

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

January 20, 2015

Council District: # 6

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

JOB ADDRESS: **14052 WEST ROSCOE BLVD, LOS ANGELES, CA**
(AKA: 14054 WEST ROSCOE BLVD, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **2213-001-003**

On July 26, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **14052 West Roscoe Blvd (aka: 14054 West Roscoe Blvd), Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on July 26, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	346.86
Title Report fee	42.00
Grand Total	\$ 1,635.42

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,635.42** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,635.42** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10463
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2213-001-003

Property Address: 14052 W ROSCOE BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: CESAR A. CARBAJAL, A SINGLE MAN,

Grantee: CESAR A. CARBAJAL, A SINGLE MAN AS TRUSTEE OF THE CESAR A. CARBAJAL
REVOCABLE LIVING TRUST DATED MARCH 11, 2005

Instrument: 06/0270717

Book/Page: N/A

Dated: 01/05/2006

Recorded: 02/03/2006

MAILING ADDRESS: CESAR A. CARBAJAL, AS TRUSTEE OF THE CESAR A. CARBAJAL
REVOCABLE LIVING TRUST

94 E, 2ND ST., 2ND FLOOR, CLIFTON, NJ 07011.

SCHEDULE B

LEGAL DESCRIPTION

LOT 3 IN TRACT NO. 15996 AS PER MAP RECORDED IN BOOK 351, PAGE 6 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF LOS ANGELES COUNTY, IN THE STATE OF CALIFORNIA. A.K.A. 14054 ROSCOE BLVD.,
PANORAMA CITY, CA 91402

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: CESAR A. CARBAJAL, A MARRIED MAN WHO ACQUIRED TITLE AS CESAR A.
CARBAJAL SINGLE MAN AS TRUSTEE OF THE CESAR A. CARBAJAL REVOCABLE

LIVING TRUST DATED MARCH 11, 2005

Lender/Beneficiary: BANK OF AMERICA, N.A.

Trustee: RECON TRUST COMPANY, N.A.

Instrument: 20131288460

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.

SCHEDULE B (Continued)

Dated: 05/29/2013

Recorded: 09/04/2013

Maturity Date: 06/01/2033

MAILING ADDRESS: BANK OF AMERICA, DOC PROECSSING TX2-979-0-19,
4500 AMON CARTER BLVD, FT. WORTH, TX 76155

ADDITIONAL MAILING ADDRESS: CESAR A. CARBAJAL, A MARRIED MAN WHO
ACQUIRED TITLE AS CESAR A. CARBAJAL SINGLE MAN AS TRUSTEE OF THE
CESAR A. CARBAJAL REVOCABLE LIVING TRUST DATED MARCH 11, 2005, 38
BERGEN AVE #1, CLIFTON, NJ 07011-1210

ADDITIONAL MAILING ADDRESS: BANK OF AMERICA, N.A.
101 SOUTH TRYON STREET, CHARLOTTE, NC 28255

MAILING ADDRESS: RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD, SIMI VALLEY, CA. 93603.

NO JUDGMENTS OR LIENS FOUND OF RECORD

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

06 0270717

NAME Cesar A. Carbajal

ADDRESS 94 E. 2nd. St., 2nd Floor

CITY
STATE & ZIP Clifton, NJ 07011

GRANT DEED

TITLE ORDER NO.

ESCROW NO.

APN NO. 2213-001-003

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 Transfer into Grantor's Revocable Living Trust CITY TAX \$

☐ computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☐ City of Panorama City, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Cesar A. Carbajal, a single man,

hereby GRANT(s) to Cesar A. Carbajal, a single man as Trustee of the Cesar A. Carbajal Revocable Living Trust
dated March 11, 2005.

the following described real property in the County of LOS ANGELES State of California CALIFORNIA
Lot 3 of Tract Number 15996, as per map recorded in Book 351, Page 6 of Maps in the Office of the County Recorder of
Los Angeles County, in the State of California. A.K.A. : 14054 Roscoe Blvd., Panorama City, CA 91402

Dated JANUARY 5, 2006

STATE OF CALIFORNIA New Jersey)
COUNTY OF Passaic) S.S.

ON January 21st, 2006 before me, JUAN C. MALQUI
(here insert name and title of the officer), personally appeared Cesar A. Carbajal

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 instru-
ment.

WITNESS my hand and official seal.

Signature

JUAN MALQUI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JAN. 4, 2011

Recording Requested By:
D. User

After Recording Return To:
BANK OF AMERICA, N.A.

Doc Processing TX2-979-01-19
4500 Amon Carter Blvd.
Ft. Worth, TX 76155
Prepared By:
BENJAMIN BENAVIDEZ

Exhibit A Attached
[Space Above This Line For Recording Data]

Recording Requested By:
LSI

16520830
[Escrow/Closing #]

*****745205013
[Doc ID #]

DEED OF TRUST

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated MAY 29, 2013, together with all Riders to this document.

(B) "Borrower" is

Cesar A. Carbajal, a married man who acquired title as Cesar A. Carbajal single man as Trustee of the Cesar A. Carbajal Revocable Living Trust dated March 11, 2005

Borrower's address is
38 BERGEN AVE # 1, CLIFTON, NJ 07011-1210
Borrower is the trustor under this Security Instrument.

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

Form 3005 1/01

Deed of Trust-CA
1006-CA (06/09)(d/i)

Page 1 of 13



(C) "Lender" is

BANK OF AMERICA, N.A.

Lender is a NATIONAL ASSOCIATION

organized and existing under the laws of THE UNITED STATES

Lender's address is

101 South Tryon Street, Charlotte, NC 28255

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is

REGON TRUST COMPANY, N.A.

1800 TAPO CANYON RD SIMI VALLEY, CA 93603

(E) "Note" means the promissory note signed by Borrower and dated MAY 29, 2013

The Note

states that Borrower owes Lender

TWO HUNDRED FIFTY SIX THOUSAND SIX HUNDRED and 68/100

Dollars (U.S. \$ 256,600.68) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JUNE 01, 2033

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."**(G) "Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.**(H) "Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:☐ Adjustable Rate Rider☐ Condominium Rider☐ Second Home Rider☐ Balloon Rider☐ Planned Unit Development Rider☒ 1-4 Family Rider☐ VA Rider☐ Biweekly Payment Rider☒ Other(s) [specify]

TRUST RIDERS

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.**(J) "Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.**(K) "Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.**(L) "Escrow Items"** means those items that are described in Section 3.**(M) "Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.**(N) "Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.**(O) "Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.**(P) "RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.**(Q) "Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

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

Form 3005 1/01

Deed of Trust-CA
1006--CA (06/09)

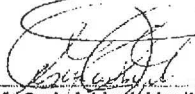
Page 2 of 13

DOC ID #: *****745205013

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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.



Cesar A. Carbajal individually and as trustee of the
Cesar A. Carbajal Revocable Living Trust under trust
instrument dated March 11, 2005 for the benefit of
Cesar A. Carbajal

(Seal)
Borrower

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

Form 3005 1/01

Deed of Trust-CA
1006 CA (06/09)

Page 12 of 13

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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.

Cesar A. Carbajal individually and as trustee of the
Cesar A. Carbajal Revocable Living Trust under trust
instrument dated March 11, 2005 for the benefit of
Cesar A. Carbajal (Seal)
-Borrower

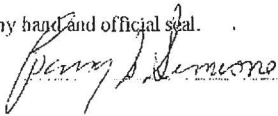
State of ~~California~~ New JerseyCounty of PASSAIC

On MAY 30, 2013 before me, Barry S. Simone, Notary Public,
 personally appeared CESAR A. CALABAL, A MARRIED MAN, WHO AGUIRES TITLE AS
ESSE H. CALABAL, SINGLE MAN, AS TRUSTEE OF THE CESAR A. CALABAL REVOCABLE
LIVING TRUST DATED MARCH 11, 2005
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
 instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
 by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
 executed the instrument.

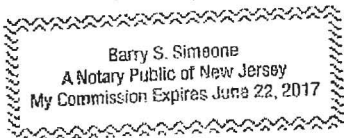
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
 true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



1-4 FAMILY RIDER (ASSIGNMENT OF RENTS)

16520830
[Escrow/Closing #]

00024703745205013
[Doc ID #]

THIS 1-4 FAMILY RIDER is made this TWENTY-NINTH day of MAY, 2013, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to
BANK OF AMERICA, N.A.

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
14054 ROSCOE BOULEVARD, PANORAMA CITY, CA 91402

[Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

MULTISTATE 1-4 FAMILY RIDER--Fannie Mae/Freddie Mac
UNIFORM INSTRUMENT

Form 3170 1/01

1-4 Family Rider
1057R-XX (06/09)(d/i)

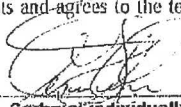
Page 1 of 4



DOC ID #: 00024703745205013

I. **CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.



Cesar A. Carbajal individually and as trustee of the (Seal)
Cesar A. Carbajal Revocable Living Trust under trust - Borrower
instrument dated March 11, 2005 for the benefit of
Cesar A. Carbajal

MULTISTATE 1-4 FAMILY RIDER—Fannie Mae/Freddie Mac
UNIFORM INSTRUMENT

Form 3170 1/01

1-4 Family Rider
1057R-XX (06/09)

Page 4 of 4

DOC ID #: 00024703745205013

L. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.

_____(Seal)
Cesar A. Carbajal individually and as trustee of the
Cesar A. Carbajal Revocable Living Trust under trust - Borrower
instrument dated March 11, 2005 for the benefit of
Cesar A. Carbajal

MULTISTATE 1-4 FAMILY RIDER--Fannie Mae/Freddie Mac
UNIFORM INSTRUMENT

Form 3170 1/01

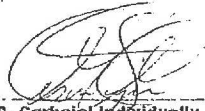
1-4 Family Rider
1057R-XX (06/09)

Page 4 of 4

DOC ID #: 00024703745205013

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, the Revocable Trust Trustee(s) accepts and agrees to the terms and covenants contained in this Inter Vivos Revocable Trust Rider.



Cesar A. Carbajal Individually and as trustee of the
Cesar A. Carbajal Revocable Living Trust under trust
instrument dated March 11, 2005 for the benefit of
Cesar A. Carbajal

Borrower

Inter Vivos Revocable Trust Rider
1372R-XX (03/09)

Page 4 of 4

**INTER VIVOS REVOCABLE TRUST AS BORROWER -
ACKNOWLEDGMENT**

16520830

00024703745205013

[Escrow/Closing #]

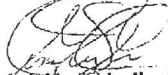
[Doc ID #]

BY SIGNING BELOW, the undersigned, Settlor(s) of the

CESAR A. CARBAJAL REVOCABLE LIVING TRUST

Trust under trust instrument dated MARCH 11, 2005 for the benefit of
CESAR A. CARBAJAL

acknowledges all of the terms and covenants contained in this Security Instrument and any rider(s) thereto and
agrees to be bound thereby.


Cesar A. Carbajal individually and as trustee of the
Cesar A. Carbajal Revocable Living Trust under trust
instrument dated March 11, 2005 for the benefit of
Cesar A. Carbajal

Trust Settlor

MULTISTATE INTER VIVOS REVOCABLE TRUST AS BORROWER/ACKNOWLEDGMENT

Inter Vivos Revocable Trust as Borrower Acknowledgment
1373R-XX (03/09)(d/i)

Page 1 of 1

12/99



* 2 3 9 9 1 *



* 2 4 7 0 3 7 4 5 2 0 0 0 0 1 3 7 3 R *

EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**

Date: **January 20, 2015**

JOB ADDRESS: **14052 WEST ROSCOE BLVD, LOS ANGELES, CA**

(AKA: **14054 WEST ROSCOE BLVD, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **2213-001-003**

Last Full Title: **07/16/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CESAR A. CARBAJAL, TRUSTEE
CESAR A. CARBAJAL REVOCABLE LIVING TRUST
94 E. 2ND STREET, 2ND FLOOR
CLIFTON, N.J. 07011
CAPACITY: OWNER
- 2). CESAR A. CARBAJAL
38 BERGEN AVENUE
CLIFTON, N.J. 07011-1210
CAPACITY: OWNER
- 3). BANK OF AMERICA
DOC. PROCESSING TX2-979-0-19
4500 AMON CARTER BLVD
FT WORTH, TX 76155
CAPACITY: INTERESTED PARTIES
- 4). BANK OF AMERICA, N.A.
101 SOUTH TRYON STREET
CHARLOTTE, NC 28255
CAPACITY: INTERESTED PARTIES
- 5). RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD
SIMI VALLEY, CA 93603
CAPACITY: INTERESTED PARTIES

INTER VIVOS REVOCABLE TRUST AS BORROWER - ACKNOWLEDGMENT

16520830
[Escrow/Closing #]

00024703745205013
[Doc ID #]

BY SIGNING BELOW, the undersigned, Settlor(s) of the

CESAR A. CARBAJAL REVOCABLE LIVING TRUST

Trust under trust instrument dated MARCH 11, 2005 , for the benefit of
CESAR A. CARBAJAL

acknowledges all of the terms and covenants contained in this Security Instrument and any rider(s) thereto and
agrees to be bound thereby.

Cesar A. Carbajal individually and as trustee of the
Cesar A. Carbajal Revocable Living Trust under trust
instrument dated March 11, 2005 for the benefit of
Cesar A. Carbajal

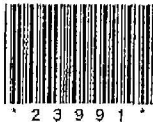
- Trust Settlor

MULTISTATE INTER VIVOS REVOCABLE TRUST AS BORROWER/ACKNOWLEDGMENT

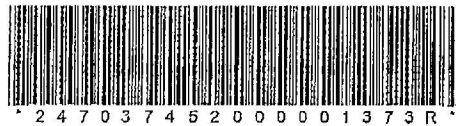
Inter Vivos Revocable Trust as Borrower Acknowledgment
1373R-XX (03/09)(d/i)

Page 1 of 1

12/99



* 2 3 9 9 1 *



* 2 4 7 0 3 7 4 5 2 0 0 0 0 1 3 7 3 R *

EXHIBIT B

Date: January 20, 2015

JOB ADDRESS: 14052 WEST ROSCOE BLVD, LOS ANGELES, CA

(AKA: 14054 WEST ROSCOE BLVD, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): **2213-001-003**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | CESAR A. CARBAJAL, TRUSTEE
CESAR A. CARBAJAL REVOCABLE LIVING TRUST
94 E. 2 ND STREET, 2 ND FLOOR
CLIFTON, N.J. 07011 | CAPACITY: OWNER |
| 2). | CESAR A. CARBAJAL
38 BERGEN AVENUE
CLIFTON, N.J. 07011-1210 | CAPACITY: OWNER |
| 3). | BANK OF AMERICA
DOC. PROCESSING TX2-979-0-19
4500 AMON CARTER BLVD
FT WORTH, TX 76155 | CAPACITY: INTERESTED PARTIES |
| 4). | BANK OF AMERICA, N.A.
101 SOUTH TRYON STREET
CHARLOTTE, NC 28255 | CAPACITY: INTERESTED PARTIES |
| 5). | RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD
SIMI VALLEY, CA 93603 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :

14054 ROSCOE BLVD, PANORAMA CITY, CA 91402-4215



CoreLogic

RealQuest Professional

Owner Information

Owner Name: CARBAJAL CESAR A
 Mailing Address: 38 BERGEN AVE, CLIFTON NJ 07011-1210 C023
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT NO 15996 LOT 3	APN:	2213-001-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1203.00 / 1	Subdivision:	15996
Township-Range-Sect:		Map Reference:	15-E1 / 532-B2
Legal Book/Page:	351-6	Tract #:	15996
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/03/2006 / 01/05/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	270717		

Last Market Sale Information

Recording/Sale Date:	04/07/2000 / 03/21/2000	1st Mtg Amount/Type:	/
Sale Price:	\$110,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	521732	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$42.70
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:			
Seller Name:	SQUIBB JOSEPHINE D		

Prior Sale Information

Prior Rec/Sale Date:	08/23/1973 /	Prior Lender:	
Prior Sale Price:	\$24,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,576	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	7	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1950 / 1988	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARD3	Acres:	0.18	County Use:	DUPLEX (0200)
Lot Area:	7,699	Lot Width/Depth:	55 x 140	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$350,142	Assessed Year:	2014	Property Tax:	\$4,497.67
Land Value:	\$132,178	Improved %:	62%	Tax Area:	13
Improvement Value:	\$217,964	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$350,142				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

14054 ROSCOE BLVD, PANORAMA CITY, CA 91402-4215**20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$110,000	\$326,500	\$1,270,000	\$665,750
Bldg/Living Area	2,576	2,230	2,920	2,567
Price/Sqft	\$42.70	\$130.24	\$441.43	\$258.01
Year Built	1950	1914	2005	1942
Lot Area	7,699	2,453	13,892	7,270
Bedrooms	7	3	8	5
Bathrooms/Restrooms	4	1	6	3
Stories	1.00	1.00	2.00	1.20
Total Value	\$350,142	\$34,748	\$846,671	\$334,041
Distance From Subject	0.00	12.14	32.93	20.00

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		14054 ROSCOE BLVD	\$110,000	1950	7	4	04/07/2000	2,576	7,699	0.0
Comparables										
<input checked="" type="checkbox"/>	1	825 E 21ST ST	\$450,000	1929	4	2	12/31/2014	2,292	2,453	32.93
<input checked="" type="checkbox"/>	2	1425 S BURNSIDE AVE		1930	4	2	12/12/2014	2,896	5,875	12.94
<input checked="" type="checkbox"/>	3	3556 PERCY ST	\$430,000	1920	4	3	09/26/2014	2,320	8,975	19.34
<input checked="" type="checkbox"/>	4	420 N MARENGO AVE	\$900,000	1960	3	3	12/17/2014	2,455	13,892	19.09
<input checked="" type="checkbox"/>	5	2436 ADELIA AVE	\$620,000	1943	6	4	11/19/2014	2,739	11,889	24.59
<input checked="" type="checkbox"/>	6	1048 S HAYWORTH AVE		1926	4	2	12/17/2014	2,667	5,992	12.14
<input checked="" type="checkbox"/>	7	1026 CAROB WAY	\$542,500	1957	6	3	11/10/2014	2,230	9,218	24.41
<input checked="" type="checkbox"/>	8	500 E GRAND AVE	\$1,150,000	1917	7	3	12/30/2014	2,695	7,500	20.94
<input checked="" type="checkbox"/>	9	1354 W 25TH ST	\$326,500	1921	3	1	08/26/2014	2,507	5,906	15.55
<input checked="" type="checkbox"/>	10	8977 KAUFFMAN AVE	\$592,500	1940	6	4	12/12/2014	2,692	7,669	23.56
<input checked="" type="checkbox"/>	11	4341 W 104TH ST	\$475,000	1948	8	4	09/23/2014	2,482	5,765	19.96
<input checked="" type="checkbox"/>	12	2220 WEST BLVD	\$490,000	1915	3	2	11/10/2014	2,352	5,998	14.02
<input checked="" type="checkbox"/>	13	1721 W 25TH ST	\$450,000	1914	4	2	12/18/2014	2,545	6,250	15.2
<input checked="" type="checkbox"/>	14	1366 S ORANGE DR	\$1,025,000	1930	4	2	10/30/2014	2,852	6,906	13.07
<input checked="" type="checkbox"/>	15	24 ALICE ST	\$960,000	1974	5	6	01/09/2015	2,920	6,414	24.24
<input checked="" type="checkbox"/>	16	10616 S MAIN ST	\$437,000	2005	6	4	10/17/2014	2,597	3,500	21.66
<input checked="" type="checkbox"/>	17	3629 LIME AVE	\$705,000	1940	4	2	12/30/2014	2,300	7,048	31.17
<input checked="" type="checkbox"/>	18	1540 S BEDFORD ST	\$1,270,000	1929	4	2	07/14/2014	2,877	6,500	12.26
<input checked="" type="checkbox"/>	19	1015 9TH AVE	\$390,000	1948	4	3	10/09/2014	2,403	9,134	29.86
<input checked="" type="checkbox"/>	20	701 IMOGEN AVE	\$770,000	2002	6	6	10/01/2014	2,516	8,522	13.12

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14054 ROSCOE BLVD, PANORAMA CITY, CA 91402-4215**20 Comparable(s) Selected.**

Report Date: 01/20/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$110,000	\$326,500	\$1,270,000	\$665,750
Bldg/Living Area	2,576	2,230	2,920	2,567
Price/Sqft	\$42.70	\$130.24	\$441.43	\$258.01
Year Built	1950	1914	2005	1942
Lot Area	7,699	2,453	13,892	7,270
Bedrooms	7	3	8	5
Bathrooms/Restrooms	4	1	6	3
Stories	1.00	1.00	2.00	1.20
Total Value	\$350,142	\$34,748	\$846,671	\$334,041
Distance From Subject	0.00	12.14	32.93	20.00

*= user supplied for search only

Comp #:1 Distance From Subject:32.93 (miles)
 Address: 825 E 21ST ST, LONG BEACH, CA 90806-4824
 Owner Name: MCKINNEY TONY D
 Seller Name: KGW PROPERTIES LLC
 APN: 7210-003-032 Map Reference: 75-D2 / 795-E4 Living Area: 2,292
 County: LOS ANGELES, CA Census Tract: 5732.02 Total Rooms:
 Subdivision: YOUNG & PARMLEY Zoning: LBR1N Bedrooms: 4
 ANNEX
 Rec Date: 12/31/2014 Prior Rec Date: 02/14/2011 Bath(F/H): 2 /
 Sale Date: 12/05/2014 Prior Sale Date: 01/28/2011 Yr Built/Eff: 1929 / 1929
 Sale Price: \$450,000 Prior Sale Price: \$268,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1429054 Acres: 0.06 Fireplace: /
 1st Mtg Amt: \$441,849 Lot Area: 2,453 Pool:
 Total Value: \$280,092 # of Stories: 2.00 Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:12.94 (miles)
 Address: 1425 S BURNSIDE AVE, LOS ANGELES, CA 90019-4015
 Owner Name: BEACHWOOD PROPERTY LLC
 Seller Name: WASHINGTON RONALD
 APN: 5069-032-010 Map Reference: 43-A3 / 633-C4 Living Area: 2,896
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms:
 Subdivision: 6621 Zoning: LARD2 Bedrooms: 4
 Rec Date: 12/12/2014 Prior Rec Date: 07/14/1964 Bath(F/H): 2 /
 Sale Date: 12/04/2014 Prior Sale Date: Yr Built/Eff: 1920 / 1930
 Sale Price: Prior Sale Price: \$31,500 Air Cond: YES
 Sale Type: N Prior Sale Type: FULL Style:
 Document #: 1354484 Acres: 0.13 Fireplace: /
 1st Mtg Amt: Lot Area: 5,875 Pool:
 Total Value: \$56,756 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:19.34 (miles)
 Address: 3556 PERCY ST, LOS ANGELES, CA 90023-1718
 Owner Name: SHARIFI PARVIZ/COHEN IRIS
 Seller Name: NAVA ARMANDO
 APN: 5188-005-011 Map Reference: 45-C5 / 635-C7 Living Area: 2,320
 County: LOS ANGELES, CA Census Tract: 2049.10 Total Rooms:
 Subdivision: SCHMITT TR Zoning: LARD1.5 Bedrooms: 4
 Rec Date: 09/26/2014 Prior Rec Date: 07/13/2010 Bath(F/H): 3 /
 Sale Date: 06/03/2014 Prior Sale Date: 06/15/2010 Yr Built/Eff: 1920 /
 Sale Price: \$430,000 Prior Sale Price: \$255,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1022646 Acres: 0.21 Fireplace: /
 1st Mtg Amt: \$322,500 Lot Area: 8,975 Pool:
 Total Value: \$266,506 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:19.09 (miles)
 Address: 420 N MARENGO AVE, ALHAMBRA, CA 91801-1946
 Owner Name: PATRON TRUST
 Seller Name: VALERIO MITCHELL & KIMBERLY
 APN: 5338-001-003 Map Reference: 37-A3 / 595-J4 Living Area: 2,455
 County: LOS ANGELES, CA Census Tract: 4808.04 Total Rooms: 6
 Subdivision: 8111 Zoning: ALR1* Bedrooms: 3
 Rec Date: 12/17/2014 Prior Rec Date: 08/01/2000 Bath(F/H): 3 /
 Sale Date: 12/15/2014 Prior Sale Date: 07/11/2000 Yr Built/Eff: 1960 / 1961
 Sale Price: \$900,000 Prior Sale Price: \$328,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1368310 Acres: 0.32 Fireplace: Y / 1
 1st Mtg Amt: \$600,000 Lot Area: 13,892 Pool: POOL
 Total Value: \$424,606 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: DUPLEX Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:**5** Distance From Subject:**24.59 (miles)**
 Address: **2436 ADELIA AVE, SOUTH EL MONTE, CA 91733-1709**
 Owner Name: **CHEN SCOTT Q**
 Seller Name: **CHAN HON M & SUK C**
 APN: **8102-025-018** Map Reference: **47-C2 / 637-A3** Living Area: **2,739**
 County: **LOS ANGELES, CA** Census Tract: **4335.04** Total Rooms: **4**
 Subdivision: **10888** Zoning: **SER3*** Bedrooms: **6**
 Rec Date: **11/19/2014** Prior Rec Date: **04/21/1988** Bath(F/H): **4 /**
 Sale Date: **11/18/2014** Prior Sale Date: Yr Built/Eff: **1943 /**
 Sale Price: **\$620,000** Prior Sale Price: **\$129,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1236315** Acres: **0.27** Fireplace: **/**
 1st Mtg Amt: **\$465,000** Lot Area: **11,889** Pool:
 Total Value: **\$411,424** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **DUPLEX** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
 Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**12.14 (miles)**
 Address: **1048 S HAYWORTH AVE, LOS ANGELES, CA 90035-2602**
 Owner Name: **PDG APARTMENTS LLC/PDG APARTMENTS LLC**
 Seller Name: **LEAL PETE & LUCILLE TRUST**
 APN: **5086-001-027** Map Reference: **42-F2 / 633-B3** Living Area: **2,667**
 County: **LOS ANGELES, CA** Census Tract: **2168.00** Total Rooms:
 Subdivision: **7603** Zoning: **LAR2** Bedrooms: **4**
 Rec Date: **12/17/2014** Prior Rec Date: **01/27/1994** Bath(F/H): **2 /**
 Sale Date: **11/04/2014** Prior Sale Date: Yr Built/Eff: **1926 / 1926**
 Sale Price: Prior Sale Price: Air Cond: **YES**
 Sale Type: **N** Prior Sale Type: Style:
 Document #: **1373282** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$400,000** Lot Area: **5,992** Pool:
 Total Value: **\$236,590** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**24.41 (miles)**
 Address: **1026 CAROB WAY, MONTEBELLO, CA 90640-6209**
 Owner Name: **LAM ALFRED S/HUANG WINNIE K**
 Seller Name: **ORTIZ ROGELIO**
 APN: **6352-023-063** Map Reference: **54-D4 / 676-D5** Living Area: **2,230**
 County: **LOS ANGELES, CA** Census Tract: **5322.00** Total Rooms:
 Subdivision: **EL CARMEL** Zoning: **MNR3*** Bedrooms: **6**
 Rec Date: **11/10/2014** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **09/09/2014** Prior Sale Date: Yr Built/Eff: **1957 /**
 Sale Price: **\$542,500** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **1193774** Acres: **0.21** Fireplace: **/**
 1st Mtg Amt: **\$215,000** Lot Area: **9,218** Pool:
 Total Value: **\$147,416** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**20.94 (miles)**
 Address: **500 E GRAND AVE, EL SEGUNDO, CA 90245-3905**
 Owner Name: **WAY TRUST**
 Seller Name: **EL SEGUNDO LAND TRUST**
 APN: **4135-017-006** Map Reference: **56-B6 / 732-F1** Living Area: **2,695**
 County: **LOS ANGELES, CA** Census Tract: **6200.02** Total Rooms:
 Subdivision: **EL SEGUNDO** Zoning: **ESR2YY** Bedrooms: **7**
 Rec Date: **12/30/2014** Prior Rec Date: **09/26/2003** Bath(F/H): **3 /**
 Sale Date: **12/05/2014** Prior Sale Date: **08/14/2003** Yr Built/Eff: **1917 /**
 Sale Price: **\$1,150,000** Prior Sale Price: **\$730,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1419412** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$800,775** Lot Area: **7,500** Pool:
 Total Value: **\$846,671** # of Stories: Roof Mat:
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:15.55 (miles)
 Address: 1354 W 25TH ST, LOS ANGELES, CA 90007-1614
 Owner Name: VALENCIA INVESTMENTS LLC
 Seller Name: DEUTSCHE BANK 2006-9
 APN: 5055-004-017 Map Reference: 43-F5 / 634-A6 Living Area: 2,507
 County: LOS ANGELES, CA Census Tract: 2217.10 Total Rooms: 3
 Subdivision: URMSTON Zoning: LAR4 Bedrooms: 3
 Rec Date: 08/26/2014 Prior Rec Date: 02/23/1977 Bath(F/H): 1 /
 Sale Date: 08/07/2014 Prior Sale Date: Yr Built/Eff: 1921 /
 Sale Price: \$326,500 Prior Sale Price: \$21,500 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 894634 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$211,000 Lot Area: 5,906 Pool:
 Total Value: \$326,475 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:23.56 (miles)
 Address: 8977 KAUFFMAN AVE, SOUTH GATE, CA 90280-3422
 Owner Name: RUBIO ULISES C G/GOMEZ OSCAR U
 Seller Name: PARRILLA RENE
 APN: 6216-019-020 Map Reference: 59-C2 / 705-D3 Living Area: 2,692
 County: LOS ANGELES, CA Census Tract: 5360.00 Total Rooms: 6
 Subdivision: 6666 Zoning: SGR3YY Bedrooms: 6
 Rec Date: 12/12/2014 Prior Rec Date: 02/01/1996 Bath(F/H): 4 /
 Sale Date: 11/11/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1940
 Sale Price: \$592,500 Prior Sale Price: \$160,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1355037 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$500,762 Lot Area: 7,669 Pool:
 Total Value: \$429,644 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: DUPLEX Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:11 Distance From Subject:19.96 (miles)
 Address: 4341 W 104TH ST, INGLEWOOD, CA 90304-1935
 Owner Name: ARREOLA IVAN/LUIS ANTONIO
 Seller Name: VARELA RAUL
 APN: 4034-016-023 Map Reference: 57-A4 / 703-C5 Living Area: 2,482
 County: LOS ANGELES, CA Census Tract: 6018.01 Total Rooms: 8
 Subdivision: 7211 Zoning: LCR3PY Bedrooms: 8
 Rec Date: 09/23/2014 Prior Rec Date: 02/27/2012 Bath(F/H): 4 /
 Sale Date: 06/17/2014 Prior Sale Date: 01/18/2012 Yr Built/Eff: 1948 /
 Sale Price: \$475,000 Prior Sale Price: \$300,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1004741 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$466,396 Lot Area: 5,765 Pool:
 Total Value: \$307,388 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:14.02 (miles)
 Address: 2220 WEST BLVD, LOS ANGELES, CA 90016-1726
 Owner Name: WAGNER ZIV
 Seller Name: DULAN MARY G
 APN: 5061-007-012 Map Reference: 43-B4 / 633-E6 Living Area: 2,352
 County: LOS ANGELES, CA Census Tract: 2187.01 Total Rooms: 3
 Subdivision: 1675 Zoning: LAR2 Bedrooms: 3
 Rec Date: 11/10/2014 Prior Rec Date: 01/10/1985 Bath(F/H): 2 /
 Sale Date: 04/23/2014 Prior Sale Date: Yr Built/Eff: 1915 / 1918
 Sale Price: \$490,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1195145 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$481,124 Lot Area: 5,998 Pool:
 Total Value: \$175,284 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:15.2 (miles)
 Address: 1721 W 25TH ST, LOS ANGELES, CA 90018-2116
 Owner Name: MENDIZABAL WALTER R/VASQUEZ JEANETTE
 Seller Name: ACTION ONE LP
 APN: 5058-028-021 Map Reference: 43-E5 / 633-J6 Living Area: 2,545
 County: LOS ANGELES, CA Census Tract: 2215.00 Total Rooms:
 Subdivision: GRANADA TR Zoning: LARD2 Bedrooms: 4
 Rec Date: 12/18/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 11/05/2014 Prior Sale Date: Yr Built/Eff: 1914 / 1914
 Sale Price: \$450,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1376070 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$412,087 Lot Area: 6,250 Pool:
 Total Value: \$34,748 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:13.07 (miles)
 Address: 1366 S ORANGE DR, LOS ANGELES, CA 90019-2901
 Owner Name: WEISS SARA
 Seller Name: PATTERSON PATRICK
 APN: 5070-003-031 Map Reference: 43-B3 / 633-D4 Living Area: 2,852
 County: LOS ANGELES, CA Census Tract: 2172.00 Total Rooms:
 Subdivision: 5069 Zoning: LAR2 Bedrooms: 4
 Rec Date: 10/30/2014 Prior Rec Date: 02/16/2010 Bath(F/H): 2 /
 Sale Date: 09/30/2014 Prior Sale Date: 01/16/2010 Yr Built/Eff: 1930 / 1930
 Sale Price: \$1,025,000 Prior Sale Price: \$600,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1151011 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$717,500 Lot Area: 6,906 Pool:
 Total Value: \$720,622 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:24.24 (miles)
 Address: 24 ALICE ST, ARCADIA, CA 91006-6819
 Owner Name: LIAO INVESTMENTS LLC
 Seller Name: BRAUN MARY N
 APN: 5779-014-030 Map Reference: 28-E5 / 567-D6 Living Area: 2,920
 County: LOS ANGELES, CA Census Tract: 4308.01 Total Rooms: 3
 Subdivision: 101 Zoning: ARR3HY Bedrooms: 5
 Rec Date: 01/09/2015 Prior Rec Date: 12/18/2001 Bath(F/H): 6 /
 Sale Date: 12/22/2014 Prior Sale Date: 10/22/2001 Yr Built/Eff: 1974 / 1974
 Sale Price: \$960,000 Prior Sale Price: \$395,000 Air Cond: REFRIGERATION
 Sale Type: FULL Prior Sale Type: FULL Style: UNKNOWN
 Document #: 25868 Acres: 0.15 Fireplace: /
 1st Mtg Amt: Total Value: \$476,011 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: DUPLEX Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:16 Distance From Subject:21.66 (miles)
 Address: 10616 S MAIN ST, LOS ANGELES, CA 90003-4630
 Owner Name: CARBAJAL JOSE R/VELAZQUEZ BERTHA L
 Seller Name: BUDGET ACQUISITION INC
 APN: 6063-025-027 Map Reference: / 704-C5 Living Area: 2,597
 County: LOS ANGELES, CA Census Tract: 2411.10 Total Rooms:
 Subdivision: Zoning: LAC2 Bedrooms: 6
 Rec Date: 10/17/2014 Prior Rec Date: 06/12/2014 Bath(F/H): 4 /
 Sale Date: 10/10/2014 Prior Sale Date: 06/08/2014 Yr Built/Eff: 2005 / 2005
 Sale Price: \$437,000 Prior Sale Price: \$280,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1101101 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$407,483 Lot Area: 3,500 Pool:
 Total Value: \$391,846 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:31.17 (miles)
 Address: 3629 LIME AVE, LONG BEACH, CA 90807-4143
 Owner Name: NAKAI JUNKO
 Seller Name: MEHLER ELEANOR J
 APN: 7145-017-017 Map Reference: 70-D5 / 765-E7 Living Area: 2,300
 County: LOS ANGELES, CA Census Tract: 5720.01 Total Rooms:
 Subdivision: 3725 Zoning: LBR1N Bedrooms: 4
 Rec Date: 12/30/2014 Prior Rec Date: 10/06/1993 Bath(F/H): 2 /
 Sale Date: 11/05/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1940
 Sale Price: \$705,000 Prior Sale Price: Air Cond: YES
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1420059 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$528,750 Lot Area: 7,048 Pool:
 Total Value: \$87,351 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:12.26 (miles)
 Address: 1540 S BEDFORD ST, LOS ANGELES, CA 90035-4402
 Owner Name: NOUROLLAH YEHUDA/NOUROLLAH AKIVA
 Seller Name: KORNBLAU SHERRI
 APN: 4303-012-019 Map Reference: 42-D3 / 632-J4 Living Area: 2,877
 County: LOS ANGELES, CA Census Tract: 2170.02 Total Rooms:
 Subdivision: 7385 Zoning: LAR3 Bedrooms: 4
 Rec Date: 07/14/2014 Prior Rec Date: 07/16/1998 Bath(F/H): 2 /
 Sale Date: 06/11/2014 Prior Sale Date: 07/01/1998 Yr Built/Eff: 1929 / 1929
 Sale Price: \$1,270,000 Prior Sale Price: \$315,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 722008 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$900,000 Lot Area: 6,500 Pool:
 Total Value: \$402,835 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:19 Distance From Subject:29.86 (miles)
 Address: 1015 9TH AVE, LA PUENTE, CA 91745-1420
 Owner Name: JJ HAPPY TRUST
 Seller Name: MARSHALL GRACIE C
 APN: 8217-010-078 Map Reference: 85-D1 / 678-A1 Living Area: 2,403
 County: LOS ANGELES, CA Census Tract: 4084.01 Total Rooms:
 Subdivision: 3475 Zoning: LCR105 Bedrooms: 4
 Rec Date: 10/09/2014 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 09/29/2014 Prior Sale Date: Yr Built/Eff: 1948 /
 Sale Price: \$390,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1067619 Acres: 0.21 Fireplace: /
 1st Mtg Amt: Lot Area: 9,134 Pool:
 Total Value: \$55,823 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:13.12 (miles)
 Address: 701 IMOGEN AVE, LOS ANGELES, CA 90026-3512
 Owner Name: GU FAMILY TRUST
 Seller Name: KIM DAE S
 APN: 5401-002-029 Map Reference: 35-A5 / 594-B7 Living Area: 2,516
 County: LOS ANGELES, CA Census Tract: 1959.03 Total Rooms:
 Subdivision: 218 Zoning: LARD2 Bedrooms: 6
 Rec Date: 10/01/2014 Prior Rec Date: 11/21/2012 Bath(F/H): 6 /
 Sale Date: 09/26/2014 Prior Sale Date: 11/09/2012 Yr Built/Eff: 2002 /
 Sale Price: \$770,000 Prior Sale Price: \$450,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1040557 Acres: 0.20 Fireplace: /
 1st Mtg Amt: Lot Area: 8,522 Pool:
 Total Value: \$602,723 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: RUSSELL SCHOONOVER

Date: January 20, 2015

JOB ADDRESS: 14052 WEST ROSCOE BLVD, LOS ANGELES, CA

(AKA: 14054 WEST ROSCOE BLVD, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 2213-001-003

CASE#: 452888

ORDER NO: A-2970643

EFFECTIVE DATE OF ORDER TO COMPLY: July 26, 2012

COMPLIANCE EXPECTED DATE: August 25, 2012

DATE COMPLIANCE OBTAINED: February 08, 2014

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2970643

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS

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

CARBAJAL, CESAR A TR CESAR A CARBAJAL TRUST
94 E 2ND ST 2ND FLR
CLIFTON, NJ 7011

CASE #: 452888
ORDER #: A-2970643

EFFECTIVE DATE: July 26, 2012
COMPLIANCE DATE: August 25, 2012

On July 23, 2012 the
undersigned mailed this notice by
regular mail postage prepaid to
the addressee as shown on the last
equalized assessment roll.

OWNER OF
SITE ADDRESS: 14052 W ROSCOE BLVD
ASSESSORS PARCEL NO.: 2213-001-003
ZONE: RD3; Min. Per Unit 3,000

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 \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

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. The storage building has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the storage building to its originally permitted use as a storage building.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

2. The building or premises is Substandard due to illegal occupancy..



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

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 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 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.

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)374-9845.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Date: March 12, 2012

JASON SUMMERS

14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401

(818)374-9845

REVIEWED BY