

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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

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

FRANK BUSH
EXECUTIVE OFFICER

January 21, 2015

Council District: # 1

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

JOB ADDRESS: **1412 SOUTH VALENCIA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5135-031-004**

On February 2, 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: **1412 South Valencia 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.

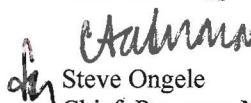
Pursuant to Section 98.0421, the property owner was issued an order on February 2, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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)	293.74
Title Report fee	42.00
Grand Total	\$ 1,226.14

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 **\$1,226.14** 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 **\$1,226.14** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T10458
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5135-031-004

Property Address: 1412 S VALENCIA ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: PLINIO A. SOTO, A SINGLE MAN

Grantee: MAURO XOCHICALE, A SINGLE MAN

Instrument: 2003 / 2783299

Dated: 09/02/2003

Book/Page: N/A

Recorded: 09/22/2003

MAILING ADDRESS: MAURO XOCHICALE,
1412 VALENCIA AVENUE LOS ANGELES, CA 90015

SCHEDULE B

LEGAL DESCRIPTION

THE NORTHERLY HALF OF LOT 3 IN BLOCK "3" OF THE GREENWELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 12, PAGE(S) 70 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MAURO XOCHICALE, A SINGLE MAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC

Trustee: JEFFREY M. HENSCHEL.

Instrument: 2006 / 1849809

Amount: \$312,000.00

Dated: 08/11/2006

Maturity Date: 09/01/2036

Book/Page: N/A

Open Ended: NO

Recorded: 08/21/2006

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. T10458

SCHEDULE B (Continued)

MAILING ADDRESS: FIRST NLC FINANCIAL SERVICES, LLC
700 W. HILLSBORO BLVD. B-1, #204 DEERFIELD BEACH, FLORIDA 33441

ADDITIONAL MAILING ADDRESS: JEFFREY M. HENSCHL
700 W. HILLSBORO BLVD. B-1, #204, DEERFIELD BEACH, FLORIDA 33441

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

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 07/08/2009, RECORDED 09/09/2009 AS INSTRUMENT NO. 20091376321.

MAILING ADDRESS: LAW OFFICES OF LES ZIEVE,
18377 BEACH BLVD. SUITE 210, HUNTINGTON BEACH, CALIFORNIA 92648

ADDITIONAL MAILING ADDRESS: WESTERN PROGRESSIVE, LLC,
2015 VAUGHN ROAD, BUILDING 400, KENNESSAW, GA 30144

NOTICE OF TRUSTEE'S SALE, DATED 09/04/2009, RECORDED 09/09/2009 AS
INSTRUMENT NO. 20091376322.

MAILING ADDRESS: LAW OFFICES OF LES ZIEVE,
18377 BEACH BLVD. SUITE 210, HUNTINGTON BEACH, CALIFORNIA 92648

9/22/03

2

FATCOLA/RESALE

RECORDING REQUESTED BY
First American Title Co.
AND WHEN RECORDED MAIL TO:
Mauro Xochicale
1412 Valencia Avenue
Los Angeles, CA 90015

03 2783299

FATCOLA/RESALE

1112136-43

A.P.N.: 5135-031-004

Order No.: 1112136-43

Space Above This Line for Recorder's Use Only

Escrow No.: 21424-D

5135-031-004

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ 269.50 & CITY \$ 1,102.50
☒ 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,
Plinio A. Soto, a Single Man

hereby GRANT(S) to Mauro Xochicale, a Single Man

the following described property in the City of Los Angeles, County of Los Angeles State of California;

The Northerly half of Lot 3 in Block "3" of the Greenwell Tract, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 12, Page(s) 70 of Miscellaneous Maps in the Office of the County Recorder of said County.

Property more commonly known as: 1412 Valencia Street, Los Angeles, CA 90015

Plinio A. Soto
Plinio A. Soto

Document Date: September 2, 2003

STATE OF CALIFORNIA
COUNTY OF Los Angeles

JSS

On Sep 11, 2003

before me,

Frey F. Mosharraff

personally appeared

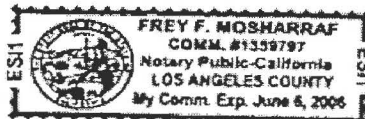
Plinio A. Soto

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 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

Frey F. Mosharraff



This area for official notarial seal.

**RECORDING REQUESTED BY
ADVANTAGE TITLE INC.**

**RECORDING REQUESTED BY
FIRST NLC FINANCIAL SERVICES,**

AND WHEN RECORDED MAIL TO
FIRST NLC FINANCIAL SERVICES, LLC
700 W. HILLSBORO BLVD. B-1 #204
DEERFIELD BEACH, FLORIDA 33441

06 1849809

772752-21

5135-31-4

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100195910002761503

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **August 11, 2006**, together with all Riders to this document.

(B) "Borrower" is **MAURO XOCHICALE, AS A SINGLE MAN**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **FIRST NLC FINANCIAL SERVICES, LLC**

Lender is a **LIMITED LIABILITY COMPANY**
the laws of **THE STATE OF FLORIDA**

organized and existing under
Lender's address is

700 W. HILLSBORO BLVD. B-1 #204, DEERFIELD BEACH, FLORIDA 33441

(D) "Trustee" is **JEFFREY M. HENSCHEL**

700 W. HILLSBORO BLVD. B-1 #204, DEERFIELD BEACH, FL 33441

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

(F) "Note" means the promissory note signed by Borrower and dated **August 11, 2006**. The Note states that Borrower owes Lender **Three Hundred Twelve Thousand and no/100**

Dollars (U.S. \$ 312,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **September 01, 2036**

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

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

ITEM 9926A.1 (0011)—MERS

(Page 1 of 12 pages)

Form 3005 1/01

GREATLAND ■
To Order Call: 1-800-530-9093 Fax: 916-791-1131

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ALVAREZ**

Date: **January 21, 2015**

JOB ADDRESS: **1412 SOUTH VALENCIA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5135-031-004**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MAURO XOCHICALE
1412 VALENCIA AVENUE
LOS ANGELES, CA. 90015-3212
CAPACITY: OWNER
- 2). FIRST NLC FINANCIAL SERVICES, LLC
700 WEST HILLSBORO BLVD., B-1, #204
DEERFIELD BEACH, FL. 33441
CAPACITY: OWNERS
- 3). JEFFREY M. HENSCHL
700 WEST HILLSBORO BLVD., B-1, #204
DEERFIELD BEACH, FL. 33441
CAPACITY: OWNERS
- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 5). LAW OFFICES OF LES ZIEVE
18377 BEACH BLVD., SUITE 210
HUNTINGTON BEACH, CA. 92648
CAPACITY: INTERESTED PARTIES
- 6). WESTERN PROGRESSIVE, LLC
2015 VAUGHN ROAD, BUILDING 400
KENNESAW, GA. 30144
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1412 VALENCIA ST, LOS ANGELES, CA 90015-3212



Owner Information

Owner Name: **XOCHICALE MAURO**
 Mailing Address: **1412 VALENCIA ST, LOS ANGELES CA 90015-3212 C038**
 Vesting Codes: **SM //**

Location Information

Legal Description:	GREENWELL TRACT NE 25 FT OF LOT 3		
County:	LOS ANGELES, CA	APN:	5135-031-004
Census Tract / Block:	2242.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	GREENWELL
Legal Book/Page:		Map Reference:	44-B4 / 634-C5
Legal Lot:	3	Tract #:	
Legal Block:	3	School District:	LOS ANGELES
Market Area:	C42	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	09/22/2003 / 09/02/2003	1st Mtg Amount/Type:	\$220,255 / CONV
Sale Price:	\$245,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	2783300
Document #:	2783299	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$237.17
New Construction:		Multi/Split Sale:	

Title Company: **FIRST AMERICAN TITLE**
 Lender: **AMERICAN CAP FNDG**
 Seller Name: **SOTO PLINIO A**

Prior Sale Information

Prior Rec/Sale Date:	11/30/2000 / 11/09/2000	Prior Lender:	IRWIN MTG CORP
Prior Sale Price:	\$113,000	Prior 1st Mtg Amt/Type:	\$112,781 / FHA
Prior Doc Number:	1868974	Prior 1st Mtg Rate/Type:	8.50 /
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,033	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1895 / 1898	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD1.5	Acres:	0.07	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,996	Lot Width/Depth:	25 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$284,151	Assessed Year:	2014	Property Tax:	\$3,515.50
Land Value:	\$189,860	Improved %:	33%	Tax Area:	30
Improvement Value:	\$94,291	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$277,151				

Comparable Sales Report

For Property Located At

1412 VALENCIA ST, LOS ANGELES, CA 90015-3212



1 Comparable(s) Selected.

Report Date: 01/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$245,000	\$395,000	\$395,000	\$395,000
Bldg/Living Area	1,033	1,159	1,159	1,159
Price/Sqft	\$237.17	\$340.81	\$340.81	\$340.81
Year Built	1895	1910	1910	1910
Lot Area	2,996	4,376	4,376	4,376
Bedrooms	2	3	3	3
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$284,151	\$276,955	\$276,955	\$276,955
Distance From Subject	0.00	0.35	0.35	0.35

*= user supplied for search only

Comp #:	1	Distance From Subject:0.35 (miles)			
Address:	1670 W 12TH PL, LOS ANGELES, CA 90015-1906				
Owner Name:	KIM HONG M				
Seller Name:	ZAINY MUHAMMAD A & RAJHA				
APN:	5137-034-012	Map Reference:	44-A3 / 634-C4	Living Area:	1,159
County:	LOS ANGELES, CA	Census Tract:	2098.20	Total Rooms:	
Subdivision:	WILLIAMSON	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	08/27/2014	Prior Rec Date:	04/18/2011	Bath (F/H):	1 /
Sale Date:	08/11/2014	Prior Sale Date:	04/07/2011	Yr Built/Eff:	1910 / 1910
Sale Price:	\$395,000	Prior Sale Price:	\$265,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	899938	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$100,000	Lot Area:	4,376	Pool:	
Total Value:	\$276,955	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **LUIS ALVAREZ**

Date: **January 21, 2015**

JOB ADDRESS: **1412 SOUTH VALENCIA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5135-031-004**

CASE#: **434753**

ORDER NO: **A-2937010**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 2, 2012**

COMPLIANCE EXPECTED DATE: **March 3, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2937010

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JAN 27 2012

XOCHICALE, MAURO
1412 VALENCIA ST
LOS ANGELES, CA 90015

EG

CASE #: 434753
ORDER #: A-2937010
EFFECTIVE DATE: February 02, 2012
COMPLIANCE DATE: March 03, 2012

OWNER OF
SITE ADDRESS: 1412 S VALENCIA ST
ASSESSORS PARCEL NO.: 5135-031-004
ZONE: RD1.5; Min. Per Unit 1,500

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. An entire unit has been added to the back of the house without permit and inspection.

You are therefore ordered to: Remove the unapproved unit or obtain all the required permits and inspection.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

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.

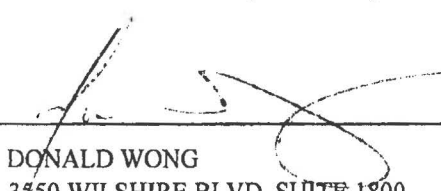
APPEAL PROCEDURES:

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 (213)252-3032.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: January 26, 2012


DONALD WONG
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3032


REVIEWED BY