

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

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GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

March 11, 2015

Council District: # 3

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

JOB ADDRESS: **6157 NORTH JARED COURT, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2032-011-022**

On November 9, 2014 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: **6157 North Jared Court, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order October 10, 2014 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	26.23
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,239.79</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,239.79** 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 **\$3,239.79** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

**Property Title Report**

Work Order No. T10970  
Dated as of: 2/5/2015

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 2032-011-022

Property Address: 6157 N JARED CT      City: Los Angeles      County: Los Angeles

**VESTING INFORMATION**

Type of Instrument: Individual Grant Deed

Grantee : Giannina Spila, a married woman as her sole and seperate property

Grantor : Adil Fridman, an unmarried woman and Ross Fridman, a single man, who acquired title as Ross Fridman

Deed Date : 9/4/2003

Recorded : 9/12/2003

Instr No. : 03-2681393

owner \* Mailing Address: Ms. Giannina Spila,  
6157 Jared Court, Woodland Hills, CA 91367

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

The real property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 26 in Tract No. 31563, in the City of Los Angeles as per Map recorded in Book 861, Pages 43 to 45 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California.

Assessor's Parcel No: 2032-01-022

**MORTGAGES/LIENS**

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$455,200.00

Dated : 8/29/2003

Trustor : Giannina Spila

Trustee : Golden West Savings Association Service Co., a California Corporation

Beneficiary : World Savings Bank, FSB

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. T10970

SCHEDULE B (Continued)

Recorded : 9/12/2003

Instr No. : 03 2681394

Maturity Date is: 9/15/2033

The maximum aggregate principal sum secured by this security agreement is \$569,000.00

Mailing Address: World Savings Bank, FSB, 1901 Harrison Street, Oakland, California 94612.

Mailing Address: Golden West Savings Association Service Co., a California Corporation: Not shown.

Type of Instrument: A Notice of Default under the terms of said Deed of Trust

Executed by : Regional Service Corporation, Trustee or Agent for Beneficiary

Recorded : 8/24/2012

Instr No. : 20121269066

Mailing Address: Regional Service Corporation, 616 1st Avenue, Seattle, WA 98104.

Type of Instrument: A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : RTS Pacific, Inc., a Washington Corporation

Recorded : 11/7/2014

Instr No. : 20141187949

Mailing Address: RTS Pacific, Inc., 616 1st Avenue, Suite 500, Seattle, WA 98104.

Type of Instrument: A Notice of Trustee's Sale under said Deed of Trust

Executed by : RTS Pacific, Inc.

Time of Sale : 11:00 AM

Place of Sale : 400 Civic Center Plaza, in the city of Pomona, County of Los Angeles, State of California

Recorded : 1/13/2015

Instr No. : 20150039232

Mailing Address: 616 1st Avenue, Suite 500, Seattle, WA 98104.

Type of Instrument: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$144,000.00

Dated : 11/9/2004

Trustor : Fernando Spila and Giannina Spila

Trustee : First American Title Co, a California Corporation

Beneficiary : Washington Mutual Bank, FA, a federal association

Recorded : 11/15/2004

Instr No. : 04 2951034

Maturity Date is: 11/9/2034

Mailing Address: Washington Mutual Bank, FA, 400 E. Main Street, Stockton, CA 95290.

Mailing Address: First American Title Co, a California Corporation,  
3 First American Way, Santa Ana, CA 92707.

Type of Instrument: Amendment to said deed of trust for a credit limit increase

Recorded : 7/11/2006

Instr No. : 06 1529145

New Principal : \$250,000.00

9/12/03

RECORDING REQUESTED BY:  
Ticor Title Company  
AND WHEN RECORDED MAIL TO:

03 2681393

Ms. Giannina Spila  
6751 Jared Court  
Woodland Hills, CA 91364

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 01068-TD

**INDIVIDUAL GRANT DEED**

TITLE ORDER NO. 9661255-72

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX** is \$625.90 - County \$2,560.50 - City

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 Los Angeles, AND

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

**ADIL FRIDMAN**, an unmarried woman and **ROSS FRIDMAN**, a Single Man, who acquired title as **ROSS FRIDMAN**

hereby GRANT(s) to:

**GIANNINA SPILA**, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

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

Lot 26 in Tract No. 31563, in the City of Los Angeles as per Map recorded in Book 861, Pages 43 to 45 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS: 6157 Jared Court, Woodland Hills, CA 91364  
A.P. # 2032-011-022

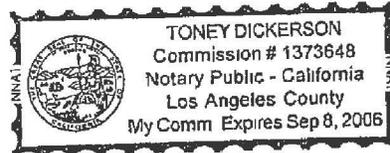
DATED August 29, 2003  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On AUGUST 29, 2003  
before me, TONY DICKERSON  
a Notary Public in and for said State, personally appeared

ADIL FRIDMAN - ONLY

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]  
Ross Fridman

[Signature]  
Adil Fridman



Signature [Signature]

(This area for official notarial seal)

Mail tax statements to: Ms Giannina Spila, 6751 Jared Court, Woodland Hills, CA 91364

RECORDING REQUESTED BY:  
Ticor Title Company  
AND WHEN RECORDED MAIL TO:

Ms. Giannina Spila  
6157 Jared Court  
Woodland Hills CA 91367

03 2681392

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 01068-TD

TITLE ORDER NO. 9661255-72

**INTERSPOUSAL TRANSFER GRANT DEED**

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

DOCUMENTARY TRANSFER TAX is 0 CITY TRANSFER TAX is 0 *Bona fide gift*  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses pursuant to a judgement, and order, or a written agreement between spouses in contemplation of any such judgement or order

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor.
- A transfer to a spouse or former spouse in connection with property settlement agreement of decree of dissolution of a marriage or legal separation, or
- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.
- The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
FERNANDO SPILA, Husband of Grantee

hereby GRANT(s) to:

GIANNINA SPILA, a Married Woman as her sole and separate property  
the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 26 in Tract No. 31563, in the City of Los Angeles as per Map recorded in Book 861, Pages 43 to 45 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California.  
A P # 2032-011-022

Fernando Spila

DATED September 4, 2003

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

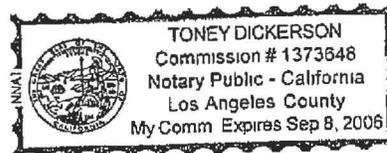
On SEPTEMBER 4, 2003

before me, TONEY DICKERSON

a Notary Public in and for said State, personally appeared

FERNANDO SPILA

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

(This area for official notarial seal)

Mail tax statements to: Ms Giannina Spila, 6157 Jared Court, Woodland Hills CA 91367

RECORDING REQUESTED BY:  
WORLD SAVINGS BANK

03 2681394

WHEN RECORDED MAIL TO:  
WORLD SAVINGS  
FINAL DOCUMENTATION  
CLOSING DEPARTMENT  
P.O. BOX 659548  
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0022017818

NOTE AMOUNT: \$455,200.00

1991255-72

ASSESSOR'S IDENTIFICATION #:

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$569,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated AUGUST 29, 2003\* \* \* will be called the "Security Instrument."

(B) Borrower. GIANNINA SPILA, AN ~~UNMARRIED WOMAN~~ / A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY



sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) Lender. WORLD SAVINGS BANK, FSB, \* \* \* \* \* ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is A FEDERAL SAVINGS BANK \* \* \* \* \* which is organized and exists under the laws of the United States. Lender's address is 1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612.



2032-11-22

11/15/04

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

04 2951034

2

Recording requested by and, when recorded  
return to:

WASHINGTON MUTUAL BANK, FA  
CONSUMER LOAN RECORDS CENTER  
1170 SILBER RD  
HOUSTON, TX 77055  
ATTN: MAILSTOP: CLRVLTTX



**EQUITY LINE OF CREDIT  
DEED OF TRUST**

2032-011-022  
2467795

0656811056

THIS DEED OF TRUST (Security Instrument) is between:  
FERNANDO SPILA AND GIANNINA SPILA, HUSBAND AND WIFE AS JOINT TENANTS

whose address is: 6157 JARED CT  
WOODLAND HILLS, CA 91367-1043 ("Grantor"),  
FIRST AMERICAN TITLE CO, a  
CALIFORNIA corporation, the address of which is  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707 ("Trustee"); and  
Washington Mutual Bank, FA, a federal association, which is organized and  
existing under the laws of the United States of America, and whose address is  
400 E. Main Street, Stockton, CA 95290 ("Beneficiary") and its successors or  
assigns.

1. **Granting Clause.** For the benefit of Beneficiary, Grantor hereby grants, bargains, sells and  
conveys to Trustee in trust, with power of sale, the real property in LOS ANGELES  
County, California, described below, and all rights and interest in it Grantor ever gets:  
LOT 26 IN TRACT NO. 31563, AS PER MAP RECORDED IN BOOK 861, PAGES 43 TO 45  
INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY,  
CALIFORNIA

Tax Parcel Number: 2032-011-022 together with all

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After recording return to:  
Washington Mutual Bank  
2005 Cabot Blvd. West

06 1529145

Langhorne, PA 19047  
Attn: Group 9, Inc.



**MODIFICATION AGREEMENT**

Grantor/Mortgagor:  
FERNANDO SPILA AND GIANNINA SPILA

Loan Number: 0656811056

Borrower(s):

FERNANDO SPILA

GIANNINA SPILA

This Modification of the WaMu Equity Plus(TM) Agreement and Security Instrument ("Modification") is made and entered into on May 31, 2006 by and between Washington Mutual Bank ("we," "us," "our," or "Bank") and the other person(s) signing below ("Borrower" or "Grantor/Mortgagor," as applicable).

Borrower and Bank are parties to a WaMu Equity Plus Agreement including any riders or previous amendments (the "Agreement") that establishes an account with a loan number identified above (the "Account") from which Borrower may obtain credit advances on a revolving basis from Bank. The Agreement is secured by a deed of trust ("Security Instrument") executed by Grantor/Mortgagor and recorded on 11/15/2004 as Instrument No. 04 2951034, in Book or Liber \_\_\_\_\_, Page(s) \_\_\_\_\_, in the Official Records of LOS ANGELES County, California. The Security Instrument secures performance of Borrower's obligations under the Agreement and encumbers the property described in the Security Instrument and located at the address below (the "Property"), more particularly described in Exhibit "A" attached to and incorporated herein as part of this Modification.

Borrower, Grantor/Mortgagor, and Bank agree as follows:

1. **Effect of this Modification.** This Modification modifies, amends and supplements the Agreement and Security Instrument. To the extent of any inconsistency between the provisions of this Modification and the provisions of the Agreement or Security Instrument, the provisions of this Modification shall prevail over and supersede the inconsistent provisions of the Agreement or Security Instrument. Except as modified, amended or supplemented by this Modification, the Agreement and Security Instrument shall remain in full force and effect. This Modification will be

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION  
616 1st Avenue, Suite 500  
Seattle, WA 98104

Trustee's Sale No: 05-FWA-120496

APN# 2032-011-022  
Address 6157 JARED COURT  
LOS ANGELES, CA 91367

120228702



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NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION**, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is \$167,970.85 as of 8/22/2012, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Pursuant to California Civil Code Section 2923.5, for mortgages or deeds of trust recorded from January 1, 2003 to December 31, 2007 that are secured by owner-occupied residential real property containing no more than four dwelling units, the mortgagee, beneficiary, or authorized

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agent has contacted the borrower, tried with due diligence to contact the borrower as required by this section, or the borrower has surrendered the property to the mortgagee, trustee, beneficiary, or authorized agent OR the undersigned certifies that the compliance with Civil Code Section 2923.5 was made at least thirty (30) days prior to the date of this Notice of Default and Election to Sell Under Deed of Trust.

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure or if your property is in foreclosure for any other reason, contact:

**WELLS FARGO HOME MORTGAGE  
C/O REGIONAL SERVICE CORPORATION  
616 1st Avenue, Suite 500  
Seattle, WA 98104  
(206) 340-2550**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

**Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN that REGIONAL SERVICE CORPORATION, is either the duly appointed Trustee, the substitute Trustee or acting as agent for the Beneficiary under a Deed of Trust dated 8/29/2003, executed by GIANNINA SPILA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, to secure obligations in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, as Beneficiary, recorded 9/12/2003, as Instrument No. 03 2681394, of Official Records in the office of the Recorder of LOS ANGELES County, CALIFORNIA, as more fully described on said deed of trust including one note(s) for the sum of \$455,200.00. That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred as follows:

FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, VARIABLE INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 8/15/2008 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, VARIABLE INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE; AND ANY INSTALLMENTS ALREADY MADE, THAT AT A LATER DATE PROVE TO BE INVALID.

Now, therefore, the undersigned by reason of the breach and default in the performance of the obligation secured by the Deed of Trust, does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: 8/22/2012

Regional Service Corporation, Trustee or Agent for Beneficiary

By *Marilee Hakkinen*  
MARILEE HAKKINEN, AUTHORIZED AGENT

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RECORDING REQUESTED BY



WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION  
616 1st Avenue, Suite 500  
Seattle, WA 98104

APN# 2032-011-022  
Address 6157 JARED COURT  
LOS ANGELES, CA 91367

120228702



YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/29/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

**NOTICE OF TRUSTEE'S SALE**

Trustee's Sale No. 05-FWA-120496

On December 17, 2012, at 11:00 AM, BY THE FOUNTAIN LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, REGIONAL SERVICE CORPORATION, a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by GIANNINA SPILA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustors, recorded on 9/12/2003, as Instrument No. 03 2681394, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER**, for cash, or cashier's check (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit:

TAX PARCEL NO. 2032-011-022

From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 6157 JARED COURT , LOS ANGELES, CA 91367.

Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$658,450.00.

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

CA NOTS

Recording Requested By

When recorded, mail to:

RTS Pacific, Inc.  
616 1st Avenue, Suite 500  
Seattle, WA 98104

Trustee's Sale No: 05-FWA-120496  
APN: 2032-011-022

Space above this line for Recorder's use only

**SUBSTITUTION OF TRUSTEE**

**WHEREAS**, GIANNINA SPILA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY was the original Trustor, GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION was the original Trustee, and WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES was the original Beneficiary, under that certain Deed of Trust dated 8/29/2003 and recorded on 9/12/2003, as Instrument No. 03 2681394, of official records of LOS ANGELES County, CALIFORNIA; and **WHEREAS**, the undersigned is the present Beneficiary ("Beneficiary") under said Deed of Trust, and **WHEREAS**, the undersigned desires to substitute a new Trustee under the said Deed of Trust in place and stead of said present Trustee.

**NOW, THEREFORE**, the Beneficiary hereby substitutes RTS Pacific, Inc., a Washington Corporation, whose address is: 616 1st Avenue, Suite 500, Seattle, WA 98104, as Trustee, so long as in accordance with the Deed of Trust and applicable law.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Wells Fargo Bank, NA, successor by merger to  
Wachovia Mortgage, FSB, formerly known as World  
Savings Bank, FSB  
By RTS PACIFIC, INC.  
Its Attorney in Fact

By   
Name MELISSA HJORTEN  
Title: Assistant Vice President  
Date 10/31/2014

**SEE ATTACHED  
AFFIDAVIT**

003-CA-V4

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

RTS Pacific, Inc.  
616 1st Avenue, Suite 500  
Seattle, WA 98104

APN# 2032-011-022  
Address 6157 JARED COURT  
LOS ANGELES, CA 91367

## NOTICE OF TRUSTEE'S SALE

Trustee's Sale No. 05-FWA-120496

**ATTENTION RECORDER:** THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY

**NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED**

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/29/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On February 4, 2015, at 11:00 AM, BY THE FOUNTAIN LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, RTS Pacific, Inc., a Washington corporation, as duly appointed Trustee under that certain Deed of Trust executed by GIANNINA SPILA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustors, recorded on 9/12/2003, as Instrument No. 03 2681394, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER**, for cash, or cashier's check (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit:

TAX PARCEL NO. 2032-011-022

From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 6157 JARED COURT , LOS ANGELES, CA 91367.

Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$721,873.36.

CA NOTS

# EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**  
JOB ADDRESS: **6157 NORTH JARED COURT, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2032-011-022**

Date: **March 11, 2015**

Last Full Title: **02/05/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). GIANNINA SPILA  
6157 JARED COURT  
WOODLAND HILLS, CA. 91367-1043  
CAPACITY: OWNER
  
- 2). WORLD SAVINGS BANK, FSB  
1901 HARRISON ST.  
OAKLAND, CA. 94612  
CAPACITY: INTERESTED PARTIES
  
- 3). RTS PACIFIC, INC.  
616 1<sup>ST</sup> AVE., SUITE 500  
SEATTLE, WA. 98104  
CAPACITY: INTERESTED PARTIES
  
- 4). WASHINGTON MUTUAL BANK, FA  
400 EAST MAIN ST.  
STOCKTON, CA.95290  
CAPACITY: INTERESTED PARTIES
  
- 5). FIRST AMERICAN TITLE CO.  
3 FIRST AMERICAN WAY  
SANTA ANA, CA. 92707  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**6157 JARED CT, WOODLAND HILLS, CA 91367-1043**



## Owner Information

Owner Name: **SPILA GIANNINA**  
 Mailing Address: **6157 JARED CT, WOODLAND HILLS CA 91367-1043 C036**  
 Vesting Codes: **MW // SE**

## Location Information

Legal Description:	<b>TR=31563 LOT 26</b>	APN:	<b>2032-011-022</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1352.03 / 5</b>	Subdivision:	<b>31563</b>
Township-Range-Sect:		Map Reference:	<b>5-D5 / 529-D7</b>
Legal Book/Page:	<b>861-43</b>	Tract #:	<b>31563</b>
Legal Lot:	<b>26</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>WHLL</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>04/23/2009 / 01/07/2008</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>595971</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>09/12/2003 / 08/29/2003</b>	1st Mtg Amount/Type:	<b>\$455,200 / CONV</b>
Sale Price:	<b>\$569,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2681394</b>
Document #:	<b>2681393</b>	2nd Mtg Amount/Type:	<b>\$56,850 / CONV</b>
Deed Type:	<b>INDIVIDUAL GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ FIXED</b>
Transfer Document #:		Price Per SqFt:	<b>\$242.95</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>TICOR TITLE</b>		
Lender:	<b>WORLD SVGS BK FSB</b>		
Seller Name:	<b>FRIDMAN ADIL</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>11/30/1998 / 11/25/1998</b>	Prior Lender:	<b>/</b>
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>2177261</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>BUILT-IN</b>	Construction:	<b>FRAME</b>
Living Area:	<b>2,342</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>7</b>	Basement Area:		Patio Type:	<b>OPEN DECK</b>
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1976 / 1976</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	<b>GOOD</b>
# of Stories:	<b>2.00</b>	Roof Material:	<b>TILE</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE;SHED</b>				

## Site Information

Zoning:	<b>LARS</b>	Acres:	<b>0.25</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>10,971</b>	Lot Width/Depth:	<b>67 x 170</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$659,933</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$8,357.87</b>
Land Value:	<b>\$457,548</b>	Improved %:	<b>31%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$202,385</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$659,933</b>				

## Comparable Summary

For Property Located At



**6157 JARED CT, WOODLAND HILLS, CA 91367-1043**

**17 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: 17

	Subject Property	Low	High	Average
Sale Price	\$569,000	\$460,000	\$825,000	\$691,706
Bldg/Living Area	2,342	2,029	2,678	2,330
Price/Sqft	\$242.95	\$223.58	\$373.66	\$297.07
Year Built	1976	1960	1976	1966
Lot Area	10,971	7,336	21,442	12,092
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	2	4	3
Stories	2.00	1.00	2.00	1.35
Total Value	\$659,933	\$88,954	\$683,000	\$374,353
Distance From Subject	0.00	0.02	0.47	0.27

\*= 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
<b>Subject Property</b>											
<input type="checkbox"/>			6157 JARED CT	\$569,000	1976	4	3	09/12/2003	2,342	10,971	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		6150 JARED CT	\$550,000	1976	5	3	02/02/2015	2,460	12,072	0.02
<input checked="" type="checkbox"/>	2		6182 PAT AVE	\$737,000	1969	4	3	11/19/2014	2,313	17,284	0.05
<input checked="" type="checkbox"/>	3		6309 PAT AVE	\$770,000	1967	4	3	01/16/2015	2,274	10,994	0.14
<input checked="" type="checkbox"/>	4		24429 GILMORE ST	\$750,000	1976	5	3	12/18/2014	2,460	10,182	0.16
<input checked="" type="checkbox"/>	5		24576 CALVERT ST	\$825,000	1968	4	3	06/30/2014	2,678	13,487	0.17
<input checked="" type="checkbox"/>	6		6121 MAURY AVE	\$795,000	1966	5	3	05/15/2014	2,610	15,383	0.22
<input checked="" type="checkbox"/>	7		24600 GILMORE ST	\$738,000	1967	4	3	10/09/2014	2,315	11,435	0.25
<input checked="" type="checkbox"/>	8		6438 PAT AVE	\$737,000	1967	5	3	05/16/2014	2,622	21,442	0.25
<input checked="" type="checkbox"/>	9		24210 BESSEMER ST	\$694,500	1964	3	3	08/21/2014	2,447	10,874	0.26
<input checked="" type="checkbox"/>	10		6442 VALLEY CIRCLE BLVD	\$596,000	1960	5	4	07/25/2014	2,437	7,389	0.3
<input checked="" type="checkbox"/>	11		6473 ELLENVIEW AVE	\$770,000	1969	4	3	01/09/2015	2,313	7,891	0.3
<input checked="" type="checkbox"/>	12		24039 SYLVAN ST	\$500,000	1960	4	2	08/29/2014	2,029	7,336	0.4
<input checked="" type="checkbox"/>	13		5966 ROD AVE	\$675,000	1966	3	2	11/07/2014	2,046	12,733	0.41
<input checked="" type="checkbox"/>	14		6449 SHELTONDALE AVE	\$587,000	1960	4	3	01/06/2015	2,064	8,042	0.41
<input checked="" type="checkbox"/>	15		5924 EL CANON AVE	\$810,000	1964	3	3	12/31/2014	2,447	12,939	0.42
<input checked="" type="checkbox"/>	16		24651 EILAT ST	\$764,500	1966	3	2	12/26/2014	2,046	11,519	0.44
<input checked="" type="checkbox"/>	17		24011 BESSEMER ST	\$460,000	1960	4	2	07/24/2014	2,042	14,565	0.47

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**6157 JARED CT, WOODLAND HILLS, CA 91367-1043****17 Comparable(s) Selected.**

Report Date: 02/13/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$569,000	\$460,000	\$825,000	\$691,706
Bldg/Living Area	2,342	2,029	2,678	2,330
Price/Sqft	\$242.95	\$223.58	\$373.66	\$297.07
Year Built	1976	1960	1976	1966
Lot Area	10,971	7,336	21,442	12,092
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	2	4	3
Stories	2.00	1.00	2.00	1.35
Total Value	\$659,933	\$88,954	\$683,000	\$374,353
Distance From Subject	0.00	0.02	0.47	0.27

\* = user supplied for search only

Comp #:1 Distance From Subject:0.02 (miles)  
 Address: **6150 JARED CT, WOODLAND HILLS, CA 91367-1042**  
 Owner Name: **6150 JARED CT LLC**  
 Seller Name: **BOUAJRAM RAMI**  
 APN: **2032-011-027** Map Reference: **5-D5 / 529-D7** Living Area: **2,460**  
 County: **LOS ANGELES, CA** Census Tract: **1352.03** Total Rooms: **9**  
 Subdivision: **31563** Zoning: **LARS** Bedrooms: **5**  
 Rec Date: **02/02/2015** Prior Rec Date: **07/02/2007** Bath(F/H): **3 /**  
 Sale Date: **12/30/2014** Prior Sale Date: **06/01/2007** Yr Built/Eff: **1976 / 1976**  
 Sale Price: **\$550,000** Prior Sale Price: **\$750,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **117411** Acres: **0.28** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$550,000** Lot Area: **12,072** Pool: **POOL**  
 Total Value: **\$683,000** # of Stories: **2.00** Roof Mat: **TILE**  
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **ATTACHED GARAGE**

Comp #:2 Distance From Subject:0.05 (miles)  
 Address: **6182 PAT AVE, WOODLAND HILLS, CA 91367-1064**  
 Owner Name: **BAEHR ERIC E/SOLOVY-BAEHR TAMARA G**  
 Seller Name: **JUNAH SKY GROUP LLC**  
 APN: **2032-011-008** Map Reference: **5-D5 / 529-D7** Living Area: **2,313**  
 County: **LOS ANGELES, CA** Census Tract: **1352.03** Total Rooms: **6**  
 Subdivision: **28998** Zoning: **LARE11** Bedrooms: **4**  
 Rec Date: **11/19/2014** Prior Rec Date: **06/30/2014** Bath(F/H): **3 /**  
 Sale Date: **10/07/2014** Prior Sale Date: **06/12/2014** Yr Built/Eff: **1969 / 1969**  
 Sale Price: **\$737,000** Prior Sale Price: **\$500,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1239079** Acres: **0.40** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$589,600** Lot Area: **17,284** Pool: **POOL**  
 Total Value: **\$109,352** # of Stories: **2.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.14 (miles)  
 Address: **6309 PAT AVE, WEST HILLS, CA 91307-2739**  
 Owner Name: **WHITTEN KEVIN/HILDRETH MICHELLE**  
 Seller Name: **WESTCLIFF REALTY INC**  
 APN: **2032-008-015** Map Reference: **5-D5 / 529-D7** Living Area: **2,274**  
 County: **LOS ANGELES, CA** Census Tract: **1352.03** Total Rooms: **8**  
 Subdivision: **28998** Zoning: **LARE15** Bedrooms: **4**  
 Rec Date: **01/16/2015** Prior Rec Date: **07/31/1968** Bath(F/H): **3 /**  
 Sale Date: **12/08/2014** Prior Sale Date: **07/31/1968** Yr Built/Eff: **1967 / 1967**  
 Sale Price: **\$770,000** Prior Sale Price: **\$37,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **61232** Acres: **0.25** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$420,000** Lot Area: **10,994** Pool: **POOL**  
 Total Value: **\$309,592** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.16 (miles)  
 Address: **24429 GILMORE ST, WEST HILLS, CA 91307-2720**  
 Owner Name: **RUOPP FREDERICK J JR & SUSAN L**  
 Seller Name: **KRM MANAGEMENT LLC**  
 APN: **2032-025-032** Map Reference: **5-D5 / 529-D7** Living Area: **2,460**  
 County: **LOS ANGELES, CA** Census Tract: **1352.03** Total Rooms: **9**  
 Subdivision: **31563** Zoning: **LARS** Bedrooms: **5**  
 Rec Date: **12/18/2014** Prior Rec Date: **07/29/2014** Bath(F/H): **3 /**  
 Sale Date: **11/21/2014** Prior Sale Date: **07/17/2014** Yr Built/Eff: **1976 / 1976**  
 Sale Price: **\$750,000** Prior Sale Price: **\$620,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1377018** Acres: **0.23** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$200,000** Lot Area: **10,182** Pool: **POOL**  
 Total Value: **\$650,941** # of Stories: **2.00** Roof Mat: **TILE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**0.17 (miles)**  
 Address: **24576 CALVERT ST, WOODLAND HILLS, CA 91367-1016**  
 Owner Name: **SCOTT GARRETT G**  
 Seller Name: **LUNN O C LIVING TRUST**  
 APN: **2032-016-016** Map Reference: **5-D5 / 529-C7** Living Area: **2,678**  
 County: **LOS ANGELES, CA** Census Tract: **1373.02** Total Rooms: **8**  
 Subdivision: **28995** Zoning: **LARE11** Bedrooms: **4**  
 Rec Date: **06/30/2014** Prior Rec Date: **06/05/1998** Bath(F/H): **3 /**  
 Sale Date: **06/03/2014** Prior Sale Date: **06/03/1998** Yr Built/Eff: **1968 / 1968**  
 Sale Price: **\$825,000** Prior Sale Price: **\$410,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **674353** Acres: **0.31** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$660,000** Lot Area: **13,487** Pool: **POOL**  
 Total Value: **\$309,003** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**6** Distance From Subject:**0.22 (miles)**  
 Address: **6121 MAURY AVE, WOODLAND HILLS, CA 91367-1054**  
 Owner Name: **UY STEPHEN T & JAMI**  
 Seller Name: **M & R ENTS**  
 APN: **2032-019-020** Map Reference: **5-D5 / 529-C7** Living Area: **2,610**  
 County: **LOS ANGELES, CA** Census Tract: **1373.02** Total Rooms: **8**  
 Subdivision: **28996** Zoning: **LARE11** Bedrooms: **5**  
 Rec Date: **05/15/2014** Prior Rec Date: **01/23/2014** Bath(F/H): **3 /**  
 Sale Date: **03/31/2014** Prior Sale Date: **12/26/2013** Yr Built/Eff: **1966 / 1966**  
 Sale Price: **\$795,000** Prior Sale Price: **\$650,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **504908** Acres: **0.35** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$625,500** Lot Area: **15,383** Pool: **POOL**  
 Total Value: **\$615,000** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.25 (miles)**  
 Address: **24600 GILMORE ST, WEST HILLS, CA 91307-2723**  
 Owner Name: **XU CEN**  
 Seller Name: **MASSEY KENNETH & LINDA**  
 APN: **2032-009-007** Map Reference: **5-D5 / 529-C7** Living Area: **2,315**  
 County: **LOS ANGELES, CA** Census Tract: **1352.03** Total Rooms: **8**  
 Subdivision: **28998** Zoning: **LARE15** Bedrooms: **4**  
 Rec Date: **10/09/2014** Prior Rec Date: **05/22/1998** Bath(F/H): **3 /**  
 Sale Date: **08/25/2014** Prior Sale Date: **04/02/1998** Yr Built/Eff: **1967 / 1967**  
 Sale Price: **\$738,000** Prior Sale Price: **\$256,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1066205** Acres: **0.26** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$516,600** Lot Area: **11,435** Pool: **POOL**  
 Total Value: **\$334,095** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.25 (miles)**  
 Address: **6438 PAT AVE, WEST HILLS, CA 91307-2740**  
 Owner Name: **COHAN BRAD C & BETH**  
 Seller Name: **NMC PROPERTIES INC**  
 APN: **2032-006-008** Map Reference: **5-D5 / 529-D7** Living Area: **2,622**  
 County: **LOS ANGELES, CA** Census Tract: **1352.03** Total Rooms: **9**  
 Subdivision: **28998** Zoning: **LARE15** Bedrooms: **5**  
 Rec Date: **05/16/2014** Prior Rec Date: **05/17/2013** Bath(F/H): **3 /**  
 Sale Date: **04/08/2014** Prior Sale Date: **05/03/2013** Yr Built/Eff: **1967 / 1967**  
 Sale Price: **\$737,000** Prior Sale Price: **\$453,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **510150** Acres: **0.49** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$589,600** Lot Area: **21,442** Pool: **POOL**  
 Total Value: **\$455,055** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:9 Distance From Subject:0.26 (miles)  
 Address: 24210 BESSEMER ST, WOODLAND HILLS, CA 91367-1107  
 Owner Name: YESSAYAN FAMILY 2001 TRUST  
 Seller Name: FREEMAN LINDA TRUST  
 APN: 2045-001-017 Map Reference: 5-D5 / 559-D1 Living Area: 2,447  
 County: LOS ANGELES, CA Census Tract: 1373.02 Total Rooms: 6  
 Subdivision: 27709 Zoning: LARE11 Bedrooms: 3  
 Rec Date: 08/21/2014 Prior Rec Date: 01/12/1987 Bath(F/H): 3 /  
 Sale Date: 07/08/2014 Prior Sale Date: 10/1986 Yr Built/Eff: 1964 / 1964  
 Sale Price: \$694,500 Prior Sale Price: \$247,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 879929 Acres: 0.25 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 10,874 Pool: POOL  
 Total Value: \$393,367 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.3 (miles)  
 Address: 6442 VALLEY CIRCLE BLVD, WEST HILLS, CA 91307-2805  
 Owner Name: BIBIYAN SIMON  
 Seller Name: GARCIA SANDRA  
 APN: 2033-001-010 Map Reference: 5-D5 / 529-D7 Living Area: 2,437  
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 6  
 Subdivision: 21696 Zoning: LARS Bedrooms: 5  
 Rec Date: 07/25/2014 Prior Rec Date: 05/21/2001 Bath(F/H): 4 /  
 Sale Date: 05/09/2014 Prior Sale Date: 04/24/2001 Yr Built/Eff: 1960 / 1976  
 Sale Price: \$596,000 Prior Sale Price: \$235,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL  
 Document #: 769834 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,389 Pool:  
 Total Value: \$384,368 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:11 Distance From Subject:0.3 (miles)  
 Address: 6473 ELLENVIEW AVE, WEST HILLS, CA 91307-2715  
 Owner Name: GIGI LIOR & LILAH  
 Seller Name: ATKINSON DAVID W  
 APN: 2032-006-020 Map Reference: 5-D5 / 529-D7 Living Area: 2,313  
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 6  
 Subdivision: 25742 Zoning: LARE11 Bedrooms: 4  
 Rec Date: 01/09/2015 Prior Rec Date: 11/19/2009 Bath(F/H): 3 /  
 Sale Date: 12/31/2014 Prior Sale Date: 09/22/2009 Yr Built/Eff: 1969 / 1969  
 Sale Price: \$770,000 Prior Sale Price: \$575,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 27139 Acres: 0.18 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,891 Pool: POOL  
 Total Value: \$605,467 # of Stories: 2.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 4 Parking: ATTACHED  
 GARAGE

Comp #:12 Distance From Subject:0.4 (miles)  
 Address: 24039 SYLVAN ST, WOODLAND HILLS, CA 91367-1248  
 Owner Name: DVIR-VALMAN AYALA/VALMAN TZVI  
 Seller Name: BROWN MARVIN D R  
 APN: 2033-023-008 Map Reference: 5-E5 / 529-E7 Living Area: 2,029  
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 7  
 Subdivision: 21895 Zoning: LARS Bedrooms: 4  
 Rec Date: 08/29/2014 Prior Rec Date: 01/16/1997 Bath(F/H): 2 /  
 Sale Date: 07/21/2014 Prior Sale Date: Yr Built/Eff: 1960 / 1963  
 Sale Price: \$500,000 Prior Sale Price: \$199,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 916264 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,336 Pool:  
 Total Value: \$264,381 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:13 Distance From Subject:0.41 (miles)  
 Address: 5966 ROD AVE, WOODLAND HILLS, CA 91367-1003  
 Owner Name: SADEGHANI KHOSRO & B M TRUST  
 Seller Name: BERNARD C K FAMILY TRUST  
 APN: 2032-018-016 Map Reference: 5-D6 / 559-C1 Living Area: 2,046  
 County: LOS ANGELES, CA Census Tract: 1373.02 Total Rooms: 6  
 Subdivision: 28996 Zoning: LARE11 Bedrooms: 3  
 Rec Date: 11/07/2014 Prior Rec Date: 04/08/1996 Bath(F/H): 2 / 1  
 Sale Date: 09/30/2014 Prior Sale Date: Yr Built/Eff: 1966 / 1966  
 Sale Price: \$675,000 Prior Sale Price: Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1189141 Acres: 0.29 Fireplace: Y / 1  
 1st Mtg Amt: \$405,000 Lot Area: 12,733 Pool: POOL  
 Total Value: \$107,152 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.41 (miles)  
 Address: 6449 SHELTONDALE AVE, WEST HILLS, CA 91307-3113  
 Owner Name: KUSUMA SAI C  
 Seller Name: ERCOLONO JULIE A  
 APN: 2033-003-004 Map Reference: 5-D5 / 529-D7 Living Area: 2,064  
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 7  
 Subdivision: 21696 Zoning: LARS Bedrooms: 4  
 Rec Date: 01/06/2015 Prior Rec Date: 09/21/2004 Bath(F/H): 3 / 1  
 Sale Date: 01/15/2014 Prior Sale Date: 08/17/2004 Yr Built/Eff: 1960 / 1960  
 Sale Price: \$587,000 Prior Sale Price: \$533,000 Air Cond:  
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 13863 Acres: 0.18 Fireplace: Y / 1  
 1st Mtg Amt: \$469,314 Lot Area: 8,042 Pool:  
 Total Value: \$521,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:15 Distance From Subject:0.42 (miles)  
 Address: 5924 EL CANON AVE, WOODLAND HILLS, CA 91367-3922  
 Owner Name: GALANG WAYLY M  
 Seller Name: TALL GRASS INC  
 APN: 2045-004-010 Map Reference: 5-D5 / 559-D1 Living Area: 2,447  
 County: LOS ANGELES, CA Census Tract: 1373.02 Total Rooms: 6  
 Subdivision: 27709 Zoning: LARE11 Bedrooms: 3  
 Rec Date: 12/31/2014 Prior Rec Date: 08/15/2014 Bath(F/H): 3 / 1  
 Sale Date: 12/23/2014 Prior Sale Date: 07/24/2014 Yr Built/Eff: 1964 / 1964  
 Sale Price: \$810,000 Prior Sale Price: \$635,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1424269 Acres: 0.30 Fireplace: Y / 1  
 1st Mtg Amt: Total Value: \$418,716 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.44 (miles)  
 Address: 24651 EILAT ST, WOODLAND HILLS, CA 91367-1032  
 Owner Name: KAZEMIASHTIANI TAGHI TRUST/KAZEMI NAHID K TRUST  
 Seller Name: REZAPOUR FARHANG  
 APN: 2032-018-007 Map Reference: 5-D6 / 559-C1 Living Area: 2,046  
 County: LOS ANGELES, CA Census Tract: 1373.02 Total Rooms: 6  
 Subdivision: 28996 Zoning: LARE11 Bedrooms: 3  
 Rec Date: 12/26/2014 Prior Rec Date: 06/19/2014 Bath(F/H): 2 / 1  
 Sale Date: 12/16/2014 Prior Sale Date: 06/03/2014 Yr Built/Eff: 1966 / 1966  
 Sale Price: \$764,500 Prior Sale Price: \$605,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1409188 Acres: 0.26 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 11,519 Pool:  
 Total Value: \$88,954 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:17			Distance From Subject:0.47 (miles)
Address:	<b>24011 BESSEMER ST, WOODLAND HILLS, CA 91367-2919</b>		
Owner Name:	<b>ARCK LLC</b>		
Seller Name:	<b>TALL GRASS INC</b>		
APN:	<b>2045-007-004</b>	Map Reference:	<b>5-E5 / 559-E1</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1373.02</b>
Subdivision:	<b>21747</b>	Zoning:	<b>LARE11</b>
Rec Date:	<b>07/24/2014</b>	Prior Rec Date:	<b>05/28/2014</b>
Sale Date:	<b>07/15/2014</b>	Prior Sale Date:	<b>05/19/2014</b>
Sale Price:	<b>\$460,000</b>	Prior Sale Price:	<b>\$637,000</b>
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>767283</b>	Acres:	<b>0.33</b>
1st Mtg Amt:	<b>\$470,000</b>	Lot Area:	<b>14,565</b>
Total Value:	<b>\$114,562</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>2,042</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1960 / 1960</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**  
JOB ADDRESS: **6157 NORTH JARED COURT, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2032-011-022**

Date: **March 11, 2015**

CASE#: **659381**  
ORDER NO: **A-3619731**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 10, 2014**  
COMPLIANCE EXPECTED DATE: **November 9, 2014**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3619731

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIOLOS  
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

ORDER TO COMPLY AND NOTICE OF FEE

SPILA, GIANNINA  
6157 JARED CT  
WOODLAND HILLS, CA 91367

On OCT 02 2014 the  
~~Date~~  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 659381  
ORDER #: A-3619731  
EFFECTIVE DATE: October 10, 2014  
COMPLIANCE DATE: November 09, 2014

OWNER OF  
SITE ADDRESS: 6157 N JARED CT  
ASSESSORS PARCEL NO.: 2032-011-022  
ZONE: RS; Suburban Zone

Signature

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

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

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

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

VIOLATION(S):

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

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

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

**NON-COMPLIANCE FEE WARNING:**

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

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

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

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

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

**PENALTY WARNING:**

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

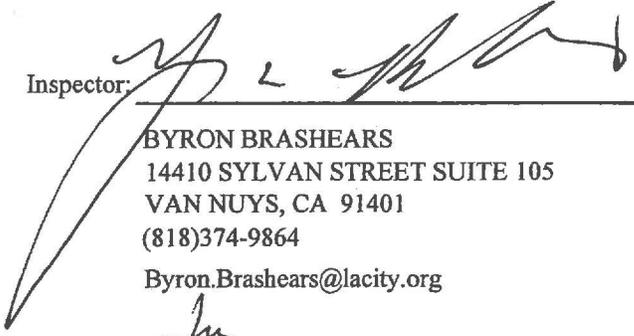
**APPEAL PROCEDURES:**

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)374-9864. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: September 30, 2014

  
BYRON BRASHEARS  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9864  
Byron.Brashears@lacity.org

  
REVIEWED BY