount as is allowed by law for furnishing any statement of obligation on beneficiary's statement, beneficiary's demand or any other statement regarding the total amount of balance owing under the note or notes secured by this Deed of Trust.

(33) Notice to Trustee. Any notice to the Trustee provided for in the note or this Deed of Trust shall be deemed given when it is deposited in the United States mail, postage prepaid, addressed to the Trustee at the address of the Trustee as it appears in Beneficiary's records pertaining to the loan evidenced by the note at the time notice is given.

(34) General Provisions. (a) This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. (b) The term "Beneficiary" shall mean the owner and holder (including a pledgee) of any note secured hereby, whether or not named as beneficiary herein. (c) Whenever the context so requires, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa. (d) Clauses and paragraph headings used herein are for convenience only and are not a part of this Deed of Trust and shall not be used in construing it.

(35) Adjustable Rate Mortgage Provisions. The promissory note which this Deed of Trust secures contains provisions which permit (a) increases and decreases to the rate of interest provided in the promissory note on a monthly basis; (b) increases and decreases in the monthly payment of principal and interest on a yearly basis; (c) increases and decreases to said monthly payment amount; and (d) increases in the outstanding principal amount due on the loan. Hereinafter made to said promissory note for a complete description of the adjustable rate terms of the indebtedness secured by this Deed of Trust.

TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO TRUSTOR AT THE ADDRESS HEREIN ABOVE SET FORTH.

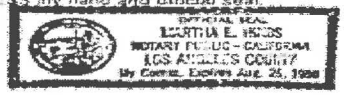
Signature of Trustor: *Frank M. Weigand* *Ruth Weigand*
FRANK M. WEIGAND RUTH WEIGAND

89-1758478

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS
On October 31, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank M. Weigand and Ruth Weigand
X FRANK M. WEIGAND AND RUTH WEIGAND

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

WITNESS my hand and official seal: (Seal) *Marcia K. Shinde*
Notary Public in and for said County and State
If executed by a Corporation the Corporation Form of Acknowledgment must be used



REQUEST FOR FULL RECONVEYANCE (dated _____)
To SERRANO RECONVEYANCE COMPANY, Irvine, California, Trustee: The undersigned is the legal owner and holder of an indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid, satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you therewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO: HOME SAVINGS OF AMERICA, F.A. By _____

RECORDING REQUESTED BY
City of Los Angeles Under
Gov't Code 6103

95 1000128

AND WHEN RECORDED MAIL TO

Name LOS ANGELES HOUSING DEPARTMENT
Address Neighborhood Preservation Program
City & State 400 So. Main Street, Room 400
Los Angeles, CA 90013-1311

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JUN 23 1995 AT 8 A.M.

FREE J

Order No. 95111879

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APR #

2239-022-010

DEED OF TRUST

THIS DEED OF TRUST is made this

5th

day of

June

1995 between

FRANK M. WEIGAND AND RUHI WEIGAND,
HUSBAND AND WIFE AS COMMUNITY PROPERTY, herein called Trustor, whose address is

4124 HAYVENHURST AVENUE ENCINO CALIFORNIA 91436
(number and street) (city) (state) (zip)

and GT SERVICE CORP., a California corporation, P.O. Box 667, Burbank, California 91503-0667 herein called Trustee, and

CITY OF LOS ANGELES, LOS ANGELES HOUSING DEPARTMENT, herein called Beneficiary.

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in
LOS ANGELES County, California, described as:

LOT 3, OF TRACT NO. 15095, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 343 PAGE 24 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Which has a street address of: 13840 BESSEMER STREET, VAN NUYS, CA 91401

This Deed of Trust secures a City Loan with Federal and City restrictions.

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same
except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and
enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing: 17,600.00

(1) Payment of the indebtedness evidenced by a promissory note in the principal sum of \$ of even date
herewith, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced
by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so
secured) or by endorsement on the original note, executed by Trustor or his successor; (3) performance of each agreement
of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the office of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1528	440	Siskiyou	597	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1880	581
Amador	250	243	Lassen	271	357	Riverside	1973	139405	Sonoma	2810	975
Butte	1870	678	Los Angeles	73512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1176	234	San Benito	386	94	Sutter	817	182
Colusa	409	347	Marin	2735	463	San Bernardino	8294	877	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	9820	585	Trinity	161	393
Del Norte	174	526	Mendocino	942	242	San Joaquin	3813	6	Tulare	3137	567
El Dorado	1229	594	Merced	1940	381	San Luis Obispo	1750	491	Tuolumne	396	309
Fresno	8227	411	Modoc	225	668	San Mateo	6491	600	Ventura	4182	882
Glenn	565	290	Mono	160	215	Santa Barbara	2486	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0623	713	Yuba	564	180
Imperial	1355	801	Napa	922	96	Santa Cruz	2358	744		File No.	
Inyo	205	880	Nevada	665	303	Shasta	1195	293	San Diego	72-299568	
Kern	4809	2351	Orange	10951	398	Sierra	59	439			

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. In Section A, paragraph 5, and in the last paragraph of Section B, paragraph 5 of said provisions, the interest rate stated as "at seven percent"; is hereby amended to read "at interest rate called for in the Promissory Note".

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

Signature(s) of Trustor

Frank M. Weigand
FRANK M. WEIGAND

Ruhi Weigand
RUHI WEIGAND

State of California }
County of LOS ANGELES } S.S.

On June 5, 1995 before me, JORDAN A. GOOD, a Notary Public
in and for the State of California, personally appeared FRANK M. WEIGAND & RUHI WEIGAND

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.

FOR NOTARY STAMP

Signature Jordan A. Good
JORDAN A. GOOD



95 1000128

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **December 3, 2014**

JOB ADDRESS: **13840 WEST BESSEMER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2239-022-010**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RUHI WEIGAND
4124 HAYVENHURST AVENUE
ENCINO, CA. 91436-3852
CAPACITY: OWNER

- 2). HOME SAVINGS OF AMERICA
PO BOX 7075
PASADENA, CA. 91109-7075
CAPACITY: INTERESTED PARTIES

- 3). LOS ANGELES HOUSING DEPARTMENT
NEIGHBORHOOD PRESERVATION PROGRAM
400 SOUTH MAIN STREET, ROOM 400
LOS ANGELES, CA. 90013-1311
CAPACITY: INTERESTED PARTIES

- 4). GT SERVICE CORPORATION
PO BOX 667
BURBANK, CA. 91503-0667
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13840 BESSEMER ST, VAN NUYS, CA 91401-2904



Owner Information

Owner Name: **WEIGAND RUHI**
 Mailing Address: **4124 HAYVENHURST AVE, ENCINO CA 91436-3852 C032**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 15095 LOT 3	APN:	2239-022-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1282.20 / 1	Subdivision:	15095
Township-Range-Sect:		Map Reference:	15-F6 / 532-B7
Legal Book/Page:	343-24	Tract #:	15095
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	VG	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/14/2013 / 08/27/2012	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1194983		

Last Market Sale Information

Recording/Sale Date:	10/31/1989 / 09/1989	1st Mtg Amount/Type:	\$120,000 / CONV
Sale Price:	\$150,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	1758478
Document #:	1758477	2nd Mtg Amount/Type:	/
Deed Type:	EXECUTOR'S DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$180.07
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	HOME SVGS/AMERICA		
Seller Name:	ANKRINGA WALTER D		

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:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	833	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LARD2	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,791	Lot Width/Depth:	50 x 136	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$225,102	Assessed Year:	2014	Property Tax:	\$2,877.73
Land Value:	\$157,576	Improved %:	30%	Tax Area:	13
Improvement Value:	\$67,526	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$225,102				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13840 BESSEMER ST, VAN NUYS, CA 91401-2904**2 Comparable(s) Selected.**

Report Date: 11/12/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$150,000	\$360,000	\$440,000	\$400,000
Bldg/Living Area	833	849	915	882
Price/Sqft	\$180.07	\$424.03	\$480.87	\$452.45
Year Built	1949	1941	1947	1944
Lot Area	6,791	6,750	6,754	6,752
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$225,102	\$379,113	\$483,256	\$431,184
Distance From Subject	0.00	0.32	0.42	0.37

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.32 (miles)
Address:	6319 COLBATH AVE, VAN NUYS, CA 91401-2208				
Owner Name:	SARGSYANS PROPERTIES LLC				
Seller Name:	SEIBERT DOROTHY J TRUST				
APN:	2239-003-008	Map Reference:	15-E5 / 532-B7	Living Area:	915
County:	LOS ANGELES, CA	Census Tract:	1282.20	Total Rooms:	5
Subdivision:	13326	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/21/2014	Prior Rec Date:	07/21/2004	Bath(F/H):	1 /
Sale Date:	10/03/2014	Prior Sale Date:	07/15/2004	Yr Built/Eff:	1947 / 1947
Sale Price:	\$440,000	Prior Sale Price:	\$425,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1106490	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,750	Pool:	
Total Value:	\$483,256	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	2			Distance From Subject:	0.42 (miles)
Address:	14146 TIARA ST, VAN NUYS, CA 91401-3610				
Owner Name:	ROTENBERG EDUARD & ALICE				
Seller Name:	AIELLO JAREMY M				
APN:	2245-030-008	Map Reference:	15-E6 / 562-B1	Living Area:	849
County:	LOS ANGELES, CA	Census Tract:	1286.01	Total Rooms:	5
Subdivision:	8126	Zoning:	LARD2	Bedrooms:	2
Rec Date:	03/31/2014	Prior Rec Date:	08/09/2011	Bath(F/H):	1 /
Sale Date:	03/17/2014	Prior Sale Date:	07/26/2011	Yr Built/Eff:	1941 / 1941
Sale Price:	\$360,000	Prior Sale Price:	\$280,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	318990	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,754	Pool:	
Total Value:	\$379,113	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **December 3, 2014**

JOB ADDRESS: **13840 WEST BESSEMER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2239-022-010**

CASE#: **473268**

ORDER NO: **A-3109954**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 23, 2012**

COMPLIANCE EXPECTED DATE: **October 23, 2012**

DATE COMPLIANCE OBTAINED: **November 27, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3109954

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATELOS
VICTOR H. CUEVAS
SEPADN SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

WEIGAND, FRANK M AND RUHI
4124 HAYVENHURST AVE
ENCINO, CA 91436

SEP 18 2012

CASE #: 473268

ORDER #: A-3109954

EFFECTIVE DATE: September 23, 2012
COMPLIANCE DATE: October 23, 2012

On _____ the

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

Signature

OWNER OF

SITE ADDRESS: 13840 W BESSEMER ST

ASSESSORS PARCEL NO.: 2239-022-010

ZONE: RD2; Min. Per Unit 2,000

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. The fence is in need of maintenance.

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Damaged blockwall along west side of property in back yard.

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.



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

INSPECTOR COPY

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)374-9851. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: September 18, 2012

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


REVIEWED BY