

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

March 12, 2015

Council District: # 6

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

JOB ADDRESS: 14252 WEST COMMUNITY STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2638-026-014

On April 9, 2011 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: **14252 West Community 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 March 10, 2011 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%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	1,567.21
Title Report fee	42.00
Grand Total	\$ 4,780.77

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 **\$4,780.77** 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 **\$4,780.77** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY 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. T10444
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2638-026-014

Property Address: 14252 W COMMUNITY ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: CARLOS AMILCAR SERRANO

Grantee: GLADIS MARINA VALLADARES ALVARADO.

Instrument: 20072731873

Book/Page: N/A

Dated: 12/07/2007

Recorded: 12/12/2007

MAILING ADDRESS: GLADIS MARINA VALLADARES ALVARADO.
14252 COMMUNITY ST, PANORAMA CITY, CA 91402

SCHEDULE B

LEGAL DESCRIPTION

LOT 9 OF TRACT# 15421 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDER IN BOOK 330, PAGE 15 OF 17 INCLUSIVE OF MAPS IN THE OFFICE IN THE COUNTY RECORDER OF THE SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: GLADIS MARINA VALLADARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: COUNTRYWIDE HOME LOANS, INC.

Trustee: RECONTRUST COMPANY, N.A.

Instrument: 2005/1746769

Book/Page: N/A

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. T10444

SCHEDULE B (Continued)

Amount: \$398,400.00

Dated: 07/19/2005

Maturity Date: 08/01/2035

Open Ended: NO

Recorded: 07/25/2005

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

ADDITIONAL MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC. 4500 PARK GRANADA, CALABASES, CA 91302-1613.

ADDITIONAL MAILING ADDRESS: RECONTRUST COMPANY, N.A. 225 WEST HILLCREST DRIVE, MSN: T002, THOUSAND OAKS, CA 91360.

ADDITIONAL MAILING ADDRESS: "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, P.O. BOX 2026, FLMT, MI 48501-2026.

NOTICE OF TRUSTEE'S SALE , DATED 07/28/2011, RECORDED 07/28/2011 AS INSTRUMENT NO. 20111013851.

MAILING ADDRESS: RECONTRUST COMPANY, 1800 TAPO CANYON, RD., CA6-914-01-94, SIMI VALLEY, CA 93063, TS NO. 11-0036452.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST , FROM BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING LP FKA CONTRYWIDE HOME LOANS SERVICING LP (ASSIGNOR) TO U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE GSR MORTGAGE LOAN TRUST 2005-AR7.(ASSIGNEE), DATED 05/21/2013, RECORDED 05/30/2013AS INSTRUMENT NO. 20130804135.

MAILING ADDRESS: RECONTRUST COMPANY, 1800 TAPO CANYON, RD., CA6-914-01-94, SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST , FROM BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOEM LOANS SERVICING. LP (ASSIGNOR) TO U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE GSR MORTGAGE LOAN TRUST 2005-AR7.(ASSIGNEE), DATED 05/28/2013, RECORDED 06/10/2013 AS INSTRUMENT NO. 20130861484.

MAILING ADDRESS: RECONTRUST COMPANY, 1800 TAPO CANYON, RD., CA6-914-01-94, SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST , FROM BANK OF AMERICA, N.A. (ASSIGNOR) TO NATIONSTAR MORTGAGE, LLC .(ASSIGNEE), DATED 08/09/2013, RECORDED 09/18/2013 AS INSTRUMENT NO. 20131360944.

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. T10444

SCHEDULE B (Continued)

MAILING ADDRESS: BANK OF AMERICA, N.A., HAMBEIK SEPANI,
101 S. MARENGO AVE, PASADENA, CA 91101, 800-444-4302.

ADDITIONAL MAILING ADDRESS: CORE LOGIC,
1 CORELOGIC DRIVE, WESTLAKE, TX 76262-9823

ADDITIONAL MAILING ADDRESS: BANK OF AMERICA, N.A
1800 TAPO CANYON ROAD. SIMIVALLEY, CA 93063.

ADDITIONAL MAILING ADDRESS: NATIONSTAR MORTGAGE, LLC,
350 HIGHLAND DRIVE, LEWISVILLE, TX 75067.

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF BUILDING(S), STRUCTURE(S) OR PREMISES CLASSIFIED AS
EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS.
DATED 03/18/2011, RECORDED 03/18/2011 AS INSTRUMENT NO. 20110416874.

MAILING ADDRESS: DEPARTMENT OF BULDING AND SAGETY, CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010.

ADDITIONAL MAILING ADDRESS: ALVARADO, GLADIS M.
14252 COMMUNITY ST, PANORAMA CITY, CA 91402.

NOTICE OF PENDING LIEN DATED 08/02/2011, RECORDED 08/19/2011 AS
INSTRUMENT NO. 20111125813.

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

ADDITIONAL MAILING ADDRESS: ALVARADO GLADIS M,
14252 COMMUNITY ST, PANORAMA CITY CA, 91402.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME CARLOS AMILCAR SERRANO
STREET ADDRESS 14252 Community St.
CITY STATE ZIP Panorama City, CA 91402

12/12/07



20072731873

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0 BONAFIDE GIFT

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at the time of sale

Signature of Declarant or Agent-Declarant, Tax Form Name

CARLOS AMILCAR SERRANO

(Print or type name of grantor(s))

the undersigned grantor(s), for a valuable consideration receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to **GLADIS KARINA VALLADARES ALVARADO**

the following described real property in the City of PANORAMA CITY
County of LOS ANGELES, State of CALIFORNIA

Assessor's Parcel No # 2638 - 026 - 014

Lot 9 of Tract# 15421 in the city of Los Angeles County of Los Angeles, State of California, as per map recorded in book 330, page 15 of 17 inclusive of maps in the office in the County Recorder of the said County.

Also known as 14252 Community St., Panorama City, CA 91402

Assessor's parcel No 2638 - 026 - 014

Executed on December - 07 - 2007 at Panorama City California

[Signature]
Carlos Serrano

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

On Dec 7 07 before me, HAMID RAZAZAN
(Notary Public at all times - State of California)

A NOTARY PUBLIC
personally appeared CARLOS AMILCAR SERRANO

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]
Signature



RIGHT THUMBPRINT (OPTIONAL)



- CAPACITY CLAIMED BY SIGNER(S)
- INDIVIDUAL(S)
 - CORPORATE
 - OFFICER(S)
 - PARTNER(S)
 - ATTORNEY IN FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER

SIGNER IS REPRESENTING
NAME OR PERSON(S) IDENTIFY(IES)

MAIL TAX STATEMENTS TO

GLADIS KARINA VALLADARES ALVARADO 14252 COMMUNITY ST PANORAMA CITY
NAME ADDRESS ZIP 91402

REG-100 (01/01) (REV. 1-93)
DON'T FORGET TO MAIL THIS!

This standard form is intended for the typical situations encountered in the forms indicated. However, before you sign read it, fill in all blanks, and make whatever changes are required (or, and necessary) to your particular transaction. Consult a lawyer if you doubt the form is correct for your purpose and use.

7/25/05

**FIRST SOUTHWESTERN
TITLE COMPANY**

Recording Requested By.
J. GARDELLA JR.

05 1746769

2

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
DANIEL CONTRERAS

(Space Above This Line For Recording Data)

010406
(Escrow/Closing #)

00010826476807005
(Doc ID #)

DEED OF TRUST

MIN 1000157-0005334952-4

2638-026-014

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 JULY 19, 2005, together with all Riders to this document.

(B) "Borrower" is

GLADIS MARINA VALLADARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

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

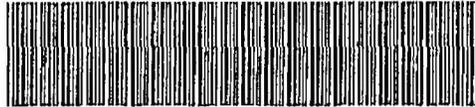
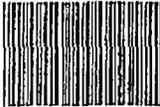
Page 1 of 16

Initials

GMV

Form 3005 1/01

VMP 6A(CA) (0207) CHL (09/02)(d) VMP MORTGAGE FORMS - (800)521-7291
CONVVA



67688-61

7/25/05

DOC ID #: 00010826476807005

State of California
County of Los Angeles

On July 21, 2005

before me, Alicia Kiesendahl } ss.
personally appeared

16

Gladis Marina Valladares

(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.

Alicia Kiesendahl



7/25/05

DOC ID #: 00010826476807005

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.

17

Witnesses.

_____ *Gladis Marina Valladares* (Seal)
 GLADIS MARINA VALLADARES -Borrower

_____ _____ (Seal)
 -Borrower

_____ _____ (Seal)
 -Borrower

_____ _____ (Seal)
 -Borrower

05 1746769

7/25/05

18

Assessor's Parcel Number

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423
Prepared By
DANIEL CONTRERAS

Recording Requested By:

[Space Above This Line For Recording Data]

FIXED/ADJUSTABLE RATE RIDER

(LIBOR One-Year Index (As Published In *The Wall Street Journal*) - Rate Caps)

010406

00010826476807005

[Escrow/Closing #]

[Doc ID #]

CONV

• MULTISTATE FIXED/ADJUSTABLE RATE RIDER - WSJ One-Year LIBOR - Single Family
INTEREST ONLY
1U796-XX (06/04)(d)

Page 1 of 5

Initials: *GMV*



* 2 3 9 9 1 *



* 1 0 8 2 6 4 7 6 8 0 0 0 0 1 U 7 9 6 *

05 1746769

7/25/05

19

DOC ID #: 00010826476807005

THIS FIXED/ADJUSTABLE RATE RIDER is made this NINETEENTH day of JULY, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to COUNTRYWIDE HOME LOANS, INC.

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

14252 COMMUNITY ST
PANORAMA CITY, CA 91402-3754

[Property Address]

THE NOTE PROVIDES FOR A CHANGE IN BORROWER'S FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial fixed interest rate of 5.500 %. The Note also provides for a change in the initial fixed rate to an adjustable interest rate, as follows:

4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of AUGUST, 2012, and the adjustable interest rate I will pay may change on that day every 12th month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and each date on which my adjustable interest rate could change, is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my adjustable interest rate will be based on an Index. The "Index" is the average of interbank offered rates for one year U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index".

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

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding TWO & ONE-QUARTER percentage points (2.250 %) to the Current Index. the Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

CONV

• MULTISTATE FIXED/ADJUSTABLE RATE RIDER - WSJ One-Year LIBOR - Single Family INTEREST ONLY

1U796-XX (06/04)

Page 2 of 5

Initials GMLV

05 1746769

7

DOC ID #: 00010826476807005

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

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

Gladis Marina Valladares (Seal)
GLADIS MARINA VALLADARES -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

CONV
MULTISTATE FIXED/ADJUSTABLE RATE RIDER - WSJ One-Year LIBOR - Single Family
INTEREST ONLY
1U796-XX (06/04) Page 5 of 5

05 1746769

LANDSAFE TITLE

2

RECORDING REQUESTED BY:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
TS No. 11-0036452
Title Order No. 11-0028723

APN No. 2638-026-014

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/19/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by GLADIS MARINA VALLADARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, dated 07/19/2005 and recorded 07/25/2005, as Instrument No. 2005-1746769, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 08/19/2011 at 01:00 PM. At the front entrance to the Pomona Superior Courts Building, 350 West Mission Blvd., Pomona, Los Angeles, CA at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 14252 COMMUNITY ST, PANORAMA CITY, CA 91402-3754. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$482,498.83. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office.

RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

JUL 26 2011

By:

Sunita Narayanan, Authorized Signer
RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Form nos (07/10) 16

3



To: ReconTrust Company, N.A.
1800 Tapo Canyon Rd.
Simi Valley, CA 93063

DECLARATION OF EXEMPTION

PURSUANT TO CAL. CIV. CODE 2923.54

I, Rhonda L Weston, Vice President of BAC Home Loans Servicing, LP ("Lender/Service") declare on behalf of Lender/Service under penalty of perjury, and under the laws of the State of California, that Lender/Service's business records maintained in the ordinary course of business reflect the following is true and correct:

BAC Home Loans Servicing, LP has obtained from the Commissioner of Corporations a final order of exemption pursuant to Cal. Civ. Code Section 2923.53 that is current and valid on the date the accompanying Notice of Sale is filed.

AND

The timeframe for giving Notice of Sale specified in subdivision (a) of Cal. Civ. Code Section 2923.52 **does not** apply pursuant to Section 2923.52(b).

Rhonda L Weston
(Signature) Rhonda L Weston, Vice President

12/15/10
Date

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Official Paper

LANDSAFE TITLE

2

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



TS No. 11-0036452
11-0028723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE GSR MORTGAGE LOAN TRUST 2005-AR7

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 07/19/2005, EXECUTED BY: GLADIS MARINA VALLADARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, TRUSTOR: TO RECONTRUST COMPANY, N.A., TRUSTEE AND RECORDED AS INSTRUMENT NO. 2005-1746769 ON 07/25/2005, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN THE STATE OF CALIFORNIA. DESCRIBING THE LAND THEREIN: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID DEED OF TRUST/MORTGAGE.

DATED: May 21, 2013
Bank of America, N.A. s/b/m to
BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING LP

State of: TEXAS) BY: Aldean Denise Mosley 5/21/2013
Aldean Denise Mosley, Assistant Vice President, (AUP)

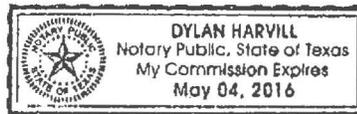
County of: DALLAS)

On May 21, 2013 before me, Dylan Harvill, notary public, personally appeared Aldean Denise Mosley, AUP, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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 TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  Dylan Harvill (Seal)



CAASGNMNT_2013.02.0_02/2013

6

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



2

TS No. 11-0036452

11-0028723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE GSR MORTGAGE LOAN TRUST 2005-AR7

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 07/19/2005, EXECUTED BY: GLADIS MARINA VALLADARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, TRUSTOR: TO RECONTRUST COMPANY, N.A., TRUSTEE AND RECORDED AS INSTRUMENT NO. 2005-1746769 ON 07/25/2005, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN THE STATE OF CALIFORNIA.

DESCRIBING THE LAND THEREIN: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID DEED OF TRUST/MORTGAGE.

DATED: May 28, 2013

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: Eduardo Marquez
Eduardo Marquez
Assistant Vice President (AVP)

State of: Texas)

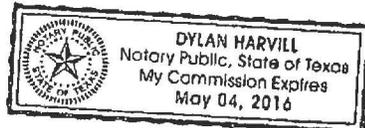
County of: Dallas)

On May 28, 2013 before me, Dylan Harvill, notary public, personally appeared Eduardo Marquez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dylan Harvill (Seal)



CAASGNMNT_2013.02.0_02/2013

8

2

Recording Requested By:
Bank of America, N.A.
Prepared By: **Hambeik Sepani**
101 S. Marengo Ave.
Pasadena, CA 91101
800-444-4302



When recorded mail to:
CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823



DocID# 16410826476836127

Property Address:

14252 Community St
Panorama City, CA 91402-3754

CA0-ADT 25899498 8/7/2013 NS0630D

This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is **1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063** does hereby grant, sell, assign, transfer and convey unto **NATIONSTAR MORTGAGE, LLC** whose address is **350 HIGHLAND DRIVE, LEWISVILLE, TX 75067** all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.**

Original Borrower(s): **GLADIS MARINA VALLADARES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**

Original Trustee: **RECONTRUST COMPANY, N.A.**

Date of Deed of Trust: **7/19/2005**

Original Loan Amount: **\$398,400.00**

Recorded in **Los Angeles County, CA** on: **7/25/2005**, book **N/A**, page **N/A** and instrument number **05 1746769**

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

 AUG 09 2013

Bank of America, N.A.

By: 
Alma Garcia
Assistant Vice President

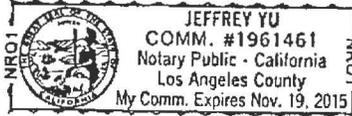
3

State of California
County of Los Angeles

On AUG 09 2013 before me, Jeffrey Yu, Notary Public, personally appeared Alma Garcia, 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.



Notary Public: Jeffrey Yu
My Commission Expires: Nov. 19, 2015

(Seal)

DocID# 16410826476836127

2

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO



Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

LARRY MONTGOMERY
(818)374-9847
(888)524-2845
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401-
Case No 408885

Assessor's Map Book: 2638 Page: 026 Parcel: 014

Identified by Los Angeles County Tax Assessors records as:

**14252 W COMMUNITY ST
LOS ANGELES, CA 91402**

DATED: This 18th day of March, 2011

Owner,
ALVARADO, GLADIS M,
14252 COMMUNITY ST
PANORAMA CITY, CA 91402

March 18, 2011

For
FRANK BUSH, ASSISTANT BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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 5148745)

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 15421 9 M B 330-15/17

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 2638-026-014
AKA 14252 W COMMUNITY ST
LOS ANGELES

Owner

ALVARADO GLADIS M
14252 COMMUNITY ST
PANORAMA CITY CA,91402

DATED. This 02nd Day of August, 2011

CITY OF LOS ANGELES

By




Karen Penner, Acting Bureau Chief
Resource Management Bureau

9). BANK OF AMERICA, NA
1800 TAPO CANYON RD.
SIMI VALLEY, CA. 93063

CAPACITY: INTERESTED PARTIES

10). NATIONSTAR MORTGAGE, LLC
350 HIGHLAND DR.
LEWISVILLE, TX. 75067

CAPACITY: INTERESTED PARTIES

Property Detail Report**EXHIBIT C**

For Property Located At :
14252 COMMUNITY ST, PANORAMA CITY, CA 91402-3754

**Owner Information**

Owner Name: **ALVARADO GLADIS M**
 Mailing Address: **14252 COMMUNITY ST, PANORAMA CITY CA 91402-3754 C022**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 15421 LOT 9	APN:	2638-026-014
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1201.04 / 1	Subdivision:	15421
Township-Range-Sect:		Map Reference:	15-E1 /
Legal Book/Page:	330-15	Tract #:	15421
Legal Lot:	9	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/10/2006 / 04/08/2006	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	777350		

Last Market Sale Information

Recording/Sale Date:	07/25/2005 / 07/21/2005	1st Mtg Amount/Type:	\$398,400 / CONV
Sale Price:	\$498,000	1st Mtg Int. Rate/Type:	5.50 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1746769
Document #:	1746768	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$284.25
New Construction:		Multi/Split Sale:	

Title Company: **FIRST SOUTHWESTERN TITLE
COMPA**
 Lender: **COUNTRYWIDE HM LNS INC**
 Seller Name: **CICERELLO FRANK J & TAMMERA
D**

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,752	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1949 / 1961	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,335	Lot Width/Depth:	114 x 102	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$461,000	Assessed Year:	2014	Property Tax:	\$5,835.98
Land Value:	\$322,900	Improved %:	30%	Tax Area:	13
Improvement Value:	\$138,100	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$461,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14252 COMMUNITY ST, PANORAMA CITY, CA 91402-3754**5 Comparable(s) Selected.**

Report Date: 03/11/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$498,000	\$360,000	\$416,000	\$381,200
Bldg/Living Area	1,752	1,544	1,726	1,623
Price/Sqft	\$284.25	\$211.47	\$269.43	\$235.52
Year Built	1949	1948	1949	1948
Lot Area	9,335	5,495	6,697	5,944
Bedrooms	5	3	3	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$461,000	\$75,950	\$372,500	\$243,744
Distance From Subject	0.00	0.10	0.48	0.31

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.1 (miles)
Address:	14154 COMMUNITY ST, PANORAMA CITY, CA 91402-3719		
Owner Name:	LACADEN SALOME M/MANZANO FRANCISCO A		
Seller Name:	OBILLE JENNIFER M		
APN:	2638-030-011	Map Reference:	15-E1 /
County:	LOS ANGELES, CA	Census Tract:	1199.00
Subdivision:	15421	Zoning:	LAR1
Rec Date:	12/31/2014	Prior Rec Date:	04/28/2009
Sale Date:	11/07/2014	Prior Sale Date:	03/31/2009
Sale Price:	\$365,000	Prior Sale Price:	\$290,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1425810	Acres:	0.13
1st Mtg Amt:	\$328,500	Lot Area:	5,607
Total Value:	\$304,639	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	1,726
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 / 1
		Yr Built/Eff:	1949 / 1954
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.3 (miles)
Address:	8601 STANSBURY AVE, PANORAMA CITY, CA 91402-3212		
Owner Name:	FOSTER TERESITA R		
Seller Name:	HAMALAINEN EVELYN		
APN:	2638-017-021	Map Reference:	8-E6 /
County:	LOS ANGELES, CA	Census Tract:	1199.00
Subdivision:	14614	Zoning:	LAR1
Rec Date:	10/09/2014	Prior Rec Date:	07/12/1974
Sale Date:	08/28/2014	Prior Sale Date:	
Sale Price:	\$380,000	Prior Sale Price:	\$34,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1065946	Acres:	0.15
1st Mtg Amt:	\$367,317	Lot Area:	6,697
Total Value:	\$75,950	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	1,644
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 / 1
		Yr Built/Eff:	1948 / 1952
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:	0.31 (miles)
Address:	8143 HAZELTINE AVE, PANORAMA CITY, CA 91402-5335		
Owner Name:	VARDANYAN GEVORG/GALSTIAN MERI		
Seller Name:	SARKISYAN MARINE		
APN:	2212-021-027	Map Reference:	15-E1 /
County:	LOS ANGELES, CA	Census Tract:	1203.00
Subdivision:	1569	Zoning:	LAR1
Rec Date:	07/15/2014	Prior Rec Date:	06/01/2012
Sale Date:	05/12/2014	Prior Sale Date:	05/18/2012
		Living Area:	1,544
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1949 / 1971

Sale Price:	\$416,000	Prior Sale Price:	\$323,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	728000	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$395,200	Lot Area:	5,495	Pool:	
Total Value:	\$330,955	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #:	4	Distance From Subject:	0.35 (miles)
Address:	8650 TYRONE AVE, PANORAMA CITY, CA 91402-3118		
Owner Name:	YOUNG PATRICK/BURNS-YOUNG MELODIE		
Seller Name:	SITTER KAREN L		
APN:	2638-005-011	Map Reference:	8-D6 /
County:	LOS ANGELES, CA	Census Tract:	1201.05
Subdivision:	14614	Zoning:	LAR1
Rec Date:	03/05/2015	Prior Rec Date:	
Sale Date:	12/16/2014	Prior Sale Date:	
Sale Price:	\$360,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	236241	Acres:	0.14
1st Mtg Amt:	\$367,740	Lot Area:	6,001
Total Value:	\$134,675	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,620
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1948 / 1963
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.48 (miles)
Address:	8503 CANTALOUPE AVE, PANORAMA CITY, CA 91402-3810		
Owner Name:	SHAHBAZIAN ANNA/POGHOSYAN RENA		
Seller Name:	FEDERAL HOME LOAN MTG CORP		
APN:	2637-032-014	Map Reference:	8-E6 /
County:	LOS ANGELES, CA	Census Tract:	1204.00
Subdivision:	15479	Zoning:	LAR1
Rec Date:	08/13/2014	Prior Rec Date:	01/13/2005
Sale Date:	07/16/2014	Prior Sale Date:	01/06/2005
Sale Price:	\$385,000	Prior Sale Price:	\$423,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	842676	Acres:	0.14
1st Mtg Amt:	\$308,000	Lot Area:	5,922
Total Value:	\$372,500	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,582
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1949 / 1966
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **March 12, 2015**

JOB ADDRESS: **14252 WEST COMMUNITY STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2638-026-014**

CASE#: **408885**

ORDER NO: **A-2723740**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 10, 2011**

COMPLIANCE EXPECTED DATE: **April 9, 2011**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2723740

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATELOS
VICE-PRESIDENT
VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

SUBSTANDARD ORDER AND NOTICE OF FEE

ALVARADO, GLADIS M
14252 COMMUNITY ST
PANORAMA CITY, CA 91402

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

CASE #: 408885
ORDER #: A-2723740
EFFECTIVE DATE: March 10, 2011
COMPLIANCE DATE: April 09, 2011

OWNER OF
SITE ADDRESS: 14252 W COMMUNITY ST
ASSESSORS PARCEL NO.: 2638-026-014
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Unapproved occupancy or use of the single family dwelling as a multi unit dwelling.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the single family dwelling as a multi unit dwelling.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

2. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: 1) Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a)

of the L.A.M.C.

3. Plumbing/Fire Sprinkler work has been done without the required permits and approvals.

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a)
of the L.A.M.C.

4. The use of motor homes as dwellings is a use which is not allowed in the R1 zone.

You are therefore ordered to: Discontinue the use of motor homes as dwellings in the R1 zone.

Code Section(s) in Violation: 12.08A,12.21A.1.(a) of the L.A.M.C.

Location: Rear yard

5. Multi unit is a use which is not allowed in the R1 zone.

You are therefore ordered to: Discontinue the multi unit use in the R1 zone.

Code Section(s) in Violation: 12.08A,12.21A.1.(a) of the L.A.M.C.

6. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits for the attached patio cover.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard

7. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: 1) Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard

Comments: Patio cover was constructed without permits and approvals.

8. An inspection is required for the work performed.

You are therefore ordered to: 1) Obtain all required inspections including a final inspection.

Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

9. Plumbing permit is required for the water heater.

You are therefore ordered to: 1) Obtain the required plumbing permit for the water heater.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: Side yard

10. Inspection required.

You are therefore ordered to: 1) Obtain all required plumbing inspections and approvals.

Code Section(s) in Violation: 94.103.5.1, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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: March 10, 2011

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

G.S.
REVIEWED BY

