

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: # 5

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

JOB ADDRESS: **13941 WEST VALLEY VISTA BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2266-028-021**

On August 17, 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: **13941 West Valley Vista Blvd., 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 August 17, 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)	215.25
Title Report fee	42.00
Grand Total	\$ 1,147.65

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 **\$1,147.65** 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 **\$1,147.65** 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. T10465
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2266-028-021

Property Address: 13941 W VALLEY VISTA BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: JOANNA PERLMAN AND DAVID ITZIKMAN, WIFE AND HUSBAND AS JOINT TENANTS,
WHO ACQUIRED TITLE AS JOANNA ITZIKMAN AND DAVID ITZIKMAN, WIFE AND
HUSBAND AS JOINT TENANTS

Grantee: JOANNA PERLMAN AND DAVID ITZIKMAN, WIFE AND HUSBAND AS JOINT TENANTS

Instrument: 2004 / 1598453

Book/Page: N/A

Dated: 06/16/2004

Recorded: 06/23/2004

MAILING ADDRESS: JOANNA PERLMAN AND DAVID ITZIKMAN
13937 VALLEY VISTA BLVD SHERMAN OAKS, CA 91423

SCHEDULE B

LEGAL DESCRIPTION

LOT 30 AND 31 IN BLOCK "O" OF TRACT 4954, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 80, PAGE 65-80 INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOANNA ITZIKMAN AND DAVID ITZIKMAN, WIFE AND HUSBAND

Lender/Beneficiary: WELLS FARGO HOME MORTGAGE, INC.

Trustee: FIDELITY NATIONAL TITLE INS CO

Instrument: 03 / 1762756

Book/Page: N/A

Amount: \$612,000.00

Open Ended: NO

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

Work Order No. T10465

SCHEDULE B (Continued)

Dated: 06/09/2003

Recorded: 06/20/2003

Maturity Date: 07/01/2033

MAILING ADDRESS: WELLS FARGO HOME MORTGAGE, INC.
3601 MINNESOTA DR. SUITE 200 BLOOMINGTON, MN 55435

MAILING ADDRESS: WELLS FARGO HOME MORTGAGE, INC.
1595 SPRUCE ST, RIVERSIDE CA 925070000

ADDITIONAL MAILING ADDRESS: WELLS FARGO HOME MORTGAGE, INC.
PO. BOX 10304M, DES MOINES, IA 503060304

MAILING ADDRESS: FIDELITY NATIONAL TITLE INS CO
17911 VON KARMAN, SUITE 200, IRVIN, CA 92614

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INCORPORATED (ASSIGNOR) TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR12 (ASSIGNEE), DATED 03/18/2013, RECORDED 03/28/2013 AS INSTRUMENT NO. 20130469001.

MAILING ADDRESS: WELLS FARGO BANK, N.A.,
2701 WELLS FARGO WAY MAC X9998-018 MINNEAPOLIS MN 55467-8000

ADDITIONAL MAILING ADDRESS: WELLS FARGO BANK, N.A., MAC X9998-018 MINNEAPOLIS
PO BOX 1629 MINNEAPOLIS, MN 55440-9790

MAILING ADDRESS: WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INCORPORATED,
1 HOME CAMPUS DES MOINES, IA 50328

ADDITIONAL MAILING ADDRESS: U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES
CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR12, 60
LIVINGSTON AVE ST, PAUL MN 55107

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 08/06/2013, RECORDED 08/13/2013 AS INSTRUMENT NO. 20131186810.

MAILING ADDRESS: NBS DEFAULT SERVICES, LLC
301 E. OCEAN BLVD. SUITE 1720 LONG BEACH, CA 90802

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. T10465

SCHEDULE B (Continued)

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: DAVID ITZIKMAN, AND JOANNA ITZIKMAN, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: MERS AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC

Trustee: RECONTRUST COMPANY, N.A.

Instrument: 2006 / 0762655

Book/Page: N/A

Amount: \$558,000

Open Ended: YES

Dated: 03/28/2006

Recorded: 04/07/2006

Maturity Date: 03/28/2036

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

MAILING ADDRESS: RECONTRUST COMPANY, N.A.
225 W HILLCREST DRIVE, MSN: TO-02 THOUSAND OAKS, CA 91360

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

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

NO JUDGMENTS OR LIENS FOUND OF RECORD

6/23/04

04 1598453

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RECORDING REQUESTED BY
Orange Coast Title Company

AND WHEN RECORDED MAIL TO

Joanna Perlman and David Itzikman
13937 Valley Vista Blvd
Sherman oaks, CA 91423

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No 535530-1

Escrow No 11234-TS

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

- 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,

Joanna Perlman and David Itzikman, wife and husband as joint tenants, who acquired title as Joanna Itzikman and David Itzikman, wife and husband as joint tenants

do(es) hereby remise, release and forever quitclaim to

Joanna Perlman and David Itzikman, wife and husband as joint tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as 13937 Valley Vista Boulevard, Sherman Oaks, CA 91423
APN 2266-028-021

This conveyance changes manner in which title is held, grantor and grantee are the same and continue to hold the same proportionate interest, R & T 11911

DATED June 16, 2004

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On June 17, 2014

Before me, Nadine Garcia

A Notary Public in and for said State, personally appeared

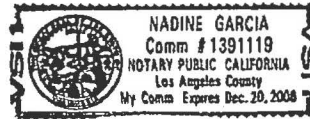
Joanna Perlman

David Itzikman

Joanna Perlman
David Itzikman

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



Signature

Nadine Garcia

(This area for official notarial seal)

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

6/20/03

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Recording Requested By:
WELLS FARGO HOME MORTGAGE,
INC.

03 1762756

GATEWAY TITLE COMPANY,

Return To:
WELLS FARGO HOME MORTGAGE,
INC.
3601 MINNESOTA DR. SUITE 200
BLOOMINGTON, MN 55435

Prepared By:
WELLS FARGO HOME MORTGAGE,
INC.

1595 SPRUCE ST., RIVERSIDE,
CA 925070000

[Space Above This Line For Recording Data]

1033 3023-10
17-88-9988

DEED OF TRUST

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 JUNE 09, 2003 together with all Riders to this document.
- (B) "Borrower" is JOANNA ITZIKMAN AND DAVID ITZIKMAN, WIFE AND HUSBAND

Borrower is the trustor under this Security Instrument.
(C) "Lender" is WELLS FARGO HOME MORTGAGE, INC.

Lender is a CORPORATION
organized and existing under the laws of THE STATE OF CALIFORNIA
0027302645

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

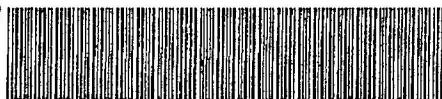
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Initials:

VMP MORTGAGE FORMS - (800) 577-7281



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Lender's address is P.O. BOX 10304, DES MOINES, IA 503060304

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE INS CO
17911 VON KARMAN, SUITE 200, IRVINE, CA 92614

(E) "Note" means the promissory note signed by Borrower and dated JUNE 09, 2003

The Note states that Borrower owes Lender SIX HUNDRED TWELVE THOUSAND AND 00/100

Dollars

(U.S. \$****612,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 01, 2033

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

(G) "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.

(H) "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] |

(I) "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.

(J) "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.

(K) "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.

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

(M) "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.

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

(O) "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.

(P) "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

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to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "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

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 & 31 IN BLOCK "0" OF TRACT 4954 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 80, PAGE 65-80 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

*SEE ADJUSTABLE RATE RIDER

Parcel ID Number: 2266-028-021
13937 VALLEY VISTA BLVD.
SHERMAN OAKS AREA
("Property Address"):

which currently has the address of
[Street]
(City), California 91423 [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 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.

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

Witnesses:

_____ (Seal)
 JOANNA ITZIKMAN -Borrower

_____ (Seal)
 DAVID ITZIKMAN -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

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State of California

County of ~~REVERSTE~~ *LOS ANGELES*

} ss.

On *JUNE 11, 2003*

before me, *S.A. LEFF, NOTARY PUBLIC*

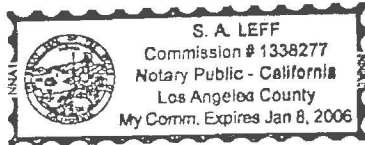
personally appeared

JOANNA ITZIKMAN AND DAVID ITZIKMAN

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.

[Signature] (Seal)



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Initials: *[Signature]*

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ADJUSTABLE RATE RIDER

(Initial Period: Interest Only; Subsequent Period: One Year Treasury Index, Rate Caps)

This Adjustable Rate Rider is made this 9TH day of JUNE, 2003, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed, (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to WELLS FARGO HOME MORTGAGE, INC.

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

13937 VALLEY VISTA BLVD., SHERMAN OAKS AREA, CA 91423

[Property Address]

THE NOTE PROVIDES FOR AN INITIAL PERIOD OF MONTHLY PAYMENTS OF INTEREST ONLY AT AN INITIAL INTEREST RATE AND FOR SUBSEQUENT MONTHLY PAYMENTS OF BOTH PRINCIPAL AND INTEREST. THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES, AFTER THE INITIAL PERIOD, IN THE BORROWER'S INTEREST RATE AND MONTHLY PAYMENT. THE NOTE ALSO LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

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 an Initial Interest Rate of 4.625%. The Note provides for changes in the interest rate and the monthly payments as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The Initial Interest Rate I pay may change on the first day of JULY, 2008, and on that day every 12 MONTHS thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year(s), as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index".

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

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **TWO AND THREE-QUARTERS** percentage points (**2.750 %**) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be the new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than **9.625 %** or less than **2.750 %**. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than **TWO** percentage points (**2.000 %**) from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than **9.625 %**.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER.

Section 18 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to the purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

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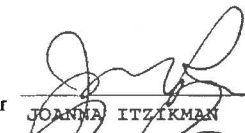

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However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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

_____	(Seal) -Borrower		(Seal) -Borrower
_____	(Seal) -Borrower	JOANNA ITZIKMAN	(Seal) -Borrower
_____	(Seal) -Borrower		(Seal) -Borrower
_____	(Seal) -Borrower	DAVID ITZIKMAN	(Seal) -Borrower
_____	(Seal) -Borrower	_____	(Seal) -Borrower
_____	(Seal) -Borrower	_____	(Seal) -Borrower

[Sign Original Only]

NMFL #5099 03/01

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Send All Notices to Assignee

RECORDING REQUESTED BY:
WELLS FARGO BANK, N.A.
2701 WELLS FARGO WAY
MAC X9998-018
MINNEAPOLIS MN 55467-8000

AND WHEN RECORDED MAIL TO
WELLS FARGO BANK, N.A.
MAC: X9999-018
PO BOX 1629
MINNEAPOLIS, MN 55440-9790

MERS MIN#:
MERS PHONE#:

ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INCORPORATED**, 1 HOME CAMPUS DES MOINES, IA 50328 . For VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR12**, 60 LIVINGSTON AVE ST. PAUL, MN 55107 assignee, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for \$612000.00 is recorded in the State of CA, County of Los Angeles Official Records, dated 06/09/2003 and recorded 06/20/2003, as Instrument No. 03 1762756, in Book No. —, at Page No. —.

Executed by **JOANNA ITZIKMAN AND DAVID ITZIKMAN, WIFE AND HUSBAND** as Trustors and **WELLS FARGO HOME MORTGAGE, INCORPORATED** as the original beneficiary. Legal Description: **As more fully described in said Deed of Trust.**
Dated: 03/18/2013

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INCORPORATED

J.P.B.

By: JASON P. BRUMM Vice President Loan Documentation

STATE OF MN
COUNTY OF Dakota } s.s.

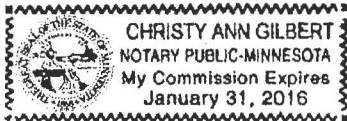
On 03/18/2013, before me **CHRISTY ANN GILBERT**, a Notary Public, personally appeared **JASON P. BRUMM** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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

Christy Ann Gilbert

CHRISTY ANN GILBERT
My Commission Expires: 01/31/2016



RECORDING REQUESTED BY:
NBS Default Services, LLC

AND WHEN RECORDED MAIL TO:
NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802



TS No.: 9985-6486

TSG Order No.: 100156

SUBSTITUTION OF TRUSTEE

WHEREAS, JOANNA ITZIKMAN AND DAVID ITZIKMAN, WIFE AND HUSBAND was the original Trustor, FIDELITY NATIONAL TITLE INS CO was the original Trustee, and WELLS FARGO HOME MORTGAGE, INC. was the original Beneficiary, under that certain Deed of Trust dated 06/09/2003 and recorded on 06/20/2003, as Instrument No.: 03 1762756, of official records of Los Angeles County, California; and WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under the said Deed of Trust in place and stead of said present Trustee.

NOW, THEREFORE, the undersigned hereby substitutes, NBS Default Services, LLC, whose address is: 301 E. Ocean Blvd. Suite 1720, Long Beach, CA 90802, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Wells Fargo Bank, NA., as Servicing Agent for U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-AR12

Name: Donita Hartsfield
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 08/06/2013

003-CA-VI

7c

North Carolina
Wake County

3

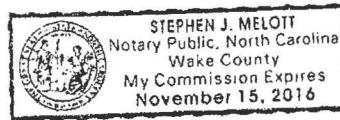
I, Stephen J Melott, a Notary Public of Wake County and State of North Carolina do hereby certify that Donita Hartsfield personally came before me this day and acknowledged that he/she is the Vice President Loan Documentation of Wells Fargo Bank, NA., as Servicing Agent for U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-AR12 and that he/she, as Vice President Loan Documentation being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 6th day of August, 2013.

Stephen J. Melott (Signature)

Stephen J Melott, Notary Public

My commission expires 11/15/2016



003-CA-V1

4/7/06

2

06 0762655

Lender Service - PLD
Fidelity National Financial

Recording Requested By:
S. DANZIGER

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

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

2144830 [Space Above This Line For Recording Data]
2264-028-021 2144830 00013279018903006
[Escrow/Closing #] [Doc ID #]

DEED OF TRUST AND ASSIGNMENT OF RENTS

MIN 1001337-0001307161-1

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 28th day of MARCH, 2006, between
DAVID ITZIKMAN, AND JOANNA ITZIKMAN, HUSBAND AND WIFE AS JOINT TENANTS

whose address is,
13937 VALLEY VISTA BLVD, SHERMAN OAKS, CA 91423-4652
herein called "Trustor,"
RECONTRUST COMPANY, N.A.
225 W 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 SHERMAN OAKS, County of
LOS ANGELES, State of California, having the street address of
13937 VALLEY VISTA BLVD, SHERMAN OAKS, CA 91423-4652

• MERS HELOC - CA Deed of Trust
1D988-CA (02/04)(4)

Page 1 of 10

Initials: *DAV JOA*



3

DOC ID #: 00013279018903006

and more specifically described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 2266-028-021 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.

I. 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 MARCH 28, 2006, 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 FIVE HUNDRED FIFTY EIGHT THOUSAND and 00/100 Dollars (\$558,000.00) 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.

Initials: 

06 0762655


11

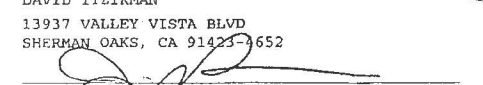
DOC ID #: 00013279018903006

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


 DAVID ITZIKMAN
 13937 VALLEY VISTA BLVD
 SHERMAN OAKS, CA 91423-7652


 JOANNA ITZIKMAN
 N/A

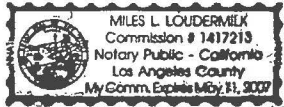
N/A

State of California
 County of LA
 On MARCH 28, 2006, before me MILES L. LOUDERMILK (NOTARY PUBLIC), personally appeared
DAVID ITZIKMAN, JOANNA ITZIKMAN

, 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 10988-CA (02/04)

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EXHIBIT B

ASSIGNED INSPECTOR: JOHN MATTILLO

Date: November 6, 2014

JOB ADDRESS: 13941 WEST VALLEY VISTA BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2266-028-021

Last Full Title: 07/22/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOANNA PERLMAN AND DAVID ITZIKMAN
13937 VALLEY VISTA BLVD.
SHERMAN OAKS, CA. 91423-4652
CAPACITY: OWNERS

- 2). WELLS FARGO HOME MORTGAGE, INC.
3601 MINNESOTA DRIVE, SUITE 200
BLOOMINGTON, MN 55435
CAPACITY: INTERESTED PARTIES

- 3). WELLS FARGO HOME MORTGAGE, INC.
1595 SPRUCE STREET
RIVERSIDE, CA. 92507-0000
CAPACITY: INTERESTED PARTIES

- 4). WELLS FARGO HOME MORTGAGE, INC.
PO BOX 10304M
DES MOINES, IA. 50306-0304
CAPACITY: INTERESTED PARTIES

- 5). FIDELITY NATIONAL TITLE INSURANCE COMPANY
17911 VON KARMAN, SUITE 200
IRVIN, CA. 92614
CAPACITY: INTERESTED PARTIES

- 6). WELLS FARGO BANK, NA
2701 WELLS FARGO WAY MAC X9998-018
MINNEAPOLIS, MN 55467-8000
CAPACITY: INTERESTED PARTIES

- 7). WELLS FARGO BANK, NA
PO BOX 1629 MAC X9998-018
MINNEAPOLIS, MN 55440-9790
CAPACITY: INTERESTED PARTIES

- 8). WELLS FARGO BANK, NA
SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.
1 HOME CAMPUS
DES MOINES, IA. 50328
CAPACITY: INTERESTED PARTIES

- 9). U.S. BANK NATIONAL ASSOCIATION
TRUSTEE TO WACHOVIA BANK, NA
60 LIVINGSTON AVENUE
SAINT PAUL, MN. 55107
CAPACITY: INTERESTED PARTIES

- 10). NBS DEFAULT SERVICES, LLC
301 EAST OCEAN BLVD., SUITE 1720
LONG BEACH, CA. 90802
CAPACITY: INTERESTED PARTIES

- 11). COUNTRYWIDE HOME LOANS, INC. MS SV-79
DOCUMENT PROCESSING
PO BOX 10423
VAN NUYS, CA. 91410-0423
CAPACITY: INTERESTED PARTIES

- 12). RECONTRUST COMPANY, NA
225 WEST HILLCREST DRIVE, MSN: TO-02
THOUSAND OAKS, CA. 91360
CAPACITY: INTERESTED PARTIES

- 13). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
PO BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 14). COUNTRYWIDE HOME LOANS, INC
4500 PARK GRANAD
CALABASAS, CA. 91302-1613
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
13937 VALLEY VISTA BLVD, SHERMAN OAKS, CA 91423-4652



Owner Information

Owner Name: PERLMAN JOANNA/ITZIKMAN DAVID
 Mailing Address: 13937 VALLEY VISTA BLVD, SHERMAN OAKS CA 91423-4652 C044
 Vesting Codes: //

Location Information

Legal Description: TRACT NO 4954 LOTS 30 AND LOT 31
 County: LOS ANGELES, CA APN: 2266-028-021
 Census Tract / Block: 1412.02 / 1 Alternate APN:
 Township-Range-Sect: 80-56 Subdivision: 4954
 Legal Book/Page: 31 Map Reference: 22-E4 / 562-B5
 Legal Lot: 31 Tract #: 4954
 Legal Block: O School District: LOS ANGELES
 Market Area: SO School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 06/23/2004 / 06/16/2004 Deed Type: QUIT CLAIM DEED
 Sale Price: 1598453 1st Mtg Document #: 1598454
 Document #: 1598453

Last Market Sale Information

Recording/Sale Date: 10/23/2002 / 08/21/2002 1st Mtg Amount/Type: \$612,000 / CONV
 Sale Price: \$765,000 1st Mtg Int. Rate/Type: 5.25 / ADJ
 Sale Type: FULL 1st Mtg Document #: 2493685
 Document #: 2493684 2nd Mtg Amount/Type: \$76,500 / CONV
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: / FIXED
 Transfer Document #: Price Per SqFt: \$301.78
 New Construction: Multi/Split Sale:
 Title Company: FIRST AMERICAN TITLE
 Lender: WELLS FARGO HM MTG INC
 Seller Name: ROBOTTI ROBERT

Prior Sale Information

Prior Rec/Sale Date: 07/14/1997 / Prior Lender:
 Prior Sale Price: 1055834 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: GRANT DEED Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,535	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1936 / 1944	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	RAISED	Quality:	GOOD
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.35	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	15,449	Lot Width/Depth:	120 x 128	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$965,233	Assessed Year:	2014	Property Tax:	\$12,172.52
Land Value:	\$723,064	Improved %:	25%	Tax Area:	13
Improvement Value:	\$242,169	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$965,233				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13937 VALLEY VISTA BLVD, SHERMAN OAKS, CA 91423-4652

12 Comparable(s) Selected.

Report Date: 11/12/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$765,000	\$1,050,000	\$1,560,000	\$1,310,136
Bldg/Living Area	2,535	2,155	2,893	2,546
Price/Sqft	\$301.78	\$394.05	\$723.90	\$512.72
Year Built	1936	1934	1956	1942
Lot Area	15,449	6,787	78,054	15,605
Bedrooms	3	2	5	4
Bathrooms/Restrooms	4	2	4	3
Stories	2.00	1.00	2.00	1.08
Total Value	\$965,233	\$146,763	\$1,374,188	\$740,849
Distance From Subject	0.00	0.11	0.47	0.31

*= user supplied for search only

Comp #: 1		Distance From Subject: 0.11 (miles)	
Address: 14068 DAVANA TER, SHERMAN OAKS, CA 91423-4244			
Owner Name: 14068 DAVANA TERRACE LLC			
Seller Name: STANISLAVSKY TRUST			
APN: 2266-025-005	Map Reference: 22-E4 / 562-B5	Living Area: 2,422	
County: LOS ANGELES, CA	Census Tract: 1412.02	Total Rooms: 5	
Subdivision: 4954	Zoning: LAR1	Bedrooms: 4	
Rec Date: 04/09/2014	Prior Rec Date: 11/03/2010	Bath(F/H): 2 /	
Sale Date: 03/20/2014	Prior Sale Date: 09/29/2010	Yr Built/Eff: 1939 / 1962	
Sale Price: \$1,231,500	Prior Sale Price: \$990,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: MEDITERRANEAN	
Document #: 358634	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 6,787	Pool: SPA	
Total Value: \$1,034,670	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject: 0.14 (miles)	
Address: 4154 COLBATH AVE, SHERMAN OAKS, CA 91423-4208			
Owner Name: DAVIDSON PAUL & JENNIFER			
Seller Name: MCCOOK JOHN T & LAURETTE S			
APN: 2266-023-001	Map Reference: 22-E4 / 562-B5	Living Area: 2,853	
County: LOS ANGELES, CA	Census Tract: 1411.02	Total Rooms: 7	
Subdivision: 4954	Zoning: LAR1	Bedrooms: 4	
Rec Date: 06/12/2014	Prior Rec Date:	Bath(F/H): 3 /	
Sale Date: 05/19/2014	Prior Sale Date:	Yr Built/Eff: 1939 / 1957	
Sale Price: \$1,350,000	Prior Sale Price:	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 607640	Acres: 0.21	Fireplace: Y / 2	
1st Mtg Amt: \$1,080,000	Lot Area: 9,345	Pool:	
Total Value: \$513,448	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 3		Distance From Subject: 0.21 (miles)	
Address: 13818 VALLEY VISTA BLVD, SHERMAN OAKS, CA 91423-4651			
Owner Name: AUGER PATRICK & DAYNA			
Seller Name: GRIFFITH ALISON			
APN: 2272-013-009	Map Reference: 22-E4 / 562-B5	Living Area: 2,165	
County: LOS ANGELES, CA	Census Tract: 1417.00	Total Rooms: 7	
Subdivision: 7889	Zoning: LAR1	Bedrooms: 2	
Rec Date: 04/18/2014	Prior Rec Date: 03/21/2005	Bath(F/H): 2 /	
Sale Date: 03/05/2014	Prior Sale Date: 12/27/2004	Yr Built/Eff: 1937 / 1939	
Sale Price: \$1,100,000	Prior Sale Price: \$600,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 395813	Acres: 0.19	Fireplace: Y / 1	
1st Mtg Amt: \$825,000	Lot Area: 8,240	Pool:	
Total Value: \$859,416	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 4		Distance From Subject: 0.22 (miles)	
Address: 3970 MURIETTA AVE, SHERMAN OAKS, CA 91423-4647			
Owner Name: PACIFICA DEV & CONST FUND LLC			
Seller Name: JENKINS ANAMARIA			
APN: 2272-013-018	Map Reference: 22-E4 / 562-B5	Living Area: 2,399	
County: LOS ANGELES, CA	Census Tract: 1417.00	Total Rooms: 7	
Subdivision: 7889	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/21/2014	Prior Rec Date: 09/19/2003	Bath(F/H): 2 /	
Sale Date: 02/19/2014	Prior Sale Date: 09/11/2003	Yr Built/Eff: 1940 / 1943	
Sale Price: \$1,050,000	Prior Sale Price: \$700,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 181212	Acres: 0.26	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 11,308	Pool:	
Total Value: \$811,876	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 5		Distance From Subject: 0.27 (miles)	
Address: 4205 STANSBURY AVE, SHERMAN OAKS, CA 91423-4233			
Owner Name: GENOVA DENNIS			
Seller Name: KOENIG SUSAN S			
APN: 2266-004-004	Map Reference: 22-E4 / 562-B5	Living Area: 2,732	
County: LOS ANGELES, CA	Census Tract: 1412.02	Total Rooms: 6	
Subdivision: 1	Zoning: LARE11	Bedrooms: 3	
Rec Date: 04/24/2014	Prior Rec Date: 03/25/1987	Bath(F/H): 2 /	
Sale Date: 03/27/2014	Prior Sale Price:	Yr Built/Eff: 1946 / 1946	
Sale Price: \$1,500,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 419201	Acres: 0.32	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 14,090	Pool: POOL	
Total Value: \$146,763	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 4	Parking: PARKING AVAIL	

Comp #: 6		Distance From Subject: 0.28 (miles)	
Address: 14211 VALLEY VISTA BLVD, SHERMAN OAKS, CA 91423-4025			
Owner Name: VALLEY VISTA CUMBRE INVESTMENT			
Seller Name: OFEK ROY J & JEANNE			
APN: 2266-012-027	Map Reference: 22-E4 / 562-A5	Living Area: 2,155	
County: LOS ANGELES, CA	Census Tract: 1412.02	Total Rooms: 6	
Subdivision: 10731	Zoning: LARE11	Bedrooms: 3	
Rec Date: 07/29/2014	Prior Rec Date: 11/06/2006	Bath(F/H): 3 /	
Sale Date: 07/15/2014	Prior Sale Date: 10/28/2006	Yr Built/Eff: 1934 / 1980	
Sale Price: \$1,560,000	Prior Sale Price: \$1,250,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 782451	Acres: 0.38	Fireplace: Y / 1	
1st Mtg Amt: \$1,460,000	Lot Area: 16,378	Pool: POOL	
Total Value: \$1,374,188	# of Stories: 1.00	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #: 7		Distance From Subject: 0.32 (miles)	
Address: 3839 DAVANA RD, SHERMAN OAKS, CA 91423-4631			
Owner Name: ELISAVETSKY IGNACIO & MARIA G			
Seller Name: 3839 DAVANA RD TRUST			
APN: 2272-011-005	Map Reference: 22-E4 / 562-B6	Living Area: 2,177	
County: LOS ANGELES, CA	Census Tract: 1417.00	Total Rooms: 6	
Subdivision: 8986	Zoning: LAR1	Bedrooms: 4	
Rec Date: 10/09/2014	Prior Rec Date: 06/08/2007	Bath(F/H): 3 /	
Sale Date: 08/13/2014	Prior Sale Date: 06/04/2007	Yr Built/Eff: 1956 / 1956	
Sale Price:	Prior Sale Price: \$1,040,000	Air Cond:	
Sale Type: N	Prior Sale Type: UNKNOWN	Style: CONVENTIONAL	
Document #: 1071654	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$691,000	Lot Area: 7,986	Pool: POOL	
Total Value: \$728,291	# of Stories: 2.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 8		Distance From Subject: 0.39 (miles)	
Address: 3802 HOLLYLINE AVE, SHERMAN OAKS, CA 91423-4602			
Owner Name: HOLLYLINE OWNERS LLC			
Seller Name: GENOVA DENNIS			
APN: 2272-002-030	Map Reference: 22-E4 / 562-B6	Living Area: 2,710	
County: LOS ANGELES, CA	Census Tract: 1417.00	Total Rooms: 7	
Subdivision: 10731	Zoning: LARE40	Bedrooms: 4	
Rec Date: 04/24/2014	Prior Rec Date: 11/06/1992	Bath(F/H): 3 /	
Sale Date: 03/28/2014	Prior Sale Date:	Yr Built/Eff: 1946 / 1948	
Sale Price: \$1,499,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 419187	Acres: 1.79	Fireplace: Y / 1	
1st Mtg Amt: \$1,050,000	Lot Area: 78,054	Pool: POOL	
Total Value: \$450,036	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:9			Distance From Subject:0.39 (miles)
Address:	13650 VALLEY VISTA BLVD, SHERMAN OAKS, CA 91423-4353		
Owner Name:	TNS PARTNERS LLC		
Seller Name:	SOTERE CHRISTOPHER & EVA		
APN:	2272-023-003	Map Reference:	22-F4 / 562-C5
County:	LOS ANGELES, CA	Census Tract:	1417.00
Subdivision:	7633	Zoning:	LAR1
Rec Date:	06/06/2014	Prior Rec Date:	08/26/1999
Sale Date:	05/29/2014	Prior Sale Date:	06/30/1999
Sale Price:	\$1,140,000	Prior Sale Price:	\$520,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	587088	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,683
Total Value:	\$688,503	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	2,893
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1946 / 1970
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:10			Distance From Subject:0.42 (miles)
Address:	4215 WOODMAN AVE, SHERMAN OAKS, CA 91423-4333		
Owner Name:	EBBOTT CHRISTOPHER K/PERELLI ANGELA R		
Seller Name:	4215 WOODMAN AVE LLC		
APN:	2266-021-017	Map Reference:	22-F4 / 562-C5
County:	LOS ANGELES, CA	Census Tract:	1411.02
Subdivision:	5956	Zoning:	LAR1
Rec Date:	08/22/2014	Prior Rec Date:	06/26/1998
Sale Date:	08/18/2014	Prior Sale Date:	06/23/1998
Sale Price:	\$1,260,000	Prior Sale Price:	\$198,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	886520	Acres:	0.16
1st Mtg Amt:	\$945,000	Lot Area:	7,070
Total Value:	\$474,589	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,890
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1947 / 2006
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:11			Distance From Subject:0.46 (miles)
Address:	4422 STERN AVE, SHERMAN OAKS, CA 91423-3521		
Owner Name:	KARRAA ANTON & W FAMILY TRUST		
Seller Name:	GAGNON ROXANE LIVING TRUST		
APN:	2271-010-006	Map Reference:	22-E3 / 562-B4
County:	LOS ANGELES, CA	Census Tract:	1411.02
Subdivision:	9365	Zoning:	LAR1
Rec Date:	08/04/2014	Prior Rec Date:	11/10/1997
Sale Date:	07/03/2014	Prior Sale Date:	11/04/1997
Sale Price:	\$1,295,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	807603	Acres:	0.26
1st Mtg Amt:	\$745,000	Lot Area:	11,491
Total Value:	\$538,675	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,445
		Total Rooms:	5
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1939 / 1961
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	TILE
		Parking:	DETACHED GARAGE

Comp #:12			Distance From Subject:0.47 (miles)
Address:	4145 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-4327		
Owner Name:	YAM JENNY Y		
Seller Name:	BELTCH ROBERT R TRUST		
APN:	2373-014-004	Map Reference:	22-F4 / 562-C5
County:	LOS ANGELES, CA	Census Tract:	1411.02
Subdivision:	5956	Zoning:	LAR1
Rec Date:	05/16/2014	Prior Rec Date:	03/24/2008
Sale Date:	04/30/2014	Prior Sale Date:	02/22/2008
Sale Price:	\$1,426,000	Prior Sale Price:	\$1,185,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	508238	Acres:	0.20
1st Mtg Amt:	\$1,140,800	Lot Area:	8,825
Total Value:	\$1,269,730	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,707
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1942 / 1966
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	SPA
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **November 6, 2014**

JOB ADDRESS: **13941 WEST VALLEY VISTA BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2266-028-021**

CASE#: **475190**

ORDER NO: **A-3079265**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 17, 2012**

COMPLIANCE EXPECTED DATE: **September 16, 2012**

DATE COMPLIANCE OBTAINED: **September 19, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3079265

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIOLOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

PERLMAN, JOANNA AND ITZIKMAN, DAVID
13937 VALLEY VISTA BLVD
SHERMAN OAKS, CA 91423

AUG 13 2012

EG

CASE #: 475190
ORDER #: A-3079265
EFFECTIVE DATE: August 17, 2012
COMPLIANCE DATE: September 16, 2012

OWNER OF
SITE ADDRESS: 13941 W VALLEY VISTA BLVD
ASSESSORS PARCEL NO.: 2266-028-021
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, 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. Unapproved use of the Single Family Residence as a Nursery in the R1 zone.

You are therefore ordered to: 1) Discontinue the unapproved use of the Single Family Residence as a Nursery..
Code Section(s) in Violation: 12.26E, and 12.21A.1.(a) of the L.A.M.C.
Location: Single Family Residence.

- 2. This use is prohibited as a home occupation. Operating a Nursery Business.

You are therefore ordered to: Discontinue the home occupation which is prohibited.
Code Section(s) in Violation: 12.05A.16.(b), 12.21A.1.(a) of the L.A.M.C.
Location: Single Family Residence.

- 3. An access driveway is required to the Garage.

You are therefore ordered to: Provide/maintain the required access driveway to the Garage.

10104242011W0921



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

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

Location: Attached Garage.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

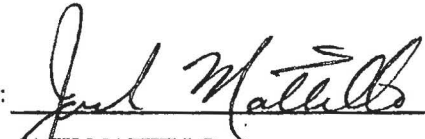
APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3048.

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

Inspector:


JACK MATTILLO
3850 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3048

Date: August 10, 2012


REVIEWED BY