

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

March 19, 2015

Council District: # 3

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

JOB ADDRESS: **8165 NORTH MCNULTY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2108-011-023**

On December 27, 2013 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8165 North McNulty Avenue, 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 December 27, 2013 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
Accumulated Interest (1%/month)	151.70
Title Report fee	42.00
Grand Total	\$ 1,440.26

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 **\$1,440.26** 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 **\$1,440.26** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T11011
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2108-011-023

Property Address: 8165 N MCNULTY AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument:

Grantee : Joseph W. Torrance and Victoria L. Torrance, husband and wife as joint tenants

Grantor : Miriam Anne McQuerrey, Trustee of the Bessie May Geary Revocable Trust No. 1 established August 7, 2004

Deed Date : 12/16/2008

Recorded : 1/26/2009

Instr No. : 20090095434

Mailing Address: Joseph W. Torrance and Victoria L. Torrance,
8165 McNulty Ave., Canoga Park, CA 91306.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 24, of Tract No. 20371, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 530, Pages 11 to 14, inclusive, of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2108-011-023

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 : \$391,977.00

Dated : 10/11/2011

Trustor : Joseph W Torrance and Victoria L Torrance

Trustee : Stewart Title of California

Beneficiary : MERS, Inc., as nominee for Mortgage Research Center, LLC dba Vamortgagecenter.com

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. T11011

SCHEDULE B (Continued)

Loan No. : MIN 1003502-0110831015-0

Recorded : 10/18/2011

Instr No. : 20111404668

Maturity Date is: 11/1/2041

Mailing Address: Mortgage Research Center, LLC dba Vamortgagecenter.com,
2101 Chapel Plaza Court, Suite 107, Columbia, Missouri 65203.

Mailing Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

Mailing Address: Stewart Title of California, None Shown.

The assignment of the beneficial interest under said deed of trust which names:

Assignee : CitiMortgage, Inc.

Recorded : 11/20/2013

Instr No. : 20131652262

Mailing Address: CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, MO, 63368.

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

Trustee : NBS Default Services, LLC

Recorded : 9/25/2014

Instr No. : 20141017499

Mailing Address: NBS Default Services, LLC, 301 E. Ocean Blvd. Suite 1720, Long Beach, CA 90802.

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

Executed by : NBS Default Services, LLC, as Trustee for the Beneficiary

Recorded : 10/20/2014

Instr No. : 20141104326

Mailing Address: NBS Default Services, LLC, 301 E. Ocean Blvd. Suite 1720, Long Beach, CA 90802.

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

Executed by : NBS Default Services, LLC

Time of Sale : 10:00 AM

Place of Sale : Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA

Recorded : 2/20/2015

Instr No. : 20150189551

Mailing Address: NBS Default Services, LLC, 301 E. Ocean Blvd. Suite 1720, Long Beach, CA 90802.

Stewart Title of California

RECORDING REQUESTED BY
Stewart Title
AND WHEN RECORDED MAIL TO:
Joseph W. Torrance
Victoria L. Torrance
8165 McNulty Ave.
Canoga Park, CA 91306



J

Space Above This Line for Recorder's Use Only
A.P.N.: 2108-011-023 Order No.: 21-158058 Escrow No.: 13854

GRANT DEED

(52) (44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS. COUNTY \$429.00 & CITY \$ 1,755.00
[X] 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; [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Miriam Anne McQuerrey, Trustee of the Bessie May Geary Revocable Trust No. 1 established August 7, 2004
hereby GRANT(S) to Joseph W. Torrance and Victoria L. Torrance, husband and wife as joint tenants
the following described property in the City of Los Angeles, County of Los Angeles, State of California:

Complete legal description attached hereto and made a part hereof as Exhibit "A".
More commonly known as: 8165 McNulty Avenue, Canoga Park, CA 91306

By: Miriam Anne McQuerrey, trustee
Miriam Anne McQuerrey, Trustee

Document Date: December 16, 2008

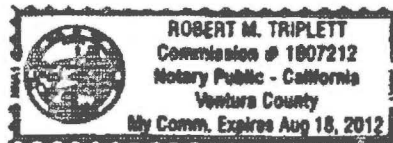
STATE OF CALIFORNIA)
COUNTY OF VENTURA)

On DECEMBER 21, 2008 before me, ROBERT M. TRIPLET, a notary public in and
for said state, personally appeared MIRIAM ANNE MCQUERREY who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal

Signature Robert M. Triplett



(Seal)

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

30

Stewart Title of California

349576

Recording Requested By:
MORTGAGE RESEARCH CENTER,
LLC DBA VAMORTGAGECENTER.COM



2

And After Recording Return To:
MORTGAGE RESEARCH CENTER,
LLC DBA VAMORTGAGECENTER.COM
2101 CHAPEL PLAZA COURT,
SUITE 107
COLUMBIA, MISSOURI 65203
Loan Number: 0110831015
Case Number: 44-44-6-3571374

2108-011-023

[Space Above This Line For Recording Data]

18

DEED OF TRUST

**THIS LOAN IS NOT ASSUMABLE
WITHOUT THE APPROVAL OF THE
DEPARTMENT OF VETERANS AFFAIRS
OR ITS AUTHORIZED AGENT.**

MIN: 1003502-0110831015-0

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

- (A) "Security Instrument" means this document, which is dated OCTOBER 11, 2011, together with all Riders to this document
- (B) "Borrower" is JOSEPH W TORRANCE AND VICTORIA L TORRANCE HUSBAND AND WIFE AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is MORTGAGE RESEARCH CENTER, LLC DBA VAMORTGAGECENTER.COM

Lender is a MISSOURI CORPORATION organized and existing under the laws of MISSOURI
Lender's address is 2101 CHAPEL PLAZA COURT, SUITE 107, COLUMBIA, MISSOURI 65203

6

(D) "Trustee" is STEWART TITLE OF CALIFORNIA

(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 OCTOBER 11, 2011. The Note states that Borrower owes Lender THREE HUNDRED NINETY-ONE THOUSAND NINE HUNDRED SEVENTY-SEVEN AND 00/100 Dollars (U.S. \$ 391,977.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 1, 2041.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]
VA Assumption Policy Rider

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property, (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
A.P.N. : 2108-011-023

which currently has the address of 8165 MCNULTY AVENUE
CANOGA PARK, California 91306 ("Property Address")
[City] [Street] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows.

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due

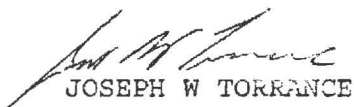
NOTICE TO BORROWER

Department of Veterans Affairs regulations at 38 C.F.R. 36.4334 provide as follows:

"Regulations issued under 38 U.S.C. Chapter 37 and in effect on the date of any loan which is submitted and accepted or approved for a guaranty or for insurance thereunder, shall govern the rights, duties, and liabilities of the parties to such loan and any provisions of the loan instruments inconsistent with such regulations are hereby amended and supplemented to conform thereto."

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.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.


JOSEPH W TORRANCE

(Seal)
-Borrower


VICTORIA L TORRANCE

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:

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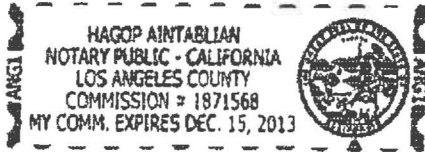
State of CALIFORNIA)
County of LOS ANGELES) ss.
)

On OCTOBER 11, 2011 before me, *Hagop Aintablian, Notary Public*
personally appeared JOSEPH W TORRANCE AND VICTORIA L TORRANCE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



NOTARY SEAL

[Handwritten Signature]
NOTARY SIGNATURE
Hagop Aintablian
(Typed Name of Notary)

Loan Number: 0110831015
Case Number: 44-44-6-3571374

VA ASSUMPTION POLICY RIDER

THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

THIS ASSUMPTION POLICY RIDER is made this 11th day of OCTOBER, 2011, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt ("Instrument") of the same date herewith, given by the undersigned ("Mortgagor") to secure the Mortgagor's Note ("Note") of the same date to MORTGAGE RESEARCH CENTER, LLC DBA VAMORTGAGECENTER.COM ("Mortgagee") and covering the property described in the Instrument and located at:

8165 MCNULTY AVENUE, CANOGA PARK, CALIFORNIA 91306

(Property Address)

Notwithstanding anything to the contrary set forth in the Instrument, Mortgagee and Mortgagor hereby acknowledges and agrees to the following:

GUARANTY: Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Department of Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits", the Mortgagee may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

TRANSFER OF THE PROPERTY: If all or any part of the Property or any interest in it is sold or transferred, this loan shall be immediately due and payable upon transfer ("assumption") of the property securing such loan to any transferee ("assumer"), unless the acceptability of the assumption and transfer of this loan is established by the Department of Veterans Affairs or its authorized agent pursuant to section 3714 of Chapter 37, Title 38, United States Code.

An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements as set forth below

(a) ASSUMPTION FUNDING FEE: A fee equal to one-half of 1 percent (.50%) of the unpaid principal balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the mortgagee or its authorized agent, as trustee for the Secretary of Veterans Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the mortgagee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 3729 (b).

(b) ASSUMPTION PROCESSING CHARGE: Upon application for approval to allow assumptions and transfer of this loan, a processing fee may be charged by the mortgagee or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Department of Veterans Affairs for a loan to which section 3714 of Chapter 37, Title 38, United States Code applies

(c) ASSUMPTION INDEMNITY LIABILITY: If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan, including the obligation of the veteran to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Mortgagor(s) has executed this Assumption Policy Rider.


JOSEPH W TORRANCE

(Seal)
Mortgagor


VICTORIA L TORRANCE

(Seal)
Mortgagor

(Seal)
Mortgagor

(Seal)
Mortgagor

(Seal)
Mortgagor

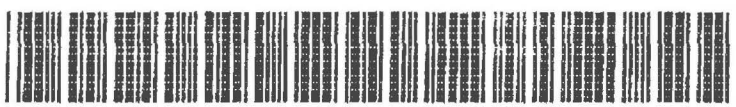
(Seal)
Mortgagor

2



Person Requesting Recording:
CITIMORTGAGE, INC
BRANDON BOLEYACK
1000 TECHNOLOGY DRIVE, MS 321
O'FALLON , MO 63368-2240

When Recorded Mail To :
CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE , CA 91209-9071



ASSIGNMENT OF DEED OF TRUST

MERS SIS # 888-679-6377 MIN: 100350201108310150

KNOW ALL MEN BY THESE PRESENTS:

That Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC DBA VAMortgageCenter.Com its successors and assigns whose mailing address is P.O. Box 2026, Flint, MI, 48501-2026 herein designated as the Assignor does hereby grant, bargain, sell, assign, transfer and set over unto CitiMortgage, Inc. whose mailing address is 1000 Technology Drive, O'Fallon, MO, 63368 , herein designated as the Assignee, that certain Deed of Trust recorded in the Official Records of Los Angeles County , California and executed by Joseph W Torrance and Victoria L Torrance dated 10/11/2011 filed 10/18/2011 and recorded in Official Records Book: NA Page: NA Instrument No: 20111404668, of the Public.

TO HAVE AND TO HOLD the same unto the said Assignee.

IN WITNESS WHEREOF , the said Assignor has caused these presents to be executed in its name on
11-6-13

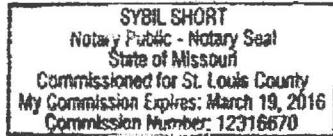
Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC DBA VAMortgageCenter.Com its successors and assigns

By: Brandon Boleyjack
Assistant Secretary

STATE OF MISSOURI, ST. CHARLES COUNTY

3

On 11-6-13 before me, the undersigned, a notary public in and for said state, personally appeared **Brandon Boleyjack, Assistant Secretary of Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC DBA VAMortgageCenter.Com** its successors and assigns personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Sybil Short

Notary Public Sybil Short

Commission Expires: 03/19/2016

RECORDING REQUESTED BY:
NBS Default Services, LLC

AND WHEN RECORDED MAIL TO:
NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN-2108-01-003
TS No.: 9411-8458

TSG Order No.: 00262583

SUBSTITUTION OF TRUSTEE

WHEREAS, STEWART TITLE OF CALIFORNIA was the original Trustee under that certain Deed of Trust dated 10/11/2011, executed by JOSEPH W TORRANCE AND VICTORIA L TORRANCE HUSBAND AND WIFE AS JOINT TENANTS to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER LLC DBA VAMORTGAGECENTER.COM, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, recorded 10/18/2011, as instrument No.: 20111404668, of Official Records in the Office of the Recorder of Los Angeles County, California; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust; and

WHEREAS, the undersigned desires, to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided;

NOW THEREFORE, the undersigned hereby substitutes NBS Default Services, LLC, whose address is: 301 E. Ocean Blvd. Suite 1720, Long Beach, CA 90802, as Trustee under said Deed of Trust.

CitiMortgage, Inc.

Ceesay 9-12-14

By: Adama Ceesay
Its: Authorized Representative

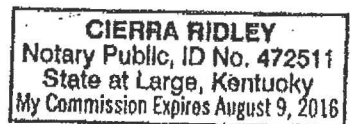
State of Kentucky
County of Boone

On 9/12/14 before me, Cierra Ridley Notary Public, personally appeared Adama Ceesay, 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 Kentucky that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Cierra Ridley (Seal)



RECORDING REQUESTED BY:
TYCOR TITLE COMPANY OF CALIFORNIA
4210 Riverwalk Parkway, Suite 200
Riverside, CA 92505

WHEN RECORDED MAIL TO:
NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802

APN: 2108-011-023 TS No.: 9411-8458 TSC ORDER No.:00262583

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
IMPORTANT NOTICE**

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

違約通知

注：本文件包含一个信息摘要

채무 불이행 통지서

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

AVISO DE INCUMPLIMIENTO

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

PABATID NG HINDI PAGKAKABAYAD

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

THÔNG BÁO VỀ VIỆC QUÁ HẠN TRẢ NỢ

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

(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

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 approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **\$31,867.28** as of **10/16/2014**, 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 of 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 three months after this notice of default is recorded) 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).

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:

CitiMortgage, Inc.
c/o NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802
Attn: Foreclosure Dept.
Phone: 800-766-7751
Fax: 562-983-5379

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 NBS Default Services, LLC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 10/11/2011, executed by JOSEPH W TORRANCE AND VICTORIA L TORRANCE HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER LLC DBA VAMORTGAGECENTER.COM, ITS SUCCESSORS AND ASSIGNS, as beneficiary, recorded on 10/18/2011 as Document No.: 20111404668, Book No.: NA, Page No.: NA, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as: As more fully described on said Deed of Trust.

Included among these obligations is one Note(s) for the original sum of \$391,977.00 that that beneficial interest under such Deed of Trust and the obligations secured thereby presently held by the beneficiary or its agent; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of:

Installment of Principal and Interest which became due on 09/01/2013, plus impounds and/or advances together with late charges, and all subsequent installments of principal, interest, plus impounds and/or advances and late charges and any reoccurring obligation that become due, including trustee's fees and expenses.

That by reason therefore, the present beneficiary under such Deed of Trust has declared and 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.

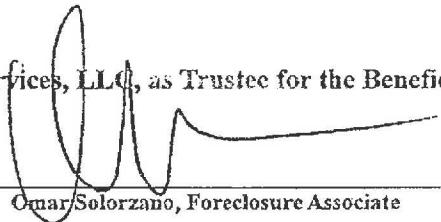
NOTHING IN THIS NOTICE SHALL BE CONSTRUED AS WAIVER OF ANY OTHER FEES OWING TO THE BENEFICIARY, OR OTHER DEFAULT BY THE TRUSTOR, PURSUANT TO THE TERMS OF THE LOAN DOCUMENTS.

The beneficiary, mortgage servicer, or agent of beneficiary or mortgage servicer declares that it has complied with California Civil Code Section 2923.5. and/or 2923.55, wherever applicable. The Declaration is attached.

Dated: October 16, 2014

NBS Default Services, LLC, as Trustee for the Beneficiary

By: _____


Omar Solorzano, Foreclosure Associate

This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only.

CALIFORNIA DECLARATION OF COMPLIANCE
CAL. CIV. CODE § 2923.55(c)

Borrower(s): JOSEPH W TORRANCE; VICTORIA L TORRANCE
Mortgage Servicer: CitiMortgage, Inc.
Property Address: 8165 MCNULTY AVENUE
CANOGA PARK, CA 91306
T.S. No.: 9411-8458

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. The mortgage servicer has contacted the borrower pursuant to California Civil Code § 2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since the initial contact was made.
2. Despite the exercise of due diligence pursuant to California Civil Code § 2923.55(f), the mortgage servicer has been unable to contact the borrower "to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. No contact was required by the mortgage servicer because the individual(s) did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code § 2920.5.
4. The requirements of California Civil Code § 2923.55 do not apply because the loan is not secured by a first lien mortgage or deed of trust on "owner-occupied" residential real property as defined by California Civil Code § 2924.15(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Dated: 9/4/14

CitiMortgage, Inc.

Diane Gramann 9/4/14
Signature of Agent or Employee; an employee of
CitiMortgage, Inc.

Diane Gramann
Printed Name of Agent or Employee
Vice President - Document Control

RECORDING REQUESTED BY
TICOR TITLE COMPANY OF CALIFORNIA
4210 Riverwalk Parkway, Suite 200
Riverside, CA 92505

AND WHEN RECORDED MAIL TO:
NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 9411-8458 TSG Order No.: 00262583 A.P.N.: 2108-011-023

NOTICE OF TRUSTEE'S SALE

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

出售通知

注：本文件包含一个信息摘要

매각 광고

참고사항: 본 첨부문서에 정보 요약서가 있습니다

AVISO DE VENTA

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

PABATID NG PAGBEBENTA

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

THÔNG BÁO BẮN

BẮN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN CHÍNH

(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/11/2011. 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.

NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 10/18/2011 as Document No.: 20111404668, Book No.: NA, Page No.: NA, of Official Records in the office of the Recorder of Los Angeles County, California, executed by: JOSEPH W TORRANCE AND VICTORIA L TORRANCE HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust.

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **March 19, 2015**

JOB ADDRESS: **8165 NORTH MCNULTY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2108-011-023**

Last Full Title: **03/07/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSEPH W. AND VICTORIA L. TORRANCE
8165 MCNULTY AVE.
CONOGA PARK, CA. 91306-1733
CAPACITY: OWNERS

- 2). MORTGAGE RESEARCH CENTER, LLC
DBA VAMORTGAGECENTER.COM
2101 CHAPEL PLAZA COURT, SUITE 107
COLUMBIA, MO. 65203
CAPACITY: INTERESTED PARTIES

- 3). CITIMORTGAGE, INC.
1000 TECHNOLOGY DR.
O'FALLON, MO. 63368
CAPACITY: INTERESTED PARTIES

- 4). NBS DEFAULT SERVICES, LLC
301 EAST OCEAN BLVD., SUITE 1720
LONG BEACH, CA. 90802
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
8165 MCNULTY AVE, CANOGA PARK, CA 91306-1733



Owner Information

Owner Name: **TORRANCE JOSEPH W & VICTORIA L**
 Mailing Address: **8165 MCNULTY AVE, CANOGA PARK CA 91306-1733 C015**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 20371 LOT 24	APN:	2108-011-023
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1341.03 / 2	Subdivision:	20371
Township-Range-Sect:		Map Reference:	12-D1 /
Legal Book/Page:	530-11	Tract #:	20371
Legal Lot:	24	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WIN	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:	01/26/2009 / 12/16/2008	1st Mtg Amount/Type:	\$398,385 / VA
Sale Price:	\$390,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	95435
Document #:	95434	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$291.70
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE/CA		
Lender:	VAMORTGAGECENTER.COM		
Seller Name:	GEARY BESSIE M TRUST 1		

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:	1,337	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.23	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	10,098	Lot Width/Depth:	63 x 162	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$380,000	Assessed Year:	2014	Property Tax:	\$4,732.39
Land Value:	\$256,300	Improved %:	33%	Tax Area:	16
Improvement Value:	\$123,700	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$373,000				

Comparable Summary

For Property Located At



8165 MCNULTY AVE, CANOGA PARK, CA 91306-1733

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	\$390,000	\$275,000	\$475,000	\$408,382
Bldg/Living Area	1,337	1,216	1,527	1,395
Price/Sqft	\$291.70	\$198.41	\$370.07	\$293.24
Year Built	1955	1916	1960	1953
Lot Area	10,098	7,201	9,739	7,759
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$380,000	\$61,551	\$405,000	\$282,844
Distance From Subject	0.00	0.09	0.50	0.32

*= 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											
<input type="radio"/>			8165 MCNULTY AVE	\$390,000	1955	3	2	01/26/2009	1,337	10,098	0.0
Comparables											
<input checked="" type="checkbox"/>	1		8059 KELVIN AVE	\$410,000	1955	3	2	08/22/2014	1,351	7,506	0.09
<input checked="" type="checkbox"/>	2		8076 MCNULTY AVE	\$440,000	1955	3	2	02/27/2015	1,407	7,607	0.09
<input checked="" type="checkbox"/>	3		8031 KELVIN AVE	\$428,000	1955	3	2	12/15/2014	1,337	8,604	0.13
<input checked="" type="checkbox"/>	4		7948 DE SOTO AVE	\$295,000	1959	3	2	07/01/2014	1,383	7,535	0.24
<input checked="" type="checkbox"/>	5		21009 CANTARA ST	\$450,000	1957	3	2	11/07/2014	1,354	7,510	0.24
<input checked="" type="checkbox"/>	6		20946 BALTAR ST	\$448,000	1957	3	2	10/02/2014	1,386	7,518	0.25
<input checked="" type="checkbox"/>	7		21014 BURTON ST	\$425,500	1957	3	3	12/19/2014	1,450	7,502	0.29
<input checked="" type="checkbox"/>	8		7936 LURLINE AVE	\$450,000	1954	3	2	07/08/2014	1,216	7,508	0.3
<input checked="" type="checkbox"/>	9		20958 BLYTHE ST	\$440,000	1958	3	2	11/26/2014	1,527	7,508	0.32
<input checked="" type="checkbox"/>	10		7837 DE SOTO AVE	\$275,000	1957	3	2	10/31/2014	1,386	7,201	0.37
<input checked="" type="checkbox"/>	11		7936 COZYCROFT AVE	\$445,000	1954	3	2	07/02/2014	1,456	7,503	0.39
<input checked="" type="checkbox"/>	12		8023 MASON AVE	\$385,000	1916	2	2	09/23/2014	1,464	9,739	0.4
<input checked="" type="checkbox"/>	13		21018 ARMINTA ST	\$386,000	1958	3	2	08/14/2014	1,354	7,507	0.43
<input checked="" type="checkbox"/>	14		20728 INGOMAR ST	\$475,000	1960	3	2	08/08/2014	1,461	7,519	0.45
<input checked="" type="checkbox"/>	15		20445 SCHOENBORN ST	\$325,000	1954	3	2	10/24/2014	1,321	7,439	0.49
<input checked="" type="checkbox"/>	16		20502 ECCLES ST	\$450,000	1956	4	2	09/05/2014	1,479	8,710	0.5
<input checked="" type="checkbox"/>	17		7760 LOMA VERDE AVE	\$415,000	1954	3	2	12/09/2014	1,380	7,483	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8165 MCNULTY AVE, CANOGA PARK, CA 91306-1733**17 Comparable(s) Selected.**

Report Date: 03/13/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$390,000	\$275,000	\$475,000	\$408,382
Bldg/Living Area	1,337	1,216	1,527	1,395
Price/Sqft	\$291.70	\$198.41	\$370.07	\$293.24
Year Built	1955	1916	1960	1953
Lot Area	10,098	7,201	9,739	7,759
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$380,000	\$61,551	\$405,000	\$282,844
Distance From Subject	0.00	0.09	0.50	0.32

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.09 (miles)**
 Address: **8059 KELVIN AVE, WINNETKA, CA 91306-1719**
 Owner Name: **SHAKHMELIKYAN SYUZANNA**
 Seller Name: **CASH RYAN & STEPHANIE**
 APN: **2108-010-010** Map Reference: **12-D1 /** Living Area: **1,351**
 County: **LOS ANGELES, CA** Census Tract: **1341.03** Total Rooms: **5**
 Subdivision: **20371** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **08/22/2014** Prior Rec Date: **05/28/2014** Bath(F/H): **2 /**
 Sale Date: **08/04/2014** Prior Sale Date: **05/15/2014** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$410,000** Prior Sale Price: **\$330,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **886009** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$348,500** Lot Area: **7,506** Pool:
 Total Value: **\$265,116** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.09 (miles)**
 Address: **8076 MCNULTY AVE, WINNETKA, CA 91306-2141**
 Owner Name: **PONCE JOSEPH V**
 Seller Name: **LOFTIN WENDY**
 APN: **2108-010-012** Map Reference: **12-D1 /** Living Area: **1,407**
 County: **LOS ANGELES, CA** Census Tract: **1341.03** Total Rooms: **5**
 Subdivision: **20371** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **02/27/2015** Prior Rec Date: **10/12/2012** Bath(F/H): **2 /**
 Sale Date: **01/19/2015** Prior Sale Date: **09/24/2012** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$440,000** Prior Sale Price: **\$340,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **217236** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$450,843** Lot Area: **7,607** Pool: **POOL**
 Total Value: **\$348,374** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.13 (miles)**
 Address: **8031 KELVIN AVE, WINNETKA, CA 91306-1719**
 Owner Name: **SCHOONMAKER TYLER/ROBERTSON HEATHER**
 Seller Name: **MCFARLAND TRUST**
 APN: **2108-009-005** Map Reference: **12-D2 /** Living Area: **1,337**
 County: **LOS ANGELES, CA** Census Tract: **1341.03** Total Rooms: **5**
 Subdivision: **20371** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **12/15/2014** Prior Rec Date: **06/26/1968** Bath(F/H): **2 /**
 Sale Date: **12/03/2014** Prior Sale Date: Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$428,000** Prior Sale Price: **\$25,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1359645** Acres: **0.20** Fireplace: **Y / 1**
 1st Mtg Amt: **\$406,600** Lot Area: **8,604** Pool:
 Total Value: **\$61,551** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.24 (miles)**
 Address: **7948 DE SOTO AVE, CANOGA PARK, CA 91304-5115**
 Owner Name: **MALLARI AMPARO**
 Seller Name: **BRISCOE CHRISTOPHER K**
 APN: **2108-029-002** Map Reference: **12-D2 /** Living Area: **1,383**
 County: **LOS ANGELES, CA** Census Tract: **1342.01** Total Rooms: **6**
 Subdivision: **22403** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **07/01/2014** Prior Rec Date: **03/18/2010** Bath(F/H): **2 /**
 Sale Date: **06/26/2014** Prior Sale Date: **03/04/2010** Yr Built/Eff: **1959 / 1959**
 Sale Price: **\$295,000** Prior Sale Price: **\$349,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **681386** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$300,000** Lot Area: **7,535** Pool:
 Total Value: **\$367,491** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**0.24 (miles)**
 Address: **21009 CANTARA ST, CANOGA PARK, CA 91304-4341**
 Owner Name: **GUZMAN MANFRED L/GUZMAN MELVIN K**
 Seller Name: **NGUYEN DUNG T & SOPHIA A**
 APN: **2109-006-012** Map Reference: **12-D1 /** Living Area: **1,354**
 County: **LOS ANGELES, CA** Census Tract: **1342.01** Total Rooms: **5**
 Subdivision: **22402** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **11/07/2014** Prior Rec Date: **10/02/2002** Bath(F/H): **2 /**
 Sale Date: **10/15/2014** Prior Sale Date: **08/23/2002** Yr Built/Eff: **1957 / 1958**
 Sale Price: **\$450,000** Prior Sale Price: **\$305,000** Air Cond: **WALL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1188407** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$441,849** Lot Area: **7,510** Pool: **POOL**
 Total Value: **\$360,342** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **ATTACHED GARAGE**

Comp #:**6** Distance From Subject:**0.25 (miles)**
 Address: **20946 BALTAR ST, CANOGA PARK, CA 91304-5105**
 Owner Name: **MORAN CHRISTINE & EDWARD**
 Seller Name: **HEARTHSTONE PROPERTIES POMONA**
 APN: **2109-009-026** Map Reference: **12-D2 /** Living Area: **1,386**
 County: **LOS ANGELES, CA** Census Tract: **1342.01** Total Rooms: **5**
 Subdivision: **22402** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **10/02/2014** Prior Rec Date: **06/26/2007** Bath(F/H): **2 /**
 Sale Date: **09/29/2014** Prior Sale Date: **06/15/2007** Yr Built/Eff: **1957 / 1957**
 Sale Price: **\$448,000** Prior Sale Price: **\$445,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1045145** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$403,200** Lot Area: **7,518** Pool: **POOL**
 Total Value: **\$302,265** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.29 (miles)**
 Address: **21014 BURTON ST, CANOGA PARK, CA 91304-4336**
 Owner Name: **ALDRICH MARK**
 Seller Name: **MUJICA DAVID & MARILYN**
 APN: **2109-006-006** Map Reference: **12-D1 /** Living Area: **1,450**
 County: **LOS ANGELES, CA** Census Tract: **1342.01** Total Rooms: **5**
 Subdivision: **22402** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **12/19/2014** Prior Rec Date: **04/02/2004** Bath(F/H): **3 /**
 Sale Date: **11/26/2014** Prior Sale Date: **03/29/2004** Yr Built/Eff: **1957 / 1960**
 Sale Price: **\$425,500** Prior Sale Price: **\$370,000** Air Cond: **WALL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1383327** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$389,651** Lot Area: **7,502** Pool: **POOL**
 Total Value: **\$405,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **ATTACHED GARAGE**

Comp #:**8** Distance From Subject:**0.3 (miles)**
 Address: **7936 LURLINE AVE, WINNETKA, CA 91306-2115**
 Owner Name: **KING THOMAS A & JULIE N**
 Seller Name: **SNYDER SCOTT J & JENNIFER E**
 APN: **2108-016-018** Map Reference: **12-E2 /** Living Area: **1,216**
 County: **LOS ANGELES, CA** Census Tract: **1341.03** Total Rooms: **5**
 Subdivision: **17061** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **07/08/2014** Prior Rec Date: **08/29/1997** Bath(F/H): **2 /**
 Sale Date: **06/06/2014** Prior Sale Date: **08/29/1997** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$450,000** Prior Sale Price: **\$170,000** Air Cond: **WALL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **702029** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$417,000** Lot Area: **7,508** Pool: **POOL**
 Total Value: **\$221,420** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **ATTACHED GARAGE**

Comp #:**9** Distance From Subject:**0.32 (miles)**
 Address: **20958 BLYTHE ST, CANOGA PARK, CA 91304-5109**
 Owner Name: **NAT ARVINDPAL S & BALDEV K**
 Seller Name: **TORRES HUGO**
 APN: **2109-013-010** Map Reference: **12-D2 /** Living Area: **1,527**
 County: **LOS ANGELES, CA** Census Tract: **1342.01** Total Rooms: **5**
 Subdivision: **22401** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **11/26/2014** Prior Rec Date: **11/18/2011** Bath(F/H): **2 /**
 Sale Date: **11/20/2014** Prior Sale Date: **11/14/2011** Yr Built/Eff: **1958 / 1958**
 Sale Price: **\$440,000** Prior Sale Price: **\$315,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1275001** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$330,000** Lot Area: **7,508** Pool:
 Total Value: **\$322,757** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**10** Distance From Subject:**0.37 (miles)**
 Address: **7837 DE SOTO AVE, CANOGA PARK, CA 91304-5114**
 Owner Name: **LHANIE ROY/SHOSHAN TOMER**
 Seller Name: **MELLEIN JAMES D**
 APN: **2109-012-004** Map Reference: **12-D2 /** Living Area: **1,386**
 County: **LOS ANGELES, CA** Census Tract: **1342.01** Total Rooms: **5**
 Subdivision: **22401** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **10/31/2014** Prior Rec Date: **08/10/1998** Bath(F/H): **2 /**
 Sale Date: **06/23/2014** Prior Sale Date: **07/20/1998** Yr Built/Eff: **1957 / 1958**
 Sale Price: **\$275,000** Prior Sale Price: **\$124,900** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1155805** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,201** Pool: **POOL**
 Total Value: **\$344,979** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:**11** Distance From Subject:**0.39 (miles)**
 Address: **7936 COZYCROFT AVE, WINNETKA, CA 91306-2111**
 Owner Name: **DEL RIO JUANA A & HILLARY K**
 Seller Name: **SNODGRASS J LIVING TRUST**
 APN: **2108-018-019** Map Reference: **12-E2 /** Living Area: **1,456**
 County: **LOS ANGELES, CA** Census Tract: **1341.03** Total Rooms: **6**
 Subdivision: **17061** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **07/02/2014** Prior Rec Date: **08/15/1975** Bath(F/H): **2 /**
 Sale Date: **06/25/2014** Prior Sale Date: Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$445,000** Prior Sale Price: **\$40,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **681735** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$445,000** Lot Area: **7,503** Pool:
 Total Value: **\$78,185** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**12** Distance From Subject:**0.4 (miles)**
 Address: **8023 MASON AVE, WINNETKA, CA 91306-1809**
 Owner Name: **PEREZ LUIS & RAMONA**
 Seller Name: **ECKARD ANTHONY A & ELLEN M**
 APN: **2108-003-030** Map Reference: **12-E2 /** Living Area: **1,464**
 County: **LOS ANGELES, CA** Census Tract: **1341.03** Total Rooms: **5**
 Subdivision: **1000** Zoning: **LARS** Bedrooms: **2**
 Rec Date: **09/23/2014** Prior Rec Date: **11/19/1999** Bath(F/H): **2 /**
 Sale Date: **09/16/2014** Prior Sale Date: **11/15/1999** Yr Built/Eff: **1916 / 1926**
 Sale Price: **\$385,000** Prior Sale Price: **\$713,870** Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1005583** Acres: **0.22** Fireplace: **Y / 1**
 1st Mtg Amt: **\$308,000** Lot Area: **9,739** Pool:
 Total Value: **\$218,776** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:13 Distance From Subject:0.43 (miles)
 Address: 21018 ARMINTA ST, CANOGA PARK, CA 91304-5103
 Owner Name: FISHMAN SANDRA
 Seller Name: LEGASPI MICHAEL & MARISSA
 APN: 2109-015-007 Map Reference: 12-D2 / Living Area: 1,354
 County: LOS ANGELES, CA Census Tract: 1342.01 Total Rooms: 5
 Subdivision: 22401 Zoning: LARS Bedrooms: 3
 Rec Date: 08/14/2014 Prior Rec Date: 03/24/2004 Bath(F/H): 2 /
 Sale Date: 08/07/2014 Prior Sale Date: 02/17/2004 Yr Built/Eff: 1958 / 1958
 Sale Price: \$386,000 Prior Sale Price: \$396,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 852850 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$360,000 Lot Area: 7,507 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Park Area/Cap#: 1 / 2 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.45 (miles)
 Address: 20728 INGOMAR ST, WINNETKA, CA 91306-2021
 Owner Name: WILLIAMS ARTHUR L SR/MOCHIZUKI CHIEKO
 Seller Name: LE KEVIN
 APN: 2108-036-024 Map Reference: 12-D2 / Living Area: 1,461
 County: LOS ANGELES, CA Census Tract: 1342.01 Total Rooms: 5
 Subdivision: 19946 Zoning: LARS Bedrooms: 3
 Rec Date: 08/08/2014 Prior Rec Date: 06/29/2010 Bath(F/H): 2 /
 Sale Date: 06/17/2014 Prior Sale Date: 06/24/2010 Yr Built/Eff: 1960 / 1960
 Sale Price: \$475,000 Prior Sale Price: \$340,000 Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 828859 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$490,675 Lot Area: 7,519 Pool:
 Total Value: \$358,013 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: PARKING AVAIL

Comp #:15 Distance From Subject:0.49 (miles)
 Address: 20445 SCHOENBORN ST, CANOGA PARK, CA 91306-1338
 Owner Name: MANDANICI JONATHAN
 Seller Name: MANDANICI PHILIP G & JOENA B
 APN: 2781-026-001 Map Reference: 12-E1 / Living Area: 1,321
 County: LOS ANGELES, CA Census Tract: 1134.22 Total Rooms: 5
 Subdivision: 19280 Zoning: LARS Bedrooms: 3
 Rec Date: 10/24/2014 Prior Rec Date: 08/25/1989 Bath(F/H): 2 /
 Sale Date: 09/12/2014 Prior Sale Date: 08/1989 Yr Built/Eff: 1954 / 1954
 Sale Price: \$325,000 Prior Sale Price: \$205,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1127238 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$260,000 Lot Area: 7,439 Pool:
 Total Value: \$307,649 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:16 Distance From Subject:0.5 (miles)
 Address: 20502 ECCLES ST, CANOGA PARK, CA 91306-1510
 Owner Name: MIRANDA RICARDO/DAVILA EVELIA
 Seller Name: GOUCHER TED
 APN: 2780-022-004 Map Reference: 12-E1 / Living Area: 1,479
 County: LOS ANGELES, CA Census Tract: 1134.22 Total Rooms: 6
 Subdivision: 21291 Zoning: LARS Bedrooms: 4
 Rec Date: 09/05/2014 Prior Rec Date: 05/26/2000 Bath(F/H): 2 /
 Sale Date: 07/30/2014 Prior Sale Date: 04/24/2000 Yr Built/Eff: 1956 / 1956
 Sale Price: \$450,000 Prior Sale Price: \$210,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 934968 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$436,939 Lot Area: 8,710 Pool: POOL
 Total Value: \$263,284 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: 1 / 2 Parking: ATTACHED
 GARAGE

Comp #:17			Distance From Subject:0.5 (miles)
Address:	7760 LOMA VERDE AVE, CANOGA PARK, CA 91304-5145		
Owner Name:	IH5 PROPERTY WEST LP		
Seller Name:	RICHARDSON GLORIA J		
APN:	2109-022-016	Map Reference:	12-D2 /
County:	LOS ANGELES, CA	Census Tract:	1342.01
Subdivision:	15074	Zoning:	LARS
Rec Date:	12/09/2014	Prior Rec Date:	06/04/1999
Sale Date:	11/26/2014	Prior Sale Date:	05/14/1999
Sale Price:	\$415,000	Prior Sale Price:	\$175,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1329622	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,483
Total Value:	\$223,150	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,380
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **March 19, 2015**

JOB ADDRESS: **8165 NORTH MCNULTY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2108-011-023**

CASE#: **527444**

ORDER NO: **A-3402156**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 27, 2013**

COMPLIANCE EXPECTED DATE: **January 26, 2014**

DATE COMPLIANCE OBTAINED: **January 27, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3402156

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

TORRANCE, JOSEPH W AND VICTORIA L On DEC 19 2013 the
8165 MCNULTY AVE Date DEC 19 2013
CANOGA PARK, CA 91306

CASE #: 527444
ORDER #: A-3402156
EFFECTIVE DATE: December 27, 2013
COMPLIANCE DATE: January 26, 2014

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

OWNER OF
SITE ADDRESS: 8165 N MCNULTY AVE
ASSESSORS PARCEL NO.: 2108-011-023
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 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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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

Location: Entire site

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

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

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

Location: Rear yard



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

1-27-15

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 98.04 II L.A.M.C.

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

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

PENALTY WARNING:

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

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: December 18, 2013

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

[Signature]
REVIEWED BY