

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

January 22, 2015

Council District: # 12

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

JOB ADDRESS: **16909 WEST CHATSWORTH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2683-023-008**

On September 20, 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: **16909 West Chatsworth 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 20, 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%)	840.00
Accumulated Interest (1%/month)	316.11
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,604.67</b>

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 **\$1,604.67** 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 **\$1,604.67** 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. T10813  
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 2683-023-008

Property Address: 16909 W CHATSWORTH ST ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Instrument GRANT DEED

Grantor: VERONICA MARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Grantee: GUILLERMO RANGEL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 20070552813

Book/Page: N/A

Dated: 02/22/2007

Recorded: 03/13/2007

MAILING ADDRESS: MR. GUILLERMO RANGEL,  
16909 CHATSWORTH, GRANADA HILLS, CA 91344

Type of Instrument QUITCLAIM DEED

Grantor: GAUDALUPE RANGE, SPOUSE OF GRANTEE

Grantee: GUILLERMO RANGEL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 20070552812

Book/Page: N/A

Dated: 03/06/2007

Recorded: 03/13/2007

MAILING ADDRESS: GUILLERMO RANGEL,  
16909 CHATSWORTH, GRANADA HILLS, CA 91344

Type of Instrument QUITCLAIM DEED

Grantor: ADRIAN HERNANDEZ, HUSBAND OF THE GRANTEE

Grantee: VERONICA MARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY.

Instrument: 20070552811

Book/Page: N/A

Dated: 12/04/2006

Recorded: 03/13/2007

MAILING ADDRESS: VERONICA MARES,  
16909 CHATSWORTH STREET, GRANADA HILLS, CA 91344

**SCHEDULE B**

**LEGAL DESCRIPTION**

LOT 8, TRACT 17710, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 439 PAGES 1 TO 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**MORTGAGES/LIENS**

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** GUILLERMO RANGEL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

**Lender/Beneficiary:** MERS AS NOMINEE FOR BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION

**Trustee:** NORTH AMERICAN TITLE

**Instrument:** 20070552814

**Book/Page:** N/A

**Amount:** \$437,600.00

**Open Ended:** NO

**Dated:** 03/06/2007

**Recorded:** 03/13/2007

**Maturity Date:** 04/01/2037

**MAILING ADDRESS:** BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION,  
9165 E. DEL CAMINO, BLDG. C SCOTSDALE, ARIZONA 85258

**MAILING ADDRESS:** BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION,  
1241 E DYER ROAD, SUITE 110, SANTA ANA, CA 92705

**MAILING ADDRESS:** GUILLERMO RANGEL, A MARRIED MAN AS HIS SOLE AND  
SEPARATE PROPERTY, 11326 WOODCOCK AVE, PACOIMA, CA 91331 **OWNER**

**MAILING ADDRESS:** BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION,  
1241 E DYER ROAD, SUITE 110, SANTA ANA, CA 92705

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

**MAILING ADDRESS:** PMT PROCESSING DEPT, P. O. BOX 225749, DALLAS, TX 75222-5749

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS (ASSIGNOR) TO WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2007-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR4 (ASSIGNEE), DATED 12/17/2012, RECORDED 12/31/2012 AS INSTRUMENT NO. 20122035774.

**MAILING ADDRESS:** JPMORGAN CHASE BANK, NA, C/O NTC 2100 ALT.19 NORTH  
PALM HARBOR, FL 34683

**MAILING ADDRESS:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS

**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. T10813**

**NOMINEE FOR BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, PO BOX 2026, FLINT, MI 48501**

**MAILING ADDRESS: WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLELY AS TRUSTEE FOR STRUCTURES ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2007-AR4, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2007-AR4, 700 KANSAS LANE, MC 8000, MONROE, LA 71203**

**SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 01/25/2013, RECORDED 02/15/2013, AS INSTRUMENT NO. 20130241314**

**MAILING ADDRESS: SAGE POINT LENDER SERVICES, LLC, 34 EXECUTIVE PARK, SUITE 100, IRVINE, CA 92614**

**Type of Instrument DEED OF TRUST**

**Trustor/Mortgagor: GUILLERMO RANGEL**

**Lender/Beneficiary: ROBERT A. PORTMAN**

**Trustee: RUTH CORRIVEAU**

**Instrument: 20091112757**

**Amount: \$3,767.00**

**Dated: 07/20/2009**

**Maturity Date: 07/20/2039**

**Book/Page: N/A**

**Open Ended: NO**

**Recorded: 07/22/2009**

**MAILING ADDRESS: ROBERT PORTMAN, ACTIVE BAIL BONDS, 6314 VAN NUYS BLVD., #209A, VAN NUYS, CA 91401**

**MAILING ADDRESS: GUILLERMO RANGEL, 16909 CHATSWORTH STREET, GRANADA HILLS, CA 91344**

**MAILING ADDRESS: RUTH CORRIVEAU, 6314 VAN NUYS BLVD., SUITE 209A, VAN NUYS, CA 91401**

**MAILING ADDRESS: ROBERT A. PORTMAN, 6314 VAN NUYS BLVD., SUITE 209A, VAN NUYS, CA 91401**

**NORTH AMERICAN TITLE COMPANY**

RECORDING REQUESTED BY:  
North American Title

AND WHEN RECORDED MAIL TO:

Mr. Guillermo Rangel  
16909 Chatsworth  
Granada Hills, CA 91344

03/13/07



**20070552813**

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1678675-83

Escrow No.: 061060-MH

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
**DOCUMENTARY TRANSFER TAX is \$601.70**

- 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 Granada Hills AND

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

**Veronica Mares, a Married Woman as her sole and separate property**

hereby GRANT(s) to:

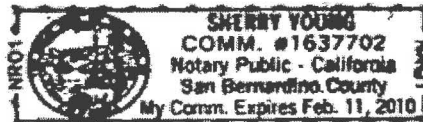
**Guillermo Rangel, a Married Man, as his sole and separate property**

the real property in the City of Granada Hills, County of Los Angeles, State of California, described as:  
**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**  
Also Known as: 16909 Chatsworth, Granada Hills, CA 91344  
AP#2683-023-008

DATED February 22, 2007  
STATE OF CALIFORNIA  
COUNTY OF San Bernardino  
On February 24, 2007  
Before me, Sherry Young  
A Notary Public in and for said State, personally appeared  
Veronica mares

*Veronica Mares*  
Veronica Mares

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 Sherry Young  
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

(This area for official notarial seal),

**NORTH AMERICAN TITLE COMPANY**

**RECORDING REQUESTED BY:**  
North American Title

**AND WHEN RECORDED MAIL TO:**

Guillermo Rangel  
16909 Chatsworth,  
Granada Hills, CA 91344

03/13/07



**20070552812**

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1578675-63 Escrow No.: 061060-MH

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$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 Granada Hills **AND**

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

**Guadalupe Rangel, Spouse of Grantee**

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

**Guillermo Rangel, a Married Man, as his sole and separate property**

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF  
A.P. # 1578675-63

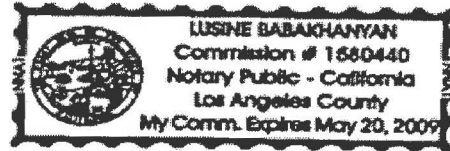
"This conveyance establishes sole and separate property of a spouse, R & T 11911."

DATED March 6, 2007  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 03-06-07  
Before me, Lusine Babakhanyan  
A Notary Public in and for said State, personally appeared  
Guadalupe Rangel

Guadalupe Rangel  
Guadalupe Rangel

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 [Handwritten Signature]

(This area for official notarial seal)

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

2003-023-000

NORTH AMERICAN TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
Veronica Mares  
16909 Chatsworth Street  
Granada Hills, CA 91344

03/13/07



20070552811

1578675-63  
A.P.N.: 2683-023-008

Order No.:

Space Above This Line for Recorder's Use Only  
Escrow No.:

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE  
[ ] computed on full value of property conveyed, or  
[ X ] computed on full value less value of liens or encumbrances remaining at time of sale,  
[ ] unincorporated area; [ X ] City of Granada Hills, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**Adrian Hernandez, Husband of the Grantee**

hereby remise, release and forever quitclaim to  
**Veronica Mares, A Married Woman as Her Sole and Separate Property.**

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

**Lot 8 of Tract 17710, in the City of Granada Hills, County of Los Angeles, California as per map recorded in Book 439, Page(s) 1 to 12, Inclusive of Maps in the Office of the County Recorder of said County.**

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

Adrian Hernandez

Document Date: December 4, 2006

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On DEC. 15, 2006 before me, SARA SAMANO, "NOTARY PUBLIC,"  
personally appeared ADRIAN HERNANDEZ

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/het/their authorized capacity(ies) and that by his/het/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:



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

TPN 2683-023-008

**NORTH AMERICAN TITLE COMPANY**

Recording Requested By:  
Bear Stearns Residential  
Mortgage Corporation  
Return To:  
Bear Stearns Residential  
Mortgage Corporation  
9165 E. Del Camino, Bldg. C  
Scottsdale, Arizona 85258

03/13/07  
  
**20070552814**

Prepared By:  
Bear Stearns Residential  
Mortgage Corporation  
1241 E Dyer Road, Suite 110  
Santa Ana, CA 92705

15-78675-63 [Space Above This Line For Recording Data]

**DEED OF TRUST**

MIN 100386100002711091

**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 March 06, 2007 together with all Riders to this document.

(B) "Borrower" is Guillermo Rangel, a married man as his sole and separate property

Borrower's address is 11326 Woodcock Ave, Pacoima, CA 91331

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Bear Stearns Residential Mortgage Corporation

Lender is a Corporation organized and existing under the laws of The State of Delaware

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20632535

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

Form 3005 1/01

 -6A(CA) (0207).01

Page 1 of 15

Initials: GR

VMP Mortgage Forms, Inc.

2423-013-000

Lender's address is 1241 E Dyer Road, Suite 110, Santa Ana, CA 92705

(D) "Trustee" is NORTH AMERICAN TITLE

(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 March 06, 2007. The Note states that Borrower owes Lender Four Hundred Thirty Seven Thousand Six Hundred And Zero/100 Dollars (U.S. \$ 437,600.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 01, 2037

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

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

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

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify] Prepayment Rider

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

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

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

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

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

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

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

20632535

VMP -6A(CA) (0207).01

Page 2 of 15

Initials *BR*

20632535

Form 3005 1/01

2014

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

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

**TRANSFER OF RIGHTS IN THE PROPERTY**

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

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

see attached legal description

Parcel ID Number: 2683-023-008  
16909 Chatsworth Street  
Granada Hills  
("Property Address");

which currently has the address of  
[Street]  
[City], California 91344 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances 20632535

VMIP -6A(CA) (0207) 01

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Initials: 

20632535  
Form 3005 1/01

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5

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:

\_\_\_\_\_  
Guillermo Rangel (Seal)  
-Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower


\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

20632535

 -6A(CA) (0207).01

20632535

Form 3005 1/01

07 05 28 14

State of California  
County of Los Angeles

On 03-06-07

Guillermo Rangel

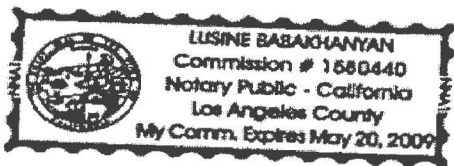
} ss.

before me, *Lusine Babakhanyan, notary public*  
personally appeared

(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.

*[Handwritten Signature]* (Seal)



20632535

VMP -6A(CA) (0207).01

Page 15 of 15

Initials: *GR*

20632535

Form 3005 1/01

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING  
[AND WHEN RECORDED MAIL TO]  
JPMorgan Chase Bank, NA  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 1024063427



**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS PO BOX 2026, FLINT, MI, 48501 by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS MORTGAGE FUNDING TRUST 2007-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR4, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by GUILLERMO RANGEL and recorded on 03/13/2007 as Instrument # 20070552814, in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, CA.

Property is commonly known as: 16909 CHATSWORTH STREET, GRANADA HILLS, CA 91344.

Dated on 12/17 /2012 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

By: Kadenna Slaughter  
ASST. SECRETARY

**ACKNOWLEDGEMENT**

STATE OF LOUISIANA  
PARISH OF OUACHITA

On 12/17 /2012 (MM/DD/YYYY), before me appeared Kadenna Slaughter, to me personally known, who did say that he/she/they is/are the ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Adley P. Tubbs  
Adley P. Tubbs  
Notary Public - State of LOUISIANA  
Commission expires: Upon My Death



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
JPCAS 18634430 -5 EMC CJ4474688 MIN 100386100002711091 MERS PHONE 1-888-679-6377 T1312121112 [C]  
FRMCA1



\*18634430\*

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Recording Requested By:  
LSI TITLE AGENCY, INC.



When Recorded Mail To:  
Sage Point Lender Services, LLC  
34 Executive Park, Suite 100  
Irvine, CA 92614

✓

Space above this line for Recorder's use only

APN.: 2683-023-008  
TS NO: 2068-001453-F00  
Purported Property Address: 16909 Chatsworth Street, Granada Hills, CA 91344

130012415

**SUBSTITUTION OF TRUSTEE**

WHEREAS,

Guillermo Rangel, a married man as his sole and separate property

was the original Trustor, NORTH AMERICAN TITLE was the original Trustee, and Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Bear Stearns Residential Mortgage Corporation, its successors or assigns was the original Beneficiary under that certain Deed of Trust Dated March 06, 2007 and recorded on March 13, 2007 as Instrument No. 20070552814, Parcel No. 2683-023-008 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 said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitute, Sage Point Lender Services, LLC WHOSE ADDRESS IS: 34 Executive Park, Suite 100 Irvine, CA 92614, 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.

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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

ROBERT PORTMAN  
Active Bail Bonds  
6314 Van Nuys Blvd., #209A  
Van Nuys, CA 91401



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST, made this 20th day of July, 2009 between  
GUILLERMO RANGEL, herein called TRUSTOR  
whose address is 16909 Chatsworth Street, Granada Hills, CA 91344

Ruth Corriveau 6314 Van Nuys Blvd., Suite 209A, Van Nuys, CA 91401  
herein called TRUSTEE. ROBERT A. PORTMAN herein called  
BENEFICIARY, 6314 Van Nuys Blvd., Suite 209A, Van Nuys, CA 91401

WITNESSTH That Trustor irrevocably GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that  
property in the County of Los Angeles, State of California, described as

Lot 8 of Tract 17710 Commonly known as: 16909 Chatsworth Street  
Book 439, Page 1 Granada Hills, CA 91344  
APN 2683-023-008

FOR THE PURPOSE OF SECURING payment to the said Beneficiary (1) of all monies due to the Beneficiary  
and for all interest, premiums, losses, costs, expenses, expenditures, including but not limited to reasonable  
attorney's fees and liability suffered, sustained, made or incurred by the Beneficiary and as more fully set forth and  
described in a certain Bail Agreement dated July 20, 2009, and/or (2) on account of,  
growing out of, or resulting from the execution of a certain bond #AS50-144083 in the amount  
of \$3,767.00 by Bob Portman as agent for Beneficiary on behalf of

Guillermo Rangel in the matter of State of CA vs. Rangel,  
and/or (3) on account of, growing out of, or resulting from the execution of any other bail bond executed by the  
Beneficiary in connection with or relative to the above referred to action of Bail Agreement and for which amounts,  
and the matters set forth in the said Bail Agreement, the property hereinabove referred to, stands as security.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, Trustor agrees by execution and delivery of this  
Deed of Trust and the Bail Agreement which it secures, to be bound by provisions (1) through (13), inclusive,  
contained in the fictitious Deed of Trust recorded in n/a County on n/a  
If recorded by book and page number, then found in book n/a on page n/a If  
recorded as document or instrument number, then recorded as number n/a The said  
provisions are hereby adopted and incorporated herein, by reference, and made a part hereof, as fully as though set  
forth at length herein so that the references to property, obligations and parties in said provisions are construed to  
mean the property, obligations and the parties set forth in this Deed of Trust

IT IS UNDERSTOOD AND AGREED that a certificate signed by the Beneficiary at any time hereafter stating, (1)  
that any bond which is secured hereby has been declared forfeited, or that any premium due under any such bond  
has not been paid after demand therefore has been made; or (2) that any loss, damage, expenditure or liability has  
been sustained by the Beneficiary or its agent on account of the Bail Agreement, which certificate shall specify the  
date or dates and the amount or amounts of such loss, damage, expenditure (including reasonable attorney's fees) or  
liability, that payment has been demanded of the party or parties on whose behalf the aforesaid bond or bonds was  
or is about to be executed, and that such loss, damages, expenditures (including said reasonable attorney's fees) or  
determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall  
be the warrant of the Trustee to proceed forthwith to foreclose upon and sell the security herein, and from the  
proceeds of such sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary  
the amount so certified, including interest at ten percent per annum from the date of demand to date of payment and  
attorney's fees.



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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of LOS ANGELES

On July 20, 2009 before me, V. A. TARTARO, Notary Public  
Date Here Insert Name and Title of the Officer

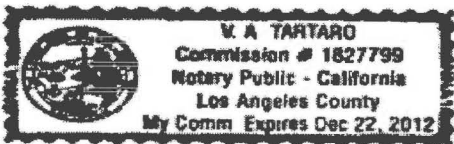
personally appeared GUILLERMO RANGEL  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document*

**Description of Attached Document**

Title or Type of Document DEED OF TRUST

Document Date July 20, 2009 Number of Pages 2

Signer(s) Other Than Named Above None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name GUILLERMO RANGEL

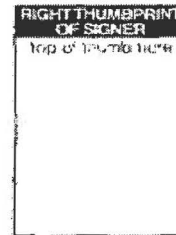
- Individual
- Corporate Officer — Title(s) \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other \_\_\_\_\_



Signer Is Representing \_\_\_\_\_

Signer's Name \_\_\_\_\_

- Individual
- Corporate Officer — Title(s) \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other \_\_\_\_\_



Signer Is Representing \_\_\_\_\_

# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **January 22, 2015**

JOB ADDRESS: **16909 WEST CHATSWORTH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2683-023-008**

Last Full Title: **09/24/2014**

Last Update to Title:  
.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). RANGEL GUILLERMO  
16909 CHATSWORTH  
GRANADA HILLS, CA. 91344-5843  
CAPACITY: OWNER
  
- 2). RANGEL GUILLERMO  
11326 WOODCOCK AVENUE  
PACOIMA, CA. 91331  
CAPACITY: OWNER
  
- 3). BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION  
9165 EAST DEL CAMINO, BLDG. C  
SCOTTSDALE, AZ. 85258  
CAPACITY: INTERESTED PARTIES
  
- 4). BEAR STEARNS RESIDENTIAL MORTGAGE CORPORATION  
1241 EAST DYER ROAD, SUITE 110  
SANTA ANA, CA. 92705  
CAPACITY: INTERESTED PARTIES
  
- 5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI. 48501-2026  
CAPACITY: INTERESTED PARTIES
  
- 6). PMT PROCESSING DEPARTMENT  
P.O. BOX 225749  
DALLAS, TX. 75222-5749  
CAPACITY: INTERESTED PARTIES
  
- 7). JPMORGAN CHASE BANK, NA  
C/O NTC 2100  
ALT. 19 NORTH  
PALM HARBOR, FL. 34683  
CAPACITY: INTERESTED PARTIES

- 8). WELLS FARGO BANK, NA  
700 KANSAS LANE, MC 8000  
MONROE, LA. 71203  
CAPACITY: INTERESTED PARTIES
  
- 9). SAGE POINT LENDER SERVICES, LLC  
34 EXECUTIVE PARK, SUITE 100  
IRVINE, CA. 92614  
CAPACITY: INTERESTED PARTIES
  
- 10). ACTIVE BAIL BONDS  
ROBERT PORTMAN  
6314 VAN NUYS BLVD., #209A  
VAN NUYS, CA. 91401  
CAPACITY: INTERESTED PARTIES
  
- 11). RUTH CORRIVEAU  
6314 VAN NUYS BLVD, SUITE 209A  
VAN NUYS, CA. 91401  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**16909 CHATSWORTH ST, GRANADA HILLS, CA 91344-5843**



## Owner Information

Owner Name: **RANGEL GUILLERMO**  
 Mailing Address: **16909 CHATSWORTH ST, GRANADA HILLS CA 91344-5843 C042**  
 Vesting Codes: **MM // SE**

## Location Information

Legal Description:	<b>TRACT # 17710 LOT 8</b>	APN:	<b>2683-023-008</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1111.00 / 1</b>	Subdivision:	<b>17710</b>
Township-Range-Sect:		Map Reference:	<b>7-F2 / 501-D3</b>
Legal Book/Page:	<b>439-1</b>	Tract #:	<b>17710</b>
Legal Lot:	<b>8</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>GH</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>03/13/2007 / 02/22/2007</b>	1st Mtg Amount/Type:	<b>\$437,600 / CONV</b>
Sale Price:	<b>\$547,000</b>	1st Mtg Int. Rate/Type:	<b>8.75 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>552814</b>
Document #:	<b>552813</b>	2nd Mtg Amount/Type:	<b>\$109,400 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$440.06</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>NORTH AMERICAN TITLE</b>		

Lender: **BEAR STEARNS RESID'L MTG CORP**  
 Seller Name: **MARES VERONICA**

## Prior Sale Information

Prior Rec/Sale Date:	<b>05/30/2000 / 05/26/2000</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>827456</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,243</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1952 / 1952</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED COMPOSITION SHINGLE</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:	<b>FENCE</b>				

## Site Information

Zoning:	<b>LARS</b>	Acres:	<b>0.19</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>8,401</b>	Lot Width/Depth:	<b>70 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$407,000</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,126.32</b>
Land Value:	<b>\$326,000</b>	Improved %:	<b>20%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$81,000</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$407,000</b>				

# Comparable Sales Report

For Property Located At



CoreLogic  
RealQuest Professional

**16909 CHATSWORTH ST, GRANADA HILLS, CA 91344-5843**

11 Comparable(s) Selected.

Report Date: 01/14/2015

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$547,000	\$374,500	\$520,000	\$452,091
Bldg/Living Area	1,243	1,119	1,418	1,244
Price/Sqft	\$440.06	\$285.66	\$418.57	\$365.09
Year Built	1952	1943	1960	1952
Lot Area	8,401	5,234	8,159	7,264
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$407,000	\$52,347	\$430,000	\$222,120
Distance From Subject	0.00	0.10	0.49	0.33

\*= user supplied for search only

<b>Comp #:1</b>		Distance From Subject:0.1 (miles)	
Address:	<b>16828 LOS ALIMOS ST, GRANADA HILLS, CA 91344-5053</b>		
Owner Name:	<b>NALBANDYAN EDUARD/MATEVOSYAN EDIT</b>		
Seller Name:	<b>RIZKALLA PRISCILLA S</b>		
APN:	<b>2683-022-014</b>	Map Reference:	<b>7-F2 / 501-D3</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1111.00</b>
Subdivision:	<b>17710</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>12/19/2014</b>	Prior Rec Date:	<b>10/26/2011</b>
Sale Date:	<b>12/12/2014</b>	Prior Sale Date:	<b>10/12/2011</b>
Sale Price:	<b>\$460,000</b>	Prior Sale Price:	<b>\$295,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1386310</b>	Acre:	<b>0.16</b>
1st Mtg Amt:	<b>\$412,500</b>	Lot Area:	<b>7,000</b>
Total Value:	<b>\$371,905</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,130</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1952 / 1952</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>DETACHED GARAGE</b>

<b>Comp #:2</b>		Distance From Subject:0.17 (miles)	
Address:	<b>16870 TRIBUNE ST, GRANADA HILLS, CA 91344-5035</b>		
Owner Name:	<b>PORTILLO JOSE F &amp; LUISA A/PORTILLO JOSEPH S</b>		
Seller Name:	<b>CRANNELL TRUST</b>		
APN:	<b>2683-024-010</b>	Map Reference:	<b>7-F2 / 501-D2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1111.00</b>
Subdivision:	<b>17710</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>05/22/2014</b>	Prior Rec Date:	
Sale Date:	<b>04/15/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$465,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>532708</b>	Acre:	<b>0.18</b>
1st Mtg Amt:	<b>\$417,000</b>	Lot Area:	<b>7,924</b>
Total Value:	<b>\$331,987</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,314</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1954</b>
		Air Cond:	
		Style:	<b>MODERN</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

<b>Comp #:3</b>		Distance From Subject:0.18 (miles)	
Address:	<b>10848 BALBOA BLVD, GRANADA HILLS, CA 91344-5003</b>		
Owner Name:	<b>SOBREPENA MA J T</b>		
Seller Name:	<b>BUKIRIN NORBERTO C &amp; SUSAN</b>		
APN:	<b>2683-027-008</b>	Map Reference:	<b>7-F2 / 501-C2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1111.00</b>
Subdivision:	<b>17710</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>01/09/2015</b>	Prior Rec Date:	<b>03/05/2014</b>
Sale Date:	<b>12/01/2014</b>	Prior Sale Date:	<b>01/31/2014</b>
Sale Price:	<b>\$455,000</b>	Prior Sale Price:	<b>\$363,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>25490</b>	Acre:	<b>0.19</b>
		Living Area:	<b>1,119</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1952 / 1952</b>
		Air Cond:	<b>WALL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>

1st Mtg Amt:	\$446,758	Lot Area:	8,159	Pool:	
Total Value:	\$305,500	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:4				Distance From Subject:0.25 (miles)	
Address:	10901 FORBES AVE, GRANADA HILLS, CA 91344-5014				
Owner Name:	ABUEL DAVE S & ERIN A				
Seller Name:	RED HOUSE ENTS LLC				
APN:	2683-005-008	Map Reference:	7-F1 / 501-D2	Living Area:	1,418
County:	LOS ANGELES, CA	Census Tract:	1111.00	Total Rooms:	6
Subdivision:	17710	Zoning:	LARS	Bedrooms:	3
Rec Date:	10/03/2014	Prior Rec Date:	05/15/2014	Bath(F/H):	2 /
Sale Date:	09/05/2014	Prior Sale Date:	05/05/2014	Yr Built/Eff:	1953 / 1953
Sale Price:	\$520,000	Prior Sale Price:	\$385,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	1050116	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$416,000	Lot Area:	7,517	Pool:	
Total Value:	\$175,788	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5				Distance From Subject:0.3 (miles)	
Address:	17067 JERSEY ST, GRANADA HILLS, CA 91344-4926				
Owner Name:	OKAFOR-AGILO LYDIA				
Seller Name:	AR VI ASSET HOLDEO LLC				
APN:	2696-022-012	Map Reference:	7-E2 / 501-C2	Living Area:	1,124
County:	LOS ANGELES, CA	Census Tract:	1112.02	Total Rooms:	5
Subdivision:	18735	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/26/2014	Prior Rec Date:	08/20/1974	Bath(F/H):	2 /
Sale Date:	11/19/2014	Prior Sale Date:		Yr Built/Eff:	1953 / 1953
Sale Price:	\$435,000	Prior Sale Price:	\$7,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1274209	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$413,250	Lot Area:	7,442	Pool:	
Total Value:	\$52,347	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6				Distance From Subject:0.38 (miles)	
Address:	16913 HORACE ST, GRANADA HILLS, CA 91344-5016				
Owner Name:	TSHAMJYAN HARUTYUN				
Seller Name:	TAYLOR BONNIE J 2004 TRUST				
APN:	2683-028-009	Map Reference:	7-F1 / 501-D2	Living Area:	1,304
County:	LOS ANGELES, CA	Census Tract:	1111.00	Total Rooms:	6
Subdivision:	20821	Zoning:	LARS	Bedrooms:	3
Rec Date:	09/02/2014	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	07/22/2014	Prior Sale Date:		Yr Built/Eff:	1960 / 1960
Sale Price:	\$480,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	919253	Acres:	0.17	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,524	Pool:	POOL
Total Value:	\$92,321	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7				Distance From Subject:0.4 (miles)	
Address:	16700 CELTIC ST, GRANADA HILLS, CA 91344-5109				
Owner Name:	SARKISSIAN GHARNIK/MKRTCHYAN ANDRANIK T				
Seller Name:	HOOKER FAMILY TRUST				
APN:	2683-011-005	Map Reference:	7-F2 / 501-D2	Living Area:	1,243
County:	LOS ANGELES, CA	Census Tract:	1111.00	Total Rooms:	5
Subdivision:	17710	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/09/2014	Prior Rec Date:	04/29/1992	Bath(F/H):	2 /
Sale Date:	04/11/2014	Prior Sale Date:	03/1992	Yr Built/Eff:	1953 / 1953
Sale Price:	\$472,000	Prior Sale Price:	\$205,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	485107	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,025	Pool:	POOL
Total Value:	\$303,924	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8				Distance From Subject:0.42 (miles)	
Address:	17043 HORACE ST, GRANADA HILLS, CA 91344-4922				
Owner Name:	HEINRICH ALAN & EILEEN L				
Seller Name:	WHITE ERIKA				
APN:	2696-015-018	Map Reference:	7-E1 / 501-C2	Living Area:	1,185
County:	LOS ANGELES, CA	Census Tract:	1112.02	Total Rooms:	5
Subdivision:	17711	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/16/2014	Prior Rec Date:	05/03/2010	Bath(F/H):	2 /
Sale Date:	11/10/2014	Prior Sale Date:	03/01/2010	Yr Built/Eff:	1953 / 1953

Sale Price:	<b>\$496,000</b>	Prior Sale Price:	<b>\$430,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1362482</b>	Acres:	<b>0.16</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$305,000</b>	Lot Area:	<b>7,079</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$430,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>0.44 (miles)</b>
Address:	<b>10902 GERALD AVE, GRANADA HILLS, CA 91344-5113</b>		
Owner Name:	<b>BARAK AHMAD Z</b>		
Seller Name:	<b>BLAKELEY MELANIE L</b>		
APN:	<b>2683-013-018</b>	Map Reference:	<b>7-F1 / 501-D2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1111.00</b>
Subdivision:	<b>17710</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>07/10/2014</b>	Prior Rec Date:	<b>06/16/2000</b>
Sale Date:	<b>05/23/2014</b>	Prior Sale Date:	<b>05/03/2000</b>
Sale Price:	<b>\$395,500</b>	Prior Sale Price:	<b>\$194,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>713004</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$316,400</b>	Lot Area:	<b>6,440</b>
Total Value:	<b>\$243,224</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,234</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1953</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>MODERN</b>
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>0.46 (miles)</b>
Address:	<b>10941 GERALD AVE, GRANADA HILLS, CA 91344-5105</b>		
Owner Name:	<b>GRAY KURT/CHEYNE COURTNEY</b>		
Seller Name:	<b>DI FATTA J J &amp; A J TRUST</b>		
APN:	<b>2683-012-019</b>	Map Reference:	<b>7-F1 / 501-D2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1111.00</b>
Subdivision:	<b>17710</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>05/09/2014</b>	Prior Rec Date:	
Sale Date:	<b>04/09/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$374,500</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>482821</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$367,392</b>	Lot Area:	<b>7,560</b>
Total Value:	<b>\$52,747</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,311</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1953</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>0.49 (miles)</b>
Address:	<b>10858 ALDEA AVE, GRANADA HILLS, CA 91344-4825</b>		
Owner Name:	<b>RUKASIN ROBERT/BARRETT GEORGEANNE</b>		
Seller Name:	<b>SANCHEZ CHRISTINE TRUST</b>		
APN:	<b>2696-023-029</b>	Map Reference:	<b>7-E2 / 501-C2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1112.02</b>
Subdivision:		Zoning:	<b>LAR1</b>
Rec Date:	<b>08/08/2014</b>	Prior Rec Date:	<b>11/16/1976</b>
Sale Date:	<b>07/03/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$420,000</b>	Prior Sale Price:	<b>\$43,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>830167</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$336,000</b>	Lot Area:	<b>5,234</b>
Total Value:	<b>\$83,573</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,304</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1943 / 1970</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>ATTACHED GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **January 22, 2015**

JOB ADDRESS: **16909 WEST CHATSWORTH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2683-023-008**

CASE#: **478537**

ORDER NO: **A-3108877**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 20, 2012**

COMPLIANCE EXPECTED DATE: **September 27, 2012**

DATE COMPLIANCE OBTAINED: **December 17, 2012**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3108877

10  
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BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
MARSHA L. BROWN  
VICE-PRESIDENT  
VAN AMBATELOS  
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

On SEP 17 2012 the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.  
Signature \_\_\_\_\_

RANGEL, GUILLERMO  
16909 CHATSWORTH ST  
GRANADA HILLS, CA 91344

CASE #: 478537  
ORDER #: A-3108877  
EFFECTIVE DATE: September 20, 2012  
COMPLIANCE DATE: September 27, 2012

OWNER OF  
SITE ADDRESS: 16909 W CHATSWORTH ST  
ASSESSORS PARCEL NO.: 2683-023-008  
ZONE: RS; Suburban Zone

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

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

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

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

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

VIOLATION(S):

- 1. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear 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 311  
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:**

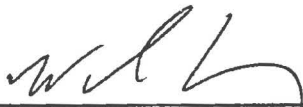
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**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)374-9840. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: September 17, 2012

WILLIE ROSS  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9840

  
REVIEWED BY