

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 29, 2015

Council District: # 7

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

JOB ADDRESS: **14219 WEST HUBBARD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2507-026-018**

On February 10, 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: **14219 West Hubbard Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on February 10, 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)	419.02
Title Report fee	42.00
Grand Total	\$ 1,707.58

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 **\$1,707.58** 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 **\$1,707.58** 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
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. T10448
 Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2507-026-018

Property Address: 14219 W HUBBARD ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: IMELDA R. MUNOZ, AS TRUSTEE OF THE MUNOZ BYPASS TRUST DATED FEBRUARY 4, 1995

Grantee: FELIX MUNOZ, JR., AND DAWN MUNOZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Instrument: 01 / 2500904

Book/Page: N/A

Dated: 10/17/2001

Recorded: 12/31/2001

MAILING ADDRESS: FELIX MUNOZ, JR., AND DAWN MUNOZ
 14219 HUBBARD STREEET SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

PARCEL 1:

LOT 160 OF TRACT NO. 14404, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 303, PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF BLOCK 191 OF MACLAY RANCHO EX MISSION DE SAN FERANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 72, PAGE 83 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 160 OF TRACT NO. 14404, AS PER MAP RECORDED IN BOOK 103, PAGE 39 OF MAPS, SAID POINT BEING IN THE NORTHWESTERLY LINE OF HUBBARD AVENUE 72 FEET WIDE AS SHOWN ON MAP OF SAID TRACT NO. 14404; THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK A DISTANCE OF 108 FEET TO THE TRUE POINT OF BEGINNING;

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. T10448

SCHEDULE B (Continued)

THENCE CONTINUING NORTHWESTERLY ON SAID PARALLEL LINE 112 FEET;
THENCE SOUTHWESTERLY WITH SAID NORTHEASTERLY LINE 60 FEET;
THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 24 FEET;
THENCE SOUTHWESTERLY PARALLEL WITH SAID NORTHWESTERLY LINE 18 FEET;
THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 206 FEET TO A POINT ON THE
NORTHWESTERLY LINE OF HUBBARD AVENUE;
THENCE NORTHEASTERLY ON SAID NORTHEASTERLY LINE 18 FEET;
THENCE NORTHWESTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 108 FEET;
THENCE NORTHEASTERLY PARALLEL WITH SAID NORTHWESTERLY LINE 60 FEET TO THE POINT OF
BEGINNING.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: FELIX MUNOZ, JR., AND DAWN MUNOZ, HUSBAND AND WIFE, AS
COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. U.S FINANCIAL FUNDING INC.

Trustee: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 06 / 0223109

Book/Page: N/A

Amount: \$269,000.00

Open Ended: NO

Dated: 01/19/2006

Recorded: 01/31/2006

Maturity Date: 02/01/2036

MAILING ADDRESS: U.S FINANCIAL FUNDING INC.

2100 W. ORANGEWOOD AVE., SUITE 205 ORANGE, CALIFORNIA 92868

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

ADDITIONAL MAILING ADDRESS: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORP.
17911 VON KARMAN AVENUE, #300, IRVINE, CALIFORNIA 92614.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF
TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. U.S
FINANCIAL FUNDING INC. (ASSIGNOR) TO U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES
CORP., HOME EQUITY ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH
CERTIFICATES, SERIES 2006-4
(ASSIGNEE), DATED 06/09/2011, RECORDED 12/30/2011 AS INSTRUMENT NO.
20111780979.

MAILING ADDRESS: WELLS FARGO HOME MORTGAGE ERIK BREDESEN, X9999-018
PO BOX 1629, MINNEAPOLIS, MN 55440-9790

ADDITIONAL MAILING ADDRESS: U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES
CORP., HOME EQUITY ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH

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. T10448

SCHEDULE B (Continued)

CERTIFICATES, SERIES 2006-4, 4801 FREDERICA STREET, OWENSBORO, KY 42301.
NO JUDGMENTS OR LIENS FOUND OF RECORD

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

01-2500904

FELIX MUNOZ, JR.
14219 HUBBARD STREET
SYLMAR, CA 91342

Escrow No. 16100311 - H25
Order No. 16100311 - H28

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:
2507-026-018

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 787.50 (44) 192.50 (80)
 unincorporated area City of LOS ANGELES
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining at time of sale, and

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

IMELDA R. MUNOZ, AS TRUSTEE OF THE MUNOZ BYPASS TRUST DATED
FEBRUARY 4, 1995

hereby GRANT(S) to
FELIX MUNOZ, JR., AND DAWN MUNOZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP

the following described real property in the City of LOS ANGELES
County of LOS ANGELES, State of California:

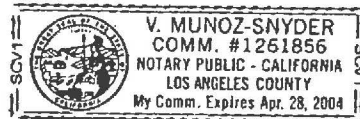
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated October 17, 2001

STATE OF California
COUNTY OF Los Angeles) SS.
On November 7, 2001 before me,
V. Muñoz-Snyder
a Notary Public in and for said County and State, personally appeared
Imelda Munoz

Imelda Munoz, Trustee

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 of Notary

Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

GD1 --05/30/97bk

1/31/06

RECORDING REQUESTED BY
NEW CENTURY TITLE COMPANY

2

Recording Requested By:
U.S FINANCIAL FUNDING INC.

06 0223109

And After Recording Return To:
U.S FINANCIAL FUNDING INC.
2100 W. ORANGEWOOD AVE., SUITE 205
ORANGE, CALIFORNIA 92868
Loan Number: 0512220000

1859417

(Space Above This Line For Recording Data)

DEED OF TRUST

MIN: 1004246-0512220000-1

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 JANUARY 19, 2006, together with all Riders to this document.
- (B) "Borrower" is FELIZ MUNOZ JR. AND DAWN MUNOZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Borrower is the trustor under this Security Instrument.

(C) "Lender" is U.S FINANCIAL FUNDING INC.

Lender is a CALIFORNIA CORPORATION organized
and existing under the laws of CALIFORNIA
Lender's address is 2100 W. ORANGEWOOD AVE., SUITE 205, ORANGE,
CALIFORNIA 92868

(D) "Trustee" is FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
17911 VAN KARMAN AVENUE, #300, IRVINE, CALIFORNIA 92614

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

(F) "Note" means the promissory note signed by Borrower and dated JANUARY 19, 2006
The Note states that Borrower owes Lender TWO HUNDRED SIXTY-NINE THOUSAND AND
00/100 Dollars (U.S. \$ 269,000.00) plus interest.

1/31/06

14

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.

Dawn Munoz (Seal)
DAWN MUNOZ -Borrower

Feliz Munoz Jr. (Seal)
FELIZ MUNOZ JR. -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

Witness:

Witness:

06 0223109

1/31/06

15

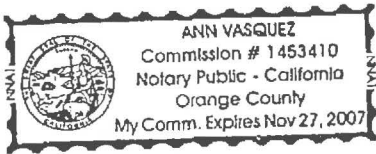
State of California)
) ss.
County of LOS ANGELES)

On 1-21-06 before me, Ann Vasquez A Notary Public

personally appeared DAWN MUNOZ, FELIZ MUNOZ JR.

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.



Ann Vasquez
NOTARY SIGNATURE

Ann Vasquez
(Typed Name of Notary)

NOTARY SEAL

1/31/06

16

MIN: 1004246-0512220000-1

Loan Number: 0512220000

ADJUSTABLE RATE RIDER

(LIBOR Six-Month Index (As Published In *The Wall Street Journal*) - Rate Caps;
Dual Amortization Period)

THIS ADJUSTABLE RATE RIDER is made this 19th day of JANUARY 2006, 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 Adjustable Rate Note (the "Note") to U.S. FINANCIAL FUNDING INC., A CALIFORNIA CORPORATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

14219 HUBBARD STREET, SLYMAR (AREA), CALIFORNIA 91342
[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

THE NOTE IS A DUAL AMORTIZATION NOTE WHEREBY PAYMENTS FOR THE FIRST 10 YEARS ARE CALCULATED ON A 40 YEAR AMORTIZATION PERIOD AND PAYMENTS FOR THE REMAINING 20 YEARS ARE CALCULATED ON A 20 YEAR AMORTIZATION PERIOD.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 7.050%. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the 1st day of FEBRUARY, 2008 and on that day every 6th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six month 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 first business day of the month immediately preceding the month in which the Change Date occurs is called the "Current Index."

MULTISTATE ADJUSTABLE RATE RIDER - LIBOR SIX-MONTH INDEX
DUAL AMORTIZATION PERIOD
11/02/05

DocMagic eForms 800-649-1362
www.docmagic.com

Page 1 of 3

06 0223109

Us6ndsl.rid.1.tem

1/31/06

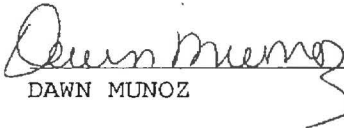
18

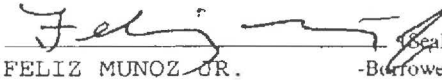
sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

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 Adjustable Rate Rider.

 (Seal)
DAWN MUNOZ -Borrower

 (Seal)
FELIZ MUNOZ CR. -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

06 0223109

1/31/06

19

PREPAYMENT RIDER

Loan Number: 0512220000

Date: JANUARY 19, 2006

Borrower(s): DAWN MUNOZ, FELIZ MUNOZ JR.

FOR VALUE RECEIVED, the undersigned ("Borrower") agree(s) that the following provisions shall be incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed of even date herewith (the "Security Instrument") executed by Borrower, as trustor or mortgagor, in favor of U.S FINANCIAL FUNDING INC., A CALIFORNIA CORPORATION ("Lender"), as beneficiary or mortgagee. To the extent that the provisions of this Prepayment Rider (the "Rider") are inconsistent with the provisions of the Security Instrument, the provisions of the Rider shall prevail over and shall supersede any such inconsistent provisions of the Security Instrument.

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

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under the Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due dates of my monthly payment unless the Note Holder agrees in writing to those changes.

If the Note provides for changes in the interest rate, my partial Prepayment may reduce the amount of my monthly payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase.

If within TWENTY-FOUR (24) months from the date of execution of the Security Instrument I make a full Prepayment or, in certain cases a partial Prepayment, and the total of such Prepayment(s) in any 12-month period exceeds TWENTY PERCENT

(20.000 %) of the original Principal amount of this loan, I will pay a Prepayment charge in an amount equal to the payment of SIX (6) months' advance interest on the amount by which the total of my Prepayment(s) within that 12-month period exceeds TWENTY PERCENT (20.000 %) of the original Principal amount of the loan.

IN WITNESS WHEREOF, the Borrower has executed this Rider on the 1-21-06 day of

Dawn Munoz
Borrower DAWN MUNOZ Date

Feliz Munoz Jr 1-21-06
Borrower FELIZ MUNOZ JR Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Uspc.pdf

06 0223109

Recording requested by, and when
when recorded, return to:

Well's Fargo Home Mortgage
Erik Bredeesen, x9999-018
PO Box 1629
Minneapolis, MN 55440-9790

MIN: 1004246-0512220000-1
Phone: 1-888-679-6377



2

(Space above this line for recorder use only)

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, Mortgage Electronic Registration Systems, Inc., (MERS) as nominee for U.S Financial Funding Inc., its successors and assigns, hereby grants, assigns, and transfers to:

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-4, Home Equity Pass-Through Certificates, Series 2006-4
4801 Frederica Street, Owensboro, KY 42301

all beneficial interest under that certain Deed of Trust dated: January 19, 2006
executed by: Feliz Munoz Jr. and Dawn Munoz , husband and wife as community property with right of survivorship

Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for U.S Financial Funding Inc., its successors and assigns

Trustee: Fidelity National Title Insurance Company, a California Corporation


And recorded as Instrument # 06 0223109 and/or in Book N/A, Page N/A, on January 31, 2006 of Official Records in the County Recorder's office of Los Angeles County, CA, describing land therein as:

Legal Description: See Attached
Property Address: 14219 Hubbard Street, Sylmar, CA 91342
Parcel ID #: 2507-026-018
Loan Amount: \$269,000.00

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.

Signed this June 9, 2011

Mortgage Electronic Registration Systems, Inc.



Name: Bao Thao

Title: Assistant Secretary

See Page 2 for Notary Acknowledgement.

Page 1

3

STATE OF: MINNESOTA

COUNTY OF: DAKOTA

On 06-09-2011, before me, Taehoony Chin, a notary public, personally appeared Bao Thao, Assistant Secretary, Mortgage Electronic Registration Systems, Inc., 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 MINNESOTA that the foregoing is true and correct.

Witness my hand and official seal.

Signature [Handwritten Signature]

Notary Public: Taehoony Chin



My commission expires: 01-31-2013

State of MINNESOTA, Certified in the County of Anoka

Commission #: 31028298

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 29, 2015**

JOB ADDRESS: **14219 WEST HUBBARD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2507-026-018**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). FELIX MUNOZ, JR. AND DAWN MUNOZ
14219 HUBBARD ST
SYLMAR, CA 91342
CAPACITY: OWNERS

- 2). U.S. FINANCIAL FUNDING INC
2100 W. ORANGEWOOD AVE, SUITE 205
ORANGE, CA 92868
CAPACITY: INTERESTED PARTIES

- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
P.O. BOX 2026
FLINT, MI 48501-2026
CAPACITY: INTERESTED PARTIES

- 4). FIDELITY NATIONAL TITLE INSURANCE CO
17911 VON KARMAN AVE., #300
IRVINE, CA 92614
CAPACITY: INTERESTED PARTIES

- 5). WELLS FARGO HOME MORTGAGE
ERIK BREDESEN, X9999-018
P.O. BOX 1629
MINNEAPOLIS, MN 55440-9790
CAPACITY: INTERESTED PARTIES

- 6). U.S. BANK N.A.
TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP.
HOME EQUITY ASSET TRUST 2006-4
4801 FREDERICA STREET
OWENSBORO, KY 42301
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14219 HUBBARD ST, SYLMAR, CA 91342-5124



Owner Information

Owner Name: **MUNOZ FELIX JR & DAWN**
 Mailing Address: **14219 HUBBARD ST, SYLMAR CA 91342-5124 C005**
 Vesting Codes: **// CP**

Location Information

Legal Description:	TRACT # 14404 LOT 160	APN:	2507-026-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1070.20 / 2	Subdivision:	14404
Township-Range-Sect:		Map Reference:	2-E4 / 482-A5
Legal Book/Page:	303-39	Tract #:	14404
Legal Lot:	160	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	12/31/2001 / 10/17/2001	1st Mtg Amount/Type:	\$140,000 / CONV
Sale Price:	\$175,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	2500905
Document #:	2500904	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$154.32
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:	OPTION ONE MTG CORP		
Seller Name:	MUNOZ 1995 TRUST		

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:	1,134	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 / 1947	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;PLAY/RMPS ROOM;LAUNDRY ROOM				

Site Information

Zoning:	LAR1	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,616	Lot Width/Depth:	54 x 160	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$73,349	Assessed Year:	2014	Property Tax:	\$972.54
Land Value:	\$14,974	Improved %:	80%	Tax Area:	8859
Improvement Value:	\$58,375	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$66,349				

Comparable Summary

For Property Located At



14219 HUBBARD ST, SYLMAR, CA 91342-5124

10 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: 10

	Subject Property	Low	High	Average
Sale Price	\$175,000	\$300,000	\$400,000	\$349,700
Bldg/Living Area	1,134	1,018	1,235	1,148
Price/Sqft	\$154.32	\$254.80	\$365.63	\$305.40
Year Built	1947	1940	1957	1949
Lot Area	8,616	6,056	7,524	6,837
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$73,349	\$56,747	\$344,000	\$235,268
Distance From Subject	0.00	0.17	0.48	0.37

*= 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										
		14219 HUBBARD ST	\$175,000	1947	3	1	12/31/2001	1,134	8,616	0.0
Comparables										
<input checked="" type="checkbox"/>	1	14339 BEAVER ST	\$370,000	1948	3	1	11/24/2014	1,134	7,149	0.17
<input checked="" type="checkbox"/>	2	14457 HERRON ST	\$380,000	1949	3	2	05/01/2014	1,235	7,463	0.29
<input checked="" type="checkbox"/>	3	14519 RAVEN ST	\$350,000	1951	3	1	10/09/2014	1,169	6,186	0.35
<input checked="" type="checkbox"/>	4	14336 RAVEN ST	\$350,000	1957	3	2	05/13/2014	1,212	6,056	0.36
<input checked="" type="checkbox"/>	5	14588 DYER ST	\$305,000	1951	3	1	05/30/2014	1,197	6,786	0.36
<input checked="" type="checkbox"/>	6	14132 HERRON ST	\$400,000	1948	3	2	12/12/2014	1,094	7,387	0.4
<input checked="" type="checkbox"/>	7	1807 GLENOAKS BLVD	\$300,000	1946	3	1	10/29/2014	1,127	7,524	0.43
<input checked="" type="checkbox"/>	8	312 FERMOORE ST	\$319,000	1940	3	1	05/07/2014	1,018	6,197	0.44
<input checked="" type="checkbox"/>	9	12695 WOODCOCK AVE	\$353,000	1951	3	1	10/20/2014	1,197	6,364	0.46
<input checked="" type="checkbox"/>	10	2030 WARREN ST	\$370,000	1953	3	2	08/04/2014	1,098	7,260	0.48

Comparable Sales Report

For Property Located At



CoreLogic™

RealQuest Professional

14219 HUBBARD ST, SYLMAR, CA 91342-5124**10 Comparable(s) Selected.**

Report Date: 01/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$175,000	\$300,000	\$400,000	\$349,700
Bldg/Living Area	1,134	1,018	1,235	1,148
Price/Sqft	\$154.32	\$254.80	\$365.63	\$305.40
Year Built	1947	1940	1957	1949
Lot Area	8,616	6,056	7,524	6,837
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$73,349	\$56,747	\$344,000	\$235,268
Distance From Subject	0.00	0.17	0.48	0.37

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.17 (miles)**
 Address: **14339 BEAVER ST, SYLMAR, CA 91342-5110**
 Owner Name: **VALENZUELA MARIA L**
 Seller Name: **AQUINO JOSE**
 APN: **2507-023-013** Map Reference: **2-E4 / 482-A5** Living Area: **1,134**
 County: **LOS ANGELES, CA** Census Tract: **1070.20** Total Rooms: **5**
 Subdivision: **14404** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/24/2014** Prior Rec Date: **01/31/2014** Bath(F/H): **1 /**
 Sale Date: **11/19/2014** Prior Sale Date: **01/23/2014** Yr Built/Eff: **1948 / 1950**
 Sale Price: **\$370,000** Prior Sale Price: **\$290,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1258498** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$360,195** Lot Area: **7,149** Pool:
 Total Value: **\$255,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.29 (miles)**
 Address: **14457 HERRON ST, SYLMAR, CA 91342-5146**
 Owner Name: **MASSAS JESUS B**
 Seller Name: **PLASCENCIA JESSICA**
 APN: **2507-014-002** Map Reference: **2-D4 / 482-A5** Living Area: **1,235**
 County: **LOS ANGELES, CA** Census Tract: **1070.20** Total Rooms: **4**
 Subdivision: **14791** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/01/2014** Prior Rec Date: **04/12/2010** Bath(F/H): **2 /**
 Sale Date: **03/21/2014** Prior Sale Date: **03/01/2010** Yr Built/Eff: **1949 / 1967**
 Sale Price: **\$380,000** Prior Sale Price: **\$325,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **449495** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$373,117** Lot Area: **7,463** Pool:
 Total Value: **\$342,219** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
DETACHED
GARAGE

Comp #:**3** Distance From Subject:**0.35 (miles)**
 Address: **14519 RAVEN ST, SYLMAR, CA 91342-5129**
 Owner Name: **BELTRAN EDGAR F**
 Seller Name: **KLEIN JUDITH O**
 APN: **2507-017-019** Map Reference: **2-D4 / 482-A5** Living Area: **1,169**
 County: **LOS ANGELES, CA** Census Tract: **1070.20** Total Rooms: **5**
 Subdivision: **14923** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/09/2014** Prior Rec Date: **12/18/2001** Bath(F/H): **1 /**
 Sale Date: **09/18/2014** Prior Sale Date: **10/25/2001** Yr Built/Eff: **1951 / 1951**
 Sale Price: **\$350,000** Prior Sale Price: **\$186,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1069423** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$350,000** Lot Area: **6,186** Pool:
 Total Value: **\$224,020** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**4** Distance From Subject:**0.36 (miles)**
 Address: **14336 RAVEN ST, SYLMAR, CA 91342-4743**
 Owner Name: **PADILLA NORMA**
 Seller Name: **VARGAS SERINA**
 APN: **2508-022-025** Map Reference: **2-E4 / 482-A5** Living Area: **1,212**
 County: **LOS ANGELES, CA** Census Tract: **1070.10** Total Rooms: **5**
 Subdivision: **22489** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/13/2014** Prior Rec Date: **07/06/2001** Bath(F/H): **2 /**
 Sale Date: **05/06/2014** Prior Sale Date: **06/12/2001** Yr Built/Eff: **1957 / 1957**
 Sale Price: **\$350,000** Prior Sale Price: **\$191,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **490697** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$343,660** Lot Area: **6,056** Pool:
 Total Value: **\$230,165** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED**
GARAGE

Comp #:5 Distance From Subject:0.36 (miles)
 Address: 14588 DYER ST, SYLMAR, CA 91342-5138
 Owner Name: OROZCO GLADYS Y
 Seller Name: BARLET LEOPOLDO & MIRIAM
 APN: 2507-017-004 Map Reference: 2-D4 / 481-J5 Living Area: 1,197
 County: LOS ANGELES, CA Census Tract: 1070.20 Total Rooms: 5
 Subdivision: 14923 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/30/2014 Prior Rec Date: 05/29/2003 Bath(F/H): 1 /
 Sale Date: 04/30/2014 Prior Sale Date: 04/22/2003 Yr Built/Eff: 1951 / 1951
 Sale Price: \$305,000 Prior Sale Price: \$275,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 558869 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$274,500 Lot Area: 6,786 Pool: POOL
 Total Value: \$344,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED
 GARAGE

Comp #:6 Distance From Subject:0.4 (miles)
 Address: 14132 HERRON ST, SYLMAR, CA 91342-4113
 Owner Name: BALLIN KRISTOPHER J/CLARK SARAH A
 Seller Name: MENDEZ MARIO & WHITNEY R
 APN: 2508-011-009 Map Reference: 2-E4 / 482-A5 Living Area: 1,094
 County: LOS ANGELES, CA Census Tract: 1064.03 Total Rooms: 5
 Subdivision: 8858 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/12/2014 Prior Rec Date: 03/28/2014 Bath(F/H): 2 /
 Sale Date: 12/08/2014 Prior Sale Date: 03/26/2014 Yr Built/Eff: 1948 / 1950
 Sale Price: \$400,000 Prior Sale Price: \$358,000 Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1351638 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$370,500 Lot Area: 7,387 Pool:
 Total Value: \$228,048 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED
 GARAGE

Comp #:7 Distance From Subject:0.43 (miles)
 Address: 1807 GLENOAKS BLVD, SAN FERNANDO, CA 91340-1620
 Owner Name: ABISHOR BENYAMIN
 Seller Name: HERNANDEZ FELIPE D
 APN: 2516-001-016 Map Reference: 2-F4 / 482-B5 Living Area: 1,127
 County: LOS ANGELES, CA Census Tract: 3201.00 Total Rooms: 6
 Subdivision: 5229 Zoning: SFR1* Bedrooms: 3
 Rec Date: 10/29/2014 Prior Rec Date: 05/08/2006 Bath(F/H): 1 /
 Sale Date: 06/24/2014 Prior Sale Date: 03/27/2006 Yr Built/Eff: 1946 / 1946
 Sale Price: \$300,000 Prior Sale Price: \$490,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1142082 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$185,000 Lot Area: 7,524 Pool:
 Total Value: \$314,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:8 Distance From Subject:0.44 (miles)
 Address: 312 FERMOORE ST, SAN FERNANDO, CA 91340-2704
 Owner Name: INTERIANO JOSE & DIXIE
 Seller Name: MURPHY BILL J
 APN: 2520-013-007 Map Reference: 2-E5 / 482-A6 Living Area: 1,018
 County: LOS ANGELES, CA Census Tract: 3202.01 Total Rooms: 6
 Subdivision: 7533 Zoning: SFR1* Bedrooms: 3
 Rec Date: 05/07/2014 Prior Rec Date: Prior Sale Date: Bath(F/H): 1 /
 Sale Date: 04/02/2014 Prior Sale Price: Yr Built/Eff: 1940 / 1945
 Sale Price: \$319,000 Prior Sale Type: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 475596 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$313,025 Lot Area: 6,197 Pool:
 Total Value: \$284,862 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:	9			Distance From Subject:	0.46 (miles)
Address:	12695 WOODCOCK AVE, SYLMAR, CA 91342-4658				
Owner Name:	ALADZHANYAN PARANDZEM/ALADZHANYAN ASMIK				
Seller Name:	GAXIOLA G & M L TRUST				
APN:	2507-002-004	Map Reference:	2-D4 / 481-J5	Living Area:	1,197
County:	LOS ANGELES, CA	Census Tract:	1070.10	Total Rooms:	5
Subdivision:	14923	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/20/2014	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/13/2014	Prior Sale Date:		Yr Built/Eff:	1951 / 1951
Sale Price:	\$353,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1102202	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$282,000	Lot Area:	6,364	Pool:	
Total Value:	\$56,747	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 2	Parking:	PARKING AVAIL

Comp #:	10			Distance From Subject:	0.48 (miles)
Address:	2030 WARREN ST, SAN FERNANDO, CA 91340-1649				
Owner Name:	GARCIA WILQUIN J/MACIAS MARISSA				
Seller Name:	BROWN ROBERT & M TRUST				
APN:	2517-011-006	Map Reference:	2-E4 / 482-B5	Living Area:	1,098
County:	LOS ANGELES, CA	Census Tract:	3201.00	Total Rooms:	5
Subdivision:	18316	Zoning:	SFR1*	Bedrooms:	3
Rec Date:	08/04/2014	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	07/14/2014	Prior Sale Date:		Yr Built/Eff:	1953 / 1955
Sale Price:	\$370,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	807770	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$351,500	Lot Area:	7,260	Pool:	
Total Value:	\$73,617	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	1 1	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **January 29, 2015**

JOB ADDRESS: **14219 WEST HUBBARD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2507-026-018**

CASE#: **445543**

ORDER NO: **A-2944507**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 10, 2012**

COMPLIANCE EXPECTED DATE: **February 11, 2012**

DATE COMPLIANCE OBTAINED: **February 21, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2944507

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: February 06, 2012

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856


REVIEWED BY

