

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

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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

March 12, 2015

Council District: # 7

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

JOB ADDRESS: **12864 WEST CORRENTI STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2624-011-018**

On March 10, 2013 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **12864 West Correnti 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order October 26, 2012 and February 8, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	3,055.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	876.51
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 5,336.63</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 **\$5,336.63** 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 **\$5,336.63** 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

*Signature of Steve Ongele*  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY 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. T10544  
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2624-011-018

Property Address: 12864 W CORRENTI ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: WILLIAM L. SHEVELAND, WHO ACQUIRED TITLE AS WILLIAM LAWRANCE,  
SHEVELAND, AN UNMARRIED MAN

Grantee: JAVIER AMADEO MOLINA FEBE O. MOLINA, HUSBAND AND WIFE, AS JOINT TENANT

Instrument: 4329

Book/Page: N/A

Dated: 09/05/1974

Recorded: 09/30/1974

MAILING ADDRESS: JAVIER AMADEO MOLINA AND FEBE O. MOLINA  
12864 CORRENTI STREET, ARLETA, CALIFORNIA 91331.

### SCHEDULE B

### LEGAL DESCRIPTION

LOT 6 OF TRACT 22140 AS PER MAP RECORDED IN BOOK 599 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JAVIER AMADEO MOLINA AND FEBE O. MOLINA, HUSBAND AND WIFE, AS  
JOINT TENANTS

Lender/Beneficiary: METROPOLITAN SERVICE CORPORATION, A CALIFORNIA CORPORATION

Trustee: GATEWAY LAND SERVICE, INC., A CALIFORNIA CORPORATION

Instrument: 1990/1260285

Book/Page: N/A

Amount: \$54,000.00

Open Ended: NO

Dated: 07/06/1990

Recorded: 07/19/1990

INTUITIVE REAL ESTATE SOLUTIONS  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0050 Fax

Work Order No. 110511

**SCHEDULE B (Continued)**

**Maturity Date:** 08/01/2020

**MAILING ADDRESS:** METROPOLITAN SERVICE, CORPORATION,  
P.O. BOX 64709 LOS ANGELES, CA 90064-0709

**ADDITIONAL MAILING ADDRESS:** METROPOLITAN SERVICE CORPORATION, A CALIFORNIA  
CORPORATION, 3250 OCEAN PARK ELVD., #100; SANTA MONICA, CA. 90405.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM  
METROPOLITAN SERVICE CORPORATION, A CALIFORNIA CORPORATION  
(ASSIGNOR) TO LASALLE TALMAN HOME MORTGAGE (ASSIGNEE), DATED  
02/24/1995, RECORDED 03/01/1995 AS INSTRUMENT NO. 1995/324463.

**MAILING ADDRESS:** NOT CLEAR IN DOCUMENT

SUBSTITUTION OF TRUSTEE, DATED 09/07/2011, RECORDED 09/15/2011 AS  
INSTRUMENT NO. 20111254274.

**MAILING ADDRESS:** CAL-WESTERN RECONVEYANCE CORPORATION,  
525 EAST MAIN STREET, P.O BOX 22004, EL CAJON CA 92022-9004.

NOTICE OF TRUSTEE'S SALE, DATED 11/11/2011, RECORDED 11/14/2011 AS  
INSTRUMENT NO. 20111537854.

**MAILING ADDRESS:** CAL-WESTERN RECONVEYANCE CORPORATION,  
525 EAST MAIN STREET, P.O BOX 22004, EL CAJON CA 92022-9004.

**Type of Instrument** MISCELLANEOUS

**Comments:** NOTICE OF PENDING LIEN, DATED 02/28/2014, RECORDED 03/07/2014 AS  
INSTRUMENT NO. 20140238550.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

**ADDITIONAL MAILING ADDRESS:** JAVIER A MOLINA FEBE O MOLINA  
12864 CORRENTI ST ARLETA CA, 91331

SEP 30 1974

RECORDING REQUESTED BY

Recorded at the request of  
SHEVELAND BUSINESS CO.

4329

AND WHEN RECORDED MAIL TO

NAME: Mr. and Mrs. Javier A. Molina  
ADDRESS: 12864 Correnti Street  
CITY & STATE: Arleta, California 91331

51 MIN. PAST 3 P.M. SEP 30 1974  
Recorder's Office

MAIL TAX STATEMENTS TO

NAME: \_\_\_\_\_  
ADDRESS: SAME AS ABOVE  
CITY & STATE: \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 5.80  
 Computed on full value of property conveyed, or  
 Computed on full value less liens & encumbrances remaining thereon at time of sale.  
 Signature of declarant or agent determining tax: *William L. Sheveland*  
 Unincorporated area  City of Los Angeles

Grant Deed

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

WILLIAM L. SHEVELAND, who acquired title as William Lawrence Sheveland, an unmarried man

hereby GRANT(S) to

JAVIER ANADSO MOLINA and FERBE O. MOLINA, husband and wife, as joint tenant

the following described real property in the city of Los Angeles  
county of Los Angeles state of California:

Lot 6 of Tract 22120 as per map recorded in Book 599 Page 6 of Maps in the office of the County Recorder of said County.

Dated September 5, 1974

*William L. Sheveland*  
William L. Sheveland

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.  
On September 5, 1974 before me, the undersigned, a Notary Public in and for said County and State, personally appeared William L. Sheveland

Signature of Notary: *Jeanne Nigh*  
Jeanne Nigh

FOR NOTARY SEAL OR STAMP

NOTARY SEAL  
JIANNE NIGH  
NOTARY PUBLIC, CALIFORNIA  
LOS ANGELES COUNTY  
My Commission Expires Feb. 8, 1978

Title Order No. 7425953  
Form No. 2-10553

SEP 30 1974

MAIL TAX STATEMENTS AS DIRECTED ABOVE 74-25953-27

90 1260285

WHEN RECORDED MAIL TO  
METROPOLITAN SERVICE  
CORPORATION  
P.O. BOX 64709  
LOS ANGELES, CA. 90064-0709

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
JUL 19 1990 AT 8 AM.  
Recorder's Office

FEE \$15 N  
6

2900600715

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on JULY 6 19 90. The trustee is JAVIER AMADEO MOLINA AND FEBE O. MOLINA, HUSBAND AND WIFE, AS JOINT TENANTS

The trustee is GATEWAY LAND SERVICE, INC., A CALIFORNIA CORPORATION ("Borrower").

The beneficiary is METROPOLITAN SERVICE CORPORATION, A CALIFORNIA CORPORATION ("Trustee").

which is organized and existing under the laws of CALIFORNIA, and whose address is 3250 OCEAN PARK BLVD., #100, SANTA MONICA, CA. 90405 ("Lender").

Borrower owes Lender the principal sum of FIFTY FOUR THOUSAND 00/100 Dollars (U.S. \$ 54,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on AUGUST 01, 2020. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) 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 LOS ANGELES County, California:

LOT 6 OF TRACT NO. 22140, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 599, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CERTIFICATION OF OCCUPANCY ATTACHED HERETO AND MADE A PART HEREOF.

which has the address of 12864 CORRENTI STREET, ARLETA, California 91331 ("Property Address").

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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 seized 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.

CALIFORNIA - Single Family - FRM/PLMC UNIFORM INSTRUMENT

Form 8096 12/83  
SPM 0004 02/89

9003386-60

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

19. Acceleration Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to rescind after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorney's fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (or person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any reconveyance costs.

22. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

23. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

24. Statement of Obligations. Lender may collect a fee, not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 1941 of the Civil Code of California (50.00).

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

Adjustable Rate Rider       Condominium Rider       I-4 Family Rider  
 Graduated Payment Rider       Planned Unit Development Rider  
 Others (specify) \_\_\_\_\_ **CERTIFICATION OF OCCUPANCY**

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

*Javier Amadeo Molina*      *Perez O. Molina*  
 JAVIER AMADEO MOLINA      PEREZ O. MOLINA

(Space Below This Line Reserved For Acknowledgment)

State of California,      Los Angeles      County of: \_\_\_\_\_

On this 11th      day of July      19 90      before me, the undersigned, a Notary Public in and for said State, personally appeared: JAVIER AMADEO MOLINA AND PEREZ O. MOLINA

known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that they executed the same.

Witness my hand and official seal.      Signature: *Lena Lundgren*  
 Lena Lundgren

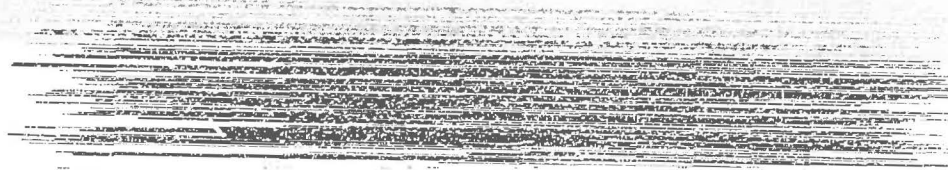


My commission expires: 9-10-96

**REQUEST FOR RECONVEYANCE**

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

90 1260285



**METROPOLITAN SERVICE CORPORATION**  
3250 OCEAN PARK BLVD., #100  
SANTA MONICA, CA. 90405  
(213) 392-0534

5

**CERTIFICATION OF OCCUPANCY**

TO: METROPOLITAN SERVICE CORPORATION  
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

GENTLEMEN:

I/WE HEREBY CERTIFY THAT MY/OUR INTENT IN SEEKING THIS LOAN IS TO OBTAIN FINANCING FOR PURPOSES OF A HOME LOAN TO BE USED AS MY/OUR PRINCIPAL RESIDENCE, WITH OCCUPANCY TO BEGIN WITHIN 30 DAYS AFTER CLOSE OF ESCROW.

I RECOGNIZE THAT ANY LOAN MADE PURSUANT TO THIS APPLICATION IS CONTINGENT UPON OWNER OCCUPANCY AND AGREE THAT:

- 1) FAILURE TO OCCUPY THE PROPERTY AS PROVIDED IN THIS CERTIFICATION SHALL CONSTITUTE A DEFAULT UNDER THE TERMS OF THE LOAN.
- 2) THE LENDER HAS THE RIGHT TO CONDUCT FIELD INSPECTIONS AND EXAMINE SUCH RECORDS AS AVAILABLE FROM THE UTILITY COMPANIES, TELEPHONE COMPANIES AND THE POST OFFICE TO DETERMINE THAT I AM OCCUPYING.
- 3) IN CASE OF SUCH DEFAULT, I MUST IMMEDIATELY PAY THE FULL BALANCE OF THE LOAN AND ANY OTHER AMOUNT TO WHICH THE LENDER IS ENTITLED UPON DEFAULT.

TO MAKE ANY FALSE STATEMENTS CONCERNING INTENT TO OCCUPY IS A CRIME PUNISHABLE BY FINE AND/OR IMPRISONMENT, AS APPLICABLE UNDER PROVISIONS OF THE TITLE 18, UNITED STATES CODE, SECTION 1014.

90 1260285

EXECUTED ON July 11, 1990 AT Richardson CA

DATE: \_\_\_\_\_

Javier Amadeo Molina  
BORROWER  
JAVIER AMADEO MOLINA

Fede O. Molina  
BORROWER  
FEDE O. MOLINA

BORROWER \_\_\_\_\_ BORROWER \_\_\_\_\_

LOAN # 2900600715

COUNTY OF LOS ANGELES, CALIFORNIA

THIS FORM NEEDS TO BE NOTARIZED  
MUST BE RECORDED WITH THE DEED OF TRUST.

MSB MCOCC 6/19 1/90



MAR 01 1995 SOUTH COAST

95. 324463

Doc. No. requested by

Notary Public in and for the State of California

Notary Public in and for the State of California  
My Comm. Expires 05/12/98

CORPORATION ASSIGNMENT OF DEED OF TRUST

THAT WHEREAS, the undersigned, METROPOLITAN SERVICE CORPORATION, A CALIFORNIA CORPORATION, hereinafter referred to as Beneficiary is the Beneficiary of those certain Deeds of Trust as listed in attached Exhibit A recorded in the office of the County Recorder, County of LOS ANGELES, State of CALIFORNIA

FOR VALUE RECEIVED, Beneficiary hereby grants, assigns and transfers to LASALLE TALGAN HOWE MORTGAGE CORPORATION, AN ILLINOIS CORPORATION, all beneficial interest under the heretofore described Deeds of Trust in Exhibit A together with the notes thereon described or referred to, the rents due and to become due thereon with interest and all rights accrued or to accrue under said Deeds of Trust.

Dated February 24 1995

METROPOLITAN SERVICE CORPORATION,  
a California Corporation

*Kate Anderson*  
Kate Anderson, Vice President

*Leroy Huber*  
Leroy Huber, Secretary

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On February 24 1995 before me, the undersigned Notary Public in and for said County and State personally appeared Kate Anderson and Leroy Huber, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument they subscribed to me that the estate upon whose behalf they acted executed the instrument.

WITNESS my hand and official seal

*Notary Public*



EXHIBIT A  
 OFFICIAL RECORDS OF THE COUNTY RECORDER  
 COUNTY OF LOS ANGELES

LOAN No.	LOAN No.	NAME OF BENEVOLENT	PROPERTY ADDRESS	DATE OF FIRST DEED	RECORDING DATE	INSUR NO
2000000005	4828216	KIRUP SINGH SETHIA SUKHPAL SINGH SETHIA	38025 BONTROB STRLE F PALMDALE, CA 91360	06-29-00	06-29-00	001165048
2000700980	4828217	VALENTINO C VINDARI CHARLOTTE CANDARI	3747 ISLAND AVE WILMINGTON, CA 90744	07-11-00	07-18-00	001250760
2000700176	4828218	ANGELAI COLEMAN	7740 RED ANDRNS S1 #11004 PLYA DE RIA, CA 90291	07-12-00	07-18-00	001250001
200700218	4828291	KENNETH CHARLES SAVAGE	8091 NORVA PL W HOLLYWOOD, CA 90060	07-18-00	07-27-00	001302290
200700274	4828305	FRANCISCO DOMINGO GARCIA MARIA EL GARCIA	9411 WEST HOLLYVARD PICO BUREAU, CA 90060	07-13-00	07-10-00	001310811
200700125	4828314	ROSALINDA S SAPPINOSO	100 108 SOUTH ARDMORE AVENUE LOS ANGELES, CA 90004	07-24-00	08-02-00	001440064
200700006	4828316	CHAO SING WANG PI CHUAN WANG	10154 DAIRYS STREET RIVERSIDE, CA 91748	07-20-00	07-11-00	001412703
200700054	4828348	MARIANNA ROSI	840 NORH AVENUE 65 LOS ANGELES CA 90042	08-01-00	08-21-00	001444045
200700078	4828367	RATI O VICTORIO CATORIA SAICEDO	2197 GOWLEN AVE COMMERCE CA 90040	08-01-00	08-16-00	001425175

95 321163

RECORDING REQUESTED BY  
First American Title  
AND WHEN RECORDED MAIL TO:



\*20111254274\*

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

✓

5520953-LS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE**

T.S. NO.: 1328847-15

WHEREAS, JAVIER AMADEO MOLINA AND FEBE O. MOLINA, HUSBAND AND WIFE, AS JOINT TENANTS was the original Trustor, GATEWAY LAND SERVICE, INC., A CALIFORNIA CORPORATION was the original Trustee, and METROPOLITAN SERVICE CORPORATION, A CALIFORNIA CORPORATION was the original Beneficiary under that certain Deed of Trust dated July 06, 1990 and recorded on July 19, 1990 as Instrument No. 90 1260285, in book XX, page XX of Official Records of LOS ANGELES County, California, and

WHEREAS, the undersigned is present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of present Trustee thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes, CAL-WESTERN RECONVEYANCE CORPORATION a California Corporation whose address is 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004 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.

Dated: 9/7/11

CITIMORTGAGE, INC. AS SUCCESSOR BY MERGER  
TO ABN AMRO MORTGAGE GROUP, INC. AS  
SUCCESSOR BY MERGER TO LASALLE HOME  
MORTGAGE CORPORATION FKA LASALLE TALMAN  
HOME MORTGAGE CORPORATION

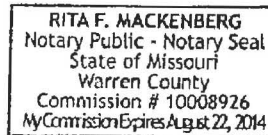
Andrew James Riggle II, Assistant Vice President

State of Missouri  
County of St. Charles

On 9/7/11 before me, Rita F. Mackenberg <sup>(RFM)</sup> ~~Rita F. Mackenberg~~  
a Notary Public, personally appeared Andrew James Riggle II, Assistant Vice President 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 said State that the foregoing paragraph is true and correct.  
(Seal)

WITNESS my hand and official seal

Signature



2



# CAL-WESTERN RECONVEYANCE CORPORATION

3

T.S. NO. 1328847-15  
LOAN NO. \_\_\_\_\_

## AFFIDAVIT OF MAILING SUBSTITUTION OF TRUSTEE PURSUANT TO CALIFORNIA CIVIL CODE §2934a

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

**THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY:**

A COPY OF THE SUBSTITUTION OF TRUSTEE HAS BEEN MAILED, PRIOR TO OR CONCURRENTLY WITH THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2934a OF THE CIVIL CODE OF CALIFORNIA, TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SUCH SECTION.

Dated: 9/12/11

M  
Dana Rodriguez

State of California  
County of San Diego

Rosalyn Hall

On SEP 12 2011 before me, \_\_\_\_\_, a Notary Public, personally appeared Dana Rodriguez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 Rosalyn Hall



ASUB.DOC

Rev. 10/02/09

Cal-Western Reconveyance Corporation  
525 East Main Street, El Cajon, California 92020 • P.O. Box 22004, El Cajon, California 92022-9004  
TEL: (619) 596-0200 FAX: (619) 596-0201 • WWW.CALWESTERNRECONVEYANCE.COM



3

**NOTICE OF TRUSTEE'S SALE**

Trustee Sales No. 1328847-15

The street address and other common designation, if any, of the real property described above is purported to be:  
**12864 CORRENTI STREET  
ARLETA CA 91331**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$36,570.12.**

**If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.**

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

FOR SALES INFORMATION: Mon – Fri 9:00am to 4:00pm (619)590-1221  
**CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004**

Dated: November 11, 2011

By: First American, As Agent

**CAL-WESTERN RECONVEYANCE CORPORATION**

By: \_\_\_\_\_

Authorized Signature

**JAMES M. DAVIS, ASST SEC**

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5966758)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 22140 6 M B 599-6

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2624-011-018  
AKA 12864 W CORRENTI ST  
LOS ANGELES

Owner:

JAVIER A MOLINA FEBE O MOLINA  
12864 CORRENTI ST  
ARLETA CA,91331

DATED: This 28th Day of February, 2014

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: March 12, 2015

JOB ADDRESS: 12864 WEST CORRENTI STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2624-011-018

Last Full Title: 07/16/2014

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JAVIER AMADEO AND FEBE O. MOLINA  
12864 CORRENTI ST.  
ARLETA, CA. 91331-4129  
CAPACITY: OWNERS
  
- 2). METROPOLITAN SERVICE, CORP.  
P.O. BOX 64709  
LOS ANGELES, CA. 90064-0709  
CAPACITY: INTERESTED PARTIES
  
- 3). METROPOLITAN SERVICE CORP.  
3250 OCEAN PARK BLVD., #100  
SANTA MONICA, CA. 90405  
CAPACITY: INTERESTED PARTIES
  
- 4). CAL-WESTERN RECONVEYANCE CORP.  
525 EAST MAIN ST.  
P.O. BOX 22004  
EL CAJON, CA. 92022-9004  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

# EXHIBIT C

For Property Located At :  
**12864 CORRENTI ST, ARLETA, CA 91331-4129**

 CoreLogic  
 RealQuest Professional

## Owner Information

Owner Name: **MOLINA JAVIER A & FEBE O**  
 Mailing Address: **12864 CORRENTI ST, ARLETA CA 91331-4129 C019**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT # 22140 EX OF ST LOT 6</b>	APN:	<b>2624-011-018</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1048.10 / 3</b>	Subdivision:	<b>22140</b>
Township-Range-Sect:		Map Reference:	<b>9-B4 /</b>
Legal Book/Page:	<b>599-6</b>	Tract #:	<b>22140</b>
Legal Lot:	<b>6</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PAC</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>09/30/1974 /</b>	1st Mtg Amount/Type:	<b>\$3,900 / CONV</b>
Sale Price:	<b>\$8,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$5.31</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

## Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	<b>/</b>
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,506</b>	Garage Area:		Heat Type:	<b>CENTRAL</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>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1956 / 1956</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	
Other Improvements:	<b>FENCE; ADDITION</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.16</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,869</b>	Lot Width/Depth:	<b>53 x 130</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>\$57,026</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$913.49</b>
Land Value:	<b>\$15,773</b>	Improved %:	<b>72%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$41,253</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$57,026</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**12864 CORRENTI ST, ARLETA, CA 91331-4129****3 Comparable(s) Selected.**

Report Date: 03/10/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$8,000	\$270,000	\$375,000	\$333,333
Bldg/Living Area	1,506	1,392	1,517	1,453
Price/Sqft	\$5.31	\$193.97	\$247.20	\$228.67
Year Built	1956	1950	1953	1951
Lot Area	6,869	5,432	6,043	5,732
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$57,026	\$155,737	\$250,129	\$194,398
Distance From Subject	0.00	0.13	0.32	0.25

\*= user supplied for search only

Comp #:	1	Distance From Subject:	0.13 (miles)
Address:	9935 TELFAIR AVE, PACOIMA, CA 91331-3446		
Owner Name:	CUADRA JOE		
Seller Name:	THR CALIFORNIA LP		
APN:	2624-008-041	Map Reference:	9-B4 /
County:	LOS ANGELES, CA	Census Tract:	1048.10
Subdivision:	MACLAY	Zoning:	LAR1
Rec Date:	10/22/2014	Prior Rec Date:	02/04/2013
Sale Date:	10/07/2014	Prior Sale Date:	01/15/2013
Sale Price:	\$270,000	Prior Sale Price:	\$249,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1116910	Acres:	0.13
1st Mtg Amt:	\$243,000	Lot Area:	5,721
Total Value:	\$250,129	# of Stories:	/
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,392
		Total Rooms:	3
		Bedrooms:	2 /
		Bath(F/H):	1953 / 1960
		Yr Built/Eff:	Air Cond:
		Style:	Fireplace:
		Roof Mat:	/
		Parking:	Pool:

Comp #:	2	Distance From Subject:	0.29 (miles)
Address:	12977 MONTAGUE ST, PACOIMA, CA 91331-4145		
Owner Name:	DIAZ ANA A /GARCIA ELIUD G M		
Seller Name:	GABRIEL N LIVING TRUST		
APN:	2626-009-015	Map Reference:	9-A4 /
County:	LOS ANGELES, CA	Census Tract:	1048.21
Subdivision:	16280	Zoning:	LAR1
Rec Date:	07/18/2014	Prior Rec Date:	09/02/1987
Sale Date:	07/15/2014	Prior Sale Date:	06/1987
Sale Price:	\$355,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	743666	Acres:	0.14
1st Mtg Amt:	\$348,570	Lot Area:	6,043
Total Value:	\$177,329	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,450
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	Style:
		Roof Mat:	CONVENTIONAL
		Parking:	Fireplace:
			/
			Pool:
			COMPOSITION
			SHINGLE
			PARKING AVAIL

Comp #:	3	Distance From Subject:	0.32 (miles)
Address:	12595 MONTAGUE ST, PACOIMA, CA 91331-3430		
Owner Name:	PEREZ ERIK/PEREZ ADRIANA		
Seller Name:	WINSTON INTERNATIONAL LLC		
APN:	2624-003-016	Map Reference:	9-B4 /
County:	LOS ANGELES, CA	Census Tract:	1048.10
Subdivision:	9194	Zoning:	LAR1
Rec Date:	09/03/2014	Prior Rec Date:	03/19/2014
Sale Date:	08/28/2014	Prior Sale Date:	03/05/2014
		Living Area:	1,517
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1956

Sale Price: **\$375,000**  
Sale Type: **FULL**  
Document #: **922954**  
1st Mtg Amt: **\$368,207**  
Total Value: **\$155,737**  
Land Use: **SFR**

Prior Sale Price: **\$280,000**  
Prior Sale Type: **FULL**  
Acres: **0.12**  
Lot Area: **5,432**  
# of Stories: **1.00**  
Park Area/Cap#: **1 2**

Air Cond: **EVAP COOLER**  
Style: **CONVENTIONAL**  
Fireplace: **/**  
Pool:  
Roof Mat: **COMPOSITION SHINGLE**  
Parking: **PARKING AVAIL**

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **March 12, 2015**

JOB ADDRESS: **12864 WEST CORRENTI STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2624-011-018**

CASE#: **489876**

ORDER NO: **A-3191761**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 8, 2013**

COMPLIANCE EXPECTED DATE: **March 10, 2013**

DATE COMPLIANCE OBTAINED: **February 18, 2014**

---

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3191761

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
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

MOLINA, JAVIER A AND FEBE O  
12864 CORRENTI ST  
ARLETA, CA 91331

FEB 04 2013

On \_\_\_\_\_ the  
undersigned mailed <sup>Date</sup> notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 489876

ORDER #: A-3191761

EFFECTIVE DATE: February 08, 2013

COMPLIANCE DATE: March 10, 2013

OWNER OF

SITE ADDRESS: 12864 W CORRENTI ST  
ASSESSORS PARCEL NO.: 2624-011-018  
ZONE: R1; One-Family Zone

Signature

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Storage of commercial vehicle(s) in the R1 zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

Code Section(s) in Violation: 12.21A.1.(a), and 12.03 of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of various items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.



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

www.ladbs.org

INSPECTOR COPY

4. The approximate 40' x 15' construction of a patio cover at the rear of the dwelling was/is constructed without the required permits and approvals.

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

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

**NON-COMPLIANCE FEE WARNING:**

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

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

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9847.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Larry Montgomery* Date: January 28, 2013

LARRY MONTGOMERY  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9847  
Larry.Montgomery@lacity.org

*LM*  
REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **March 12, 2015**

JOB ADDRESS: **12864 WEST CORRENTI STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2624-011-018**

CASE#: **482330**

ORDER NO: **A-3133185**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 26, 2012**

COMPLIANCE EXPECTED DATE: **November 25, 2012**

DATE COMPLIANCE OBTAINED: **December 13, 2012**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3133185



**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 98.04 II 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.

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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)374-9847. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

*Larry Montgomery*  
\_\_\_\_\_  
LARRY MONTGOMERY

Date: October 22, 2012

14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9847

REVIEWED BY  
*[Signature]*