

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

March 17, 2015

Council District: # 7

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

JOB ADDRESS: **15051 WEST POLK STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2604-028-016**

On September 12 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: **15051 West Polk Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 12, 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
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	191.88
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,480.44</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 **\$1,480.44** 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 **\$1,480.44** 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 L. WOLCOTT, CITY CLERK

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



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

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## Property Title Report

Work Order No. T10687  
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2604-028-016

Property Address: 15051 W POLK ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: HOPEVALE DEVELOPMENT, A CALIFORNIA CORPORATION

Grantee: HARDY HENRIQUEZ, A SINGLE WOMAN

Instrument: 20101132927

Book/Page: N/A

Dated: 07/30/2010

Recorded: 08/16/2010

MAILING ADDRESS: MISS HARDY HENRIQUEZ,  
15051 POLK STREET, LOS ANGELES (SYLMAR AREA), CA 91342

### SCHEDULE B

### LEGAL DESCRIPTION

THE SOUTHEASTERLY 220.22 FEET OF LOT 7, IN BLOCK A OF TRACT 5813, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGE 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: HARDY HENRIQUEZ, A SINGLE WOMAN

Lender/Beneficiary: MERS AS NOMINEE FOR SURETY FINANCIAL SERVICES, A CALIFORNIA CORPORATION

Trustee: OLD REPUBLIC TITLE COMPANY

Instrument: 20101132928

Book/Page: N/A

Amount: \$256,545.00

Open Ended: NO

Dated: 08/05/2010

Recorded: 08/16/2010

Maturity Date: 09/01/2040

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10687**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** SURETY FINANCIAL SERVICES, 15060 VENIORA BOULEVARD,  
SUITE 380 SHERMAN OAKS, CALIFORNIA 91403

**MAILING ADDRESS:** OLD REPUBLIC TITLE COMPANY, 101 NORTH BRAND BLVD.,  
14<sup>TH</sup> FLOOR, GLENDALE, CALIFORNIA, 91203.

**MAILING ADDRESS:** SURETY FINANCIAL SERVICES, A CALIFORNIA  
CORPORATION 15060 VENIORA BOULEVARD, SUITE 380 SHERMAN OAKS,  
CALIFORNIA 91403

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

SAID DEED OF TRUST IS SUBJECT TO A CORPORATION ASSIGNMENT OF DEED OF  
TRUST, TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE  
FOR SURETY FINANCIAL SERVICES, A CALIFORNIA CORPORATION, ITS  
SUCCESSOR AND ASSIGNS, FROM TO U.S. BANK NATIONAL ASSOCIATION,  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
SURETY FINANCIAL SERVICES, A CALIFORNIA CORPORATION, ITS SUCCESSOR  
AND ASSIGNS, DATED 10/29/2012 RECORDED 12/04/2012, AS INSTRUMENT NO.  
20121848896

**MAILING ADDRESS:** NATIONAL DEFAULT SERVICING CORPORATION, 7720 N. 16<sup>TH</sup>  
STREET, SUITE 300 PHOENIX, AZ 85020.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,  
DATED 11/02/2012 RECORDED 12/04/2012, AS INSTRUMENT NO. 20121848897.

**MAILING ADDRESS:** NATIONAL DEFAULT SERVICING CORPORATION, 7720 N. 16<sup>TH</sup>  
STREET, SUITE 300 PHOENIX, AZ 85020.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A LOAN MODIFICATION  
AGREEMENT (DEED OF TRUST), DATED 03/15/2014 RECORDED 04/08/2014, AS  
INSTRUMENT NO. 20140351658.

**MAILING ADDRESS:** FIRST AMERICAN TITLE INSURANCE CO, 1100 SUPERIOR  
AVENUE, SUITE 200, CLEVELAND, OHIO, 44114.

**MAILING ADDRESS:** BEATRICE SMITH, U.S. BANK N.A. 4801 FREDERICA ST,  
OWENSBORO, KY 42301

**MAILING ADDRESS:** FIRST AMERICAN TITLE LOSS MITIGATION TITLE SERVICES  
12106-1 P.O. BOX 27670 SANTA ANA, CA 92799

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10687**

**SCHEDULE B (Continued)**

**SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE,  
DATED 04/25/2013 RECORDED 04/30/2013, AS INSTRUMENT NO. 20130650563**

**MAILING ADDRESS: NATIONAL DEFAULT SERVICING CORPORATION, 7720 N. 16TH  
STREET, SUITE 300 PHOENIX AZ 85020.**

**Type of Instrument SUBORDINATE DEED OF TRUST**

**Trustor/Mortgagor: HARDY HENRIQUEZ, A SINGLE WOMAN**

**Lender/Beneficiary: SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

**Trustee: DEVAL, LLC**

**Instrument: 20140614422**

**Book/Page: N/A**

**Amount: \$43,834.96**

**Open Ended: NO**

**Dated: 01/28/2014**

**Recorded: 06/13/2014**

**Maturity Date: 01/01/2044**

**MAILING ADDRESS: BEATRICE SMITH, U.S. BANK, N.A. SIGNING ON BEHALF OF  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 4801 FREDERICA ST,  
OWENSBORO, KY 42301**

**MAILING ADDRESS: FIRST AMERICAN TITLE ATTN: LMTS, P.O. BOX 27670, SANTA  
ANA, CA 92799-7670**

**MAILING ADDRESS: DEVAL, LLC, WESTPOINT 1 SUITE 300 1255 CORPORATE DRIVE  
IRVING, TX 75038.**

**MAILING ADDRESS: SECRETARY OF HOUSING AND URBAN DEVELOPMENT,  
ATTENTION: SINGLE FAMILY NOTES BRANCH 451 SEVENTH STREET SW,  
WASHINGTON, DC 20410.**



RECORDING REQUESTED BY:  
Old Republic Title Company

AND WHEN RECORDED MAIL TO:

Miss Hardy Henriquez  
15051 Polk Street  
Los Angeles (Sylmar Area), CA 91342



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2607056127-66

Escrow No.: 600039-RL

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$286.00 CITY TRANSFER TAX \$1,170.00**

[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,

**Hopevale Development, a California Corporation**

hereby GRANT(s) to:

**Hardy Henriquez, a Single Woman**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF  
Also Known as: 15051 Polk Street, Los Angeles (Sylmar Area), CA 91342  
AP#: 2604-028-016

DATED July 30, 2010

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

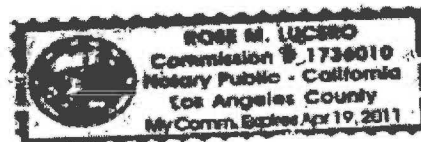
On July 30, 2010  
before me, Rose M. Lucero, Notary Public  
A Notary Public in and for said State personally appeared  
Pauline Macareno

Hopevale Development, a California Corporation

By: Pauline Macareno  
Pauline Macareno

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 [Signature]

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

ORTC  
Recording Requested By:  
SURETY FINANCIAL SERVICES



And After Recording Return To:  
SURETY FINANCIAL SERVICES  
15060 VENTURA BOULEVARD, SUITE 380  
SHERMAN OAKS, CALIFORNIA 91403  
Loan Number: 6800335141

260709812756

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DEED OF TRUST

FHA CASE NO.

197-4960522-703

MIN: 1003446-6800335141-5

THIS DEED OF TRUST ("Security Instrument") is made on AUGUST 5, 2010  
The trustor is HARDY HENRIQUEZ, A SINGLE WOMAN

("Borrower").

The trustee is OLD REPUBLIC TITLE COMPANY

101 NORTH BRAND BLVD., 14TH FLOOR, GLENDALE, CALIFORNIA 91203

("Trustee").

The beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). 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.

SURETY FINANCIAL SERVICES, A CALIFORNIA CORPORATION

("Lender")

is organized and existing under the laws of CALIFORNIA

and has an address of 15060 VENTURA BOULEVARD, SUITE 380, SHERMAN OAKS, CALIFORNIA 91403

Borrower owes Lender the principal sum of TWO HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED FORTY-FIVE AND 00/100 Dollars (U.S. \$256,545.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on SEPTEMBER 1, 2040. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) 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 LOS ANGELES County, California:

3

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".  
A.P.N.: 2604-028-016

which has the address of 15051 POLK STREET

LOS ANGELES (SYLMAR AREA) , California 91342 ("Property Address"):  
[City] [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 or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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 and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance, and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. §2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

9

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 9 of this Security Instrument and in any rider(s) 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.

  
\_\_\_\_\_  
HARDY, HENRIQUEZ (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

Witness:

\_\_\_\_\_

Witness:

\_\_\_\_\_



10

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

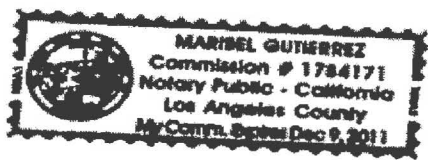
On August 6, 2010 before me, Maribel Gutierrez Notary Public

personally appeared HARDY HENRIQUEZ

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.



Maribel Gutierrez  
NOTARY SIGNATURE

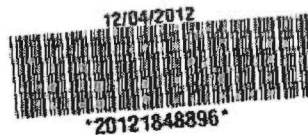
Maribel Gutierrez  
(Typed Name of Notary)

NOTARY SEAL

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:  
National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NDSC NO.: 12-02552-US-CA  
MIN NO.: 100344668003351415  
MERS PHONE: 1-888-679-6377  
APN: 2604-028-016



**CORPORATION ASSIGNMENT OF DEED OF TRUST**

For Value Received, the undersigned corporation hereby grants, assigns and transfers to U.S. Bank National Association all beneficial interest under that certain Deed of Trust dated 08/05/2010 executed by **HARDY HENRIQUEZ, A SINGLE WOMAN** Trustor, to **OLD REPUBLIC TITLE COMPANY** Trustee, and recorded on 08/16/2010 as Instrument No. **20101132928** (or Book, Page) of the Official Records of **LOS ANGELES** County, CA describing the land therein:

AS PER DEED OF TRUST MENTIONED ABOVE.

Dated: 10/29/12

[Signature]  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SURETY  
FINANCIAL SERVICES, A CALIFORNIA CORPORATION, ITS SUCCESSOR AND ASSIGNS

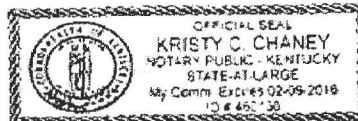
By: Diane Howard  
Its: Vice President for MERS, Inc.

STATE OF Kentucky  
COUNTY OF Daviess

On October 29, 2012 before me, Kristy C. Chaney, a Notary Public for said State, personally appeared Diane Howard, Vice President for MERS, Inc. who personally known to me (or 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.

WITNESS my hand and official seal.

Signature K. C. Chaney



RECORDING REQUESTED BY:  
National Default Servicing Corporation  
WHEN RECORDED MAIL TO:  
National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020



NDSC File No. : 12-02552-US-CA

APN : 2604-028-016

### SUBSTITUTION OF TRUSTEE

WHEREAS, HARDY HENRIQUEZ, A SINGLE WOMAN was the original Trustor(s), OLD REPUBLIC TITLE COMPANY was the original Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SURETY FINANCIAL SERVICES, A CALIFORNIA CORPORATION, ITS SUCCESSOR AND ASSIGNS was the original Beneficiary under that certain Deed of Trust dated 08/05/2010 and recorded on 08/16/2010 as Instrument No. 20101132928 (or Book, Page) of the Official Records of LOS ANGELES County, State of CA and

WHEREAS, the undersigned is the present beneficiary under the said Deed of Trust, and  
WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,  
NOW, THEREFORE, the undersigned hereby substitutes NATIONAL DEFAULT SERVICING CORPORATION, An Arizona Corporation, whose address is 7720 N. 16<sup>th</sup> Street, Suite 300, Phoenix, Arizona 85020, as Trustee under said Deed of Trust. Said Substitute Trustee is qualified to serve as Trustee under the laws of this state.

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

U.S. Bank National Association

Dated : 11-2-12

  
By: Paula Laslie

Its: Assistant Vice President

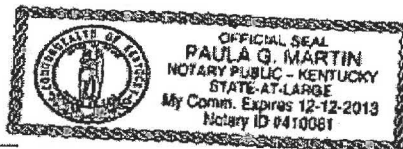
STATE OF Kentucky  
COUNTY OF Daviess

On Nov 2, 2012, before me, the undersigned, a Notary Public for said State, personally appeared Paula Laslie, Assistant Vice President who personally known to me (or 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.

WITNESS my hand and official seal.

Signature






3A

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

RECORDING REQUESTED BY:

BEATRICE SMITH  
U.S. BANK N.A.  
4801 FREDERICA ST  
OWENSBORO, KY 42301  
(800) 365-7772

When recorded mail to: #8206527 4ENT  
First American Title   
Loss Mitigation Title Services 12106 1  
P.O. Box 27670  
Santa Ana, CA 92799  
RE: HENRIQUEZ - PROPERTY REPORT

Space above for recorder's use only

48366191

Loan Modification Agreement (Deed of Trust)  
Title of Document

This cover sheet added to provide adequate space for recording information  
(\$3.00 Additional Recording Fee Applies)



This Document Prepared By:  
**BEATRICE SMITH**  
**U.S. BANK, N.A. SIGNING ON BEHALF OF**  
**SECRETARY OF HOUSING AND URBAN**  
**DEVELOPMENT**  
**4801 FREDERICA ST**  
**OWENSBORO, KY 42301**  
**(800) 365-7772**

~~When Recorded Mail To:~~  
**FIRST AMERICAN TITLE**  
**ATTN: LMTS**  
**P.O. BOX 27670**  
**SANTA ANA, CA 92799-7670**

**Tax/Parcel No. 2604028016**

[Space Above This Line for Recording Data]

**Original Principal Amount: \$256,545.00**

**FHA/VA Case No.: 703 197-4960522**

**Unpaid Principal Amount: \$239,116.86**

**MERS Mtn: 1003446 6800335141 5**

**New Principal Amount \$239,116.86**

**MERS Phone #: (888) 679-6377**

**New Money (Cap): \$0.00**

### **LOAN MODIFICATION AGREEMENT (DEED OF TRUST)**

This Loan Modification Agreement ("Agreement"), made this 28TH day of JANUARY, 2014, between **HARDY HENRIQUEZ, A SINGLE WOMAN** ("Borrower") whose address is **15051 POLK STREET, SYLMAR, CALIFORNIA 91342** and **U.S. BANK, N.A. SIGNING ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT** ("Lender"), whose address is **4801 FREDERICA ST, OWENSBORO, KY 42301**, AND **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** ("Mortgagee") (solely as a nominee for Lender and Lender's successors and assigns), with a mailing address of P.O. Box 2026, Flint, Michigan 48501-2026, and a street address of 1901 E Voorhees Street, Suite C, Danville, IL 61834, Tel. (888) 679-MERS, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **AUGUST 5, 2010** and recorded on **AUGUST 16, 2010** in **INSTRUMENT NO. 20101132928**, of the **OFFICIAL** Records of **LOS ANGELES COUNTY, CALIFORNIA**, and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

**15051 POLK STREET, SYLMAR, CALIFORNIA 91342**

(Property Address)

the real property described being set forth as follows:

**LOT/SECT 7 BLK/DIV/TWN A TRACT # 5813 SW 50 FT OF SE 220.22 FT OF**

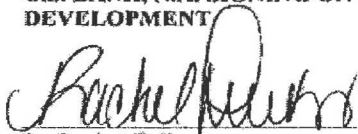
FHA/VA HUD-HAMP Loan Modification Agreement  
First American Mortgage Services

Page 1

WD12106.1 6800335141

In Witness Whereof, the Lender has executed this Agreement.

**U.S. BANK, N.A. SIGNING ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT**



By Rachel Fulks (print name)  
Mortgage Document Officer (title)

3-15-14 Date

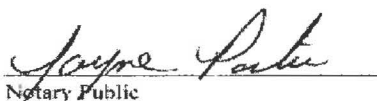
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**LENDER ACKNOWLEDGMENT**

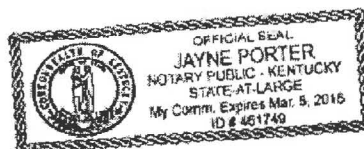
**STATE OF KENTUCKY**

**COUNTY OF DAVIESS**

The foregoing instrument was acknowledged before me this March 15 2014 by  
RACHEL FULKS, the MORTGAGE DOCUMENT OFFICER of U.S. BANK, N.A. SIGNING ON  
BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT,  
a National Banking Assoc, on behalf of said national association.

  
Notary Public

Printed Name: Jayne Porter  
My commission expires: 3-5-16



Mortgage Electronic Registration Systems, Inc.

Mortgagee

By

Rachel Fulks

Date

3-15-14

[Space Below This Line for Acknowledgments]

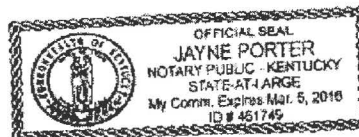
STATE OF KENTUCKY  
COUNTY OF DAVIESS

The foregoing instrument was acknowledged before me this March 15 2014  
by Rachel Fulks, the Asst Secretary of  
Mortgage Electronics Registrations Systems, Inc., a Delaware Corp, on  
behalf of said entity.

Jayne Porter  
Notary Public

Printed Name: Jayne Porter

My commission expires: 3-5-16



THIS DOCUMENT WAS PREPARED BY:  
BEATRICE SMITH  
U.S. BANK N.A.  
4801 FREDERICA ST  
OWENSBORO, KY 42301

In Witness Whereof, I have executed this Agreement.

[Signature] (Seal)

Borrower

HARDY HENRIQUEZ

Date 02-03-2014

\_\_\_\_ (Seal)

Borrower

Date

\_\_\_\_ (Seal)

Borrower

Date

[Space Below This Line for Acknowledgments]

\_\_\_\_ (Seal)

Borrower

Date

\_\_\_\_ (Seal)

Borrower

Date

\_\_\_\_ (Seal)

Borrower

Date

**BORROWER ACKNOWLEDGMENT**

State of CALIFORNIA )  
County of LOS ANGELES )

On FEBRUARY 3, 2014 before me, EDELER IVAN CUADRA, Notary Public,  
(here insert name and title of officer)

personally appeared HARDY HENRIQUEZ, 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.

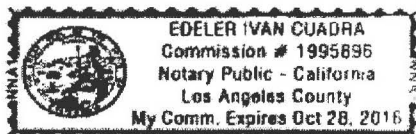
I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

Printed Name: EDELER IVAN CUADRA

My commission expires: OCTOBER 28, 2016





RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:  
NATIONAL DEFAULT SERVICING CORPORATION  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

T.S. No. 12-02552-US-CA



## NOTICE OF TRUSTEE'S SALE

**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 08/05/2010. 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.**

A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **HARDY HENRIQUEZ, A SINGLE WOMAN**

Duly Appointed Trustee: **NATIONAL DEFAULT SERVICING CORPORATION**

Recorded **08/16/2010** as Instrument No. **20101132928** (or Book, Page) of the Official Records of LOS ANGELES County, California.

Date of Sale: **05/21/2013 at 11:00 AM**

Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766**

Estimated amount of unpaid balance and other charges: **\$268,428.64**

Street Address or other common designation of real property: **15051 POLK STREET, LOS ANGELES (SYLMAR AREA), CA 91342**

A.P.N.: **2604-028-016**

5

This Document Prepared By:  
**BEATRICE SMITH**  
**U.S. BANK, N.A. SIGNING ON BEHALF OF SECRETARY**  
**OF HOUSING AND URBAN DEVELOPMENT**  
**4801 FREDERICA ST**  
**OWENSBORO, KY 42301**  
**(800) 365-7772**

When Recorded Mail To:  
**FIRST AMERICAN TITLE**  
**ATTN: LMTS**  
**P.O. BOX 27670**  
**SANTA ANA, CA 92799-7670**

Tax/Parcel No. 2604028016

[Space Above This Line for Recording Data]

Investor Loan No.: 703 197-4960522  
Loan No: 6800335141

## SUBORDINATE DEED OF TRUST

THIS SUBORDINATE DEED OF TRUST ("Security Instrument") is made on JANUARY 28, 2014. The grantor is **HARDY HENRIQUEZ, A SINGLE WOMAN** ("Borrower"), whose address is **15051 POLK STREET, SYLMAR, CALIFORNIA 91342**. The trustee is **DEVAL, LLC** ("Trustee"), whose address is **WESTPOINT 1 SUITE 300 1255 CORPORATE DRIVE IRVING, TX 75038, , ,**. The beneficiary is the Secretary of Housing and Urban Development, whose address is **Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **FORTY-THREE THOUSAND EIGHT HUNDRED THIRTY-FOUR DOLLARS AND 96 CENTS (U.S. \$43,834.96)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **JANUARY 1, 2044**.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) 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**, State of **CALIFORNIA**:

**LOT/SECT 7 BLK/DIV/TWN A TRACT # 5813 SW 50 FT OF SE 220.22 FT OF**

FHA/VA HUD-HAMP Loan Modification Agreement 12242013\_111  
First American Mortgage Services

Page 1

WD12106.1 6800335141

In Witness Whereof, the Lender has executed this Agreement.

U.S. BANK, N.A. SIGNING ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, signing on behalf of Secretary of Housing and Urban Development

Rachel Fulks 3-3-14 Date  
By Rachel Fulks (print name)  
Mortgage Document Officer (title)

\_\_\_\_\_[Space Below This Line for Acknowledgments]\_\_\_\_\_

**LENDER ACKNOWLEDGMENT**

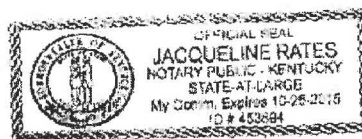
**STATE OF KENTUCKY**

**COUNTY OF DAVIESS**

The foregoing instrument was acknowledged before me this 3-3-14 by  
RACHEL FULKS, the MORTGAGE DOCUMENT OFFICER of U.S. BANK, N.A. SIGNING ON  
BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT,  
a NATIONAL BANKING ASSO, on behalf of said national association.

Jacqueline Rates  
Notary Public

Printed Name: Jacqueline Rates  
My commission expires: 10-25-15



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Hardy Henriquez  
Borrower: HARDY HENRIQUEZ  
Date: 02-03-14

Borrower:  
Date

Borrower:  
Date

Borrower:  
Date

Borrower:  
Date

Borrower:  
Date

[Space Below This Line for Acknowledgments]

**BORROWER ACKNOWLEDGMENT**

State of CALIFORNIA )  
County of Los Angeles )

On FEBRUARY 3, 2014 before me, EDELER IVAN CUADRA, Notary Public,  
(here insert name and title of officer)

personally appeared HARDY HENRIQUEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

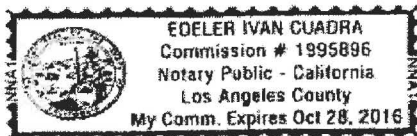
I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

Printed Name: EDELER IVAN CUADRA

My commission expires: OCTOBER 28, 2016





# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **March 17, 2015**

JOB ADDRESS: **15051 WEST POLK STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2604-028-016**

Last Full Title: **08/13/2014**

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). HARDY HENRIQUEZ  
15051 POLK ST  
LOS ANGELES, CA 91342  
CAPACITY: OWNER
- 2). SURETY FINANCIAL SERVICES  
15060 VENTURA BLVD., SUITE 380  
SHERMAN OAKS, CA 91403  
CAPACITY: INTERESTED PARTIES
- 3). OLD REPUBLIC TITLE COMPANY  
101 N. BRAND BLVD., 14<sup>TH</sup> FLOOR  
GLENDALE, CA 91203  
CAPACITY: INTERESTED PARTIES
- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI 48501-2026  
CAPACITY: INTERESTED PARTIES
- 5). NATIONAL DEFAULT SERVICING CORP.  
7720 N. 16<sup>TH</sup> STREET, SUITE 300  
PHOENIX, AZ 85020  
CAPACITY: INTERESTED PARTIES
- 6). FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVE., SUITE 200  
CLEVELAND, OH 44114  
CAPACITY: INTERESTED PARTIES
- 7). BEATRICE SMITH, U.S. BANK N.A.  
4801 FREDERICA ST.  
OWENSBORO, KY 42301  
CAPACITY: INTERESTED PARTIES

8). FIRST AMERICAN TITLE LOSS  
MITIGATION TITLE SERVICES 12106-1  
P.O. BOX 27670  
SANTA ANA, CA 92799

CAPACITY: INTERESTED PARTIES

9). DEVAL, LLC  
WESTPOINT 1, SUITE 300  
1255 CORPORATE DRIVE  
IRVING, TX 75038

CAPACITY: INTERESTED PARTIES

10). SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
ATTN.: SINGLE FAMILY NOTES BRANCH  
451 SEVENTH STREET SW  
WASHINGTON, D.C. 20410

CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**15051 POLK ST, SYLMAR, CA 91342-5015**



CoreLogic  
 RealQuest Professional

## Owner Information

Owner Name: **HENRIQUEZ HARDY**  
 Mailing Address: **15051 POLK ST, SYLMAR CA 91342-5015 C041**  
 Vesting Codes: **SW / /**

## Location Information

Legal Description:	<b>TRACT # 5813 SW 50 FT OF SE 220.22 FT OF LOT 7</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>2604-028-016</b>
Census Tract / Block:	<b>1066.04 / 3</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>5813</b>
Legal Book/Page:	<b>67-47</b>	Map Reference:	<b>2-C4 / 481-H5</b>
Legal Lot:	<b>7</b>	Tract #:	<b>5813</b>
Legal Block:	<b>A</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>SYL</b>	School District Name:	
Neighbor Code:		Munic/Township:	

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>08/16/2010 / 07/30/2010</b>	1st Mtg Amount/Type:	<b>\$256,545 / FHA</b>
Sale Price:	<b>\$260,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	<b>1132928</b>
Document #:	<b>1132927</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$199.08</b>
New Construction:	<b>Y</b>	Multi/Split Sale:	
Title Company:	<b>OLD REPUBLIC TITLE</b>		
Lender:	<b>SURETY FIN'L SVCS</b>		
Seller Name:	<b>HOPEVALE DEV</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>03/05/2010 / 02/25/2010</b>	Prior Lender:	
Prior Sale Price:	<b>\$190,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>305849</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>CORPORATION GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,306</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	<b>4</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1952 / 1958</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;ADDITION</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.25</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>10,983</b>	Lot Width/Depth:	<b>50 x 220</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$271,730</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$3,557.78</b>
Land Value:	<b>\$160,217</b>	Improved %:	<b>41%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$111,513</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$271,730</b>				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**15051 POLK ST, SYLMAR, CA 91342-5015****20 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 20**

	Subject Property	Low	High	Average
Sale Price	\$260,000	\$280,000	\$2,005,000	\$540,800
Bldg/Living Area	1,306	1,136	1,470	1,328
Price/Sqft	\$199.08	\$229.84	\$1,432.14	\$406.66
Year Built	1952	1905	1976	1951
Lot Area	10,983	1,951	15,067	6,272
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$271,730	\$76,423	\$975,000	\$344,727
Distance From Subject	0.00	0.23	40.67	28.97

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bl	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>												
			15051 POLK ST	\$260,000	1952	2		1	08/16/2010	1,306	10,983	0.0
<b>Comparables</b>												
<input checked="" type="checkbox"/>	1		1256 10TH ST	\$2,005,000	1948	3		2	01/30/2015	1,400	4,998	30.34
<input checked="" type="checkbox"/>	2		6999 EASTONDALE AVE	\$390,000	1948	3		2	01/30/2015	1,350	5,708	32.8
<input checked="" type="checkbox"/>	3		6505 JOHNSON AVE	\$380,000	1949	3		2	01/30/2015	1,219	5,695	34.24
<input checked="" type="checkbox"/>	4		1628 E DOUBLEGROVE ST	\$385,000	1956	4		2	01/29/2015	1,400	15,067	35.82
<input checked="" type="checkbox"/>	5		14927 POLK ST	\$365,000	1954	4		2	01/22/2015	1,176	6,001	0.23
<input checked="" type="checkbox"/>	6		5725 CARFAX AVE	\$475,000	1954	3		2	01/30/2015	1,192	5,600	36.27
<input checked="" type="checkbox"/>	7		8604 BLUE CIR	\$470,000	1973	3		2	01/29/2015	1,445	5,626	26.13
<input checked="" type="checkbox"/>	8		2630 E MAUREEN ST	\$410,000	1976	3		2	12/22/2014	1,440	5,003	37.42
<input checked="" type="checkbox"/>	9		4553 LADOGA AVE	\$473,000	1950	3		1	12/12/2014	1,321	5,115	37.63
<input checked="" type="checkbox"/>	10		908 N PANNES AVE	\$280,000	1949	3		2	12/16/2014	1,136	5,118	31.08
<input checked="" type="checkbox"/>	11		11944 FERINA ST	\$404,000	1950	3		2	12/22/2014	1,415	6,023	35.48
<input checked="" type="checkbox"/>	12		20318 SHERMAN WAY	\$434,000	1956	3		2	08/19/2014	1,452	7,200	9.41
<input checked="" type="checkbox"/>	13		7622 PIONEER BLVD	\$325,000	1950	3		2	09/11/2014	1,414	5,916	31.18
<input checked="" type="checkbox"/>	14		11504 ELVINS ST	\$440,000	1962	3		2	01/30/2015	1,448	5,003	37.84
<input checked="" type="checkbox"/>	15		3364 MOORE ST	\$1,175,000	1953	3		2	01/30/2015	1,213	8,312	19.94
<input checked="" type="checkbox"/>	16		307 LOMA AVE	\$575,000	1905	3		2	12/22/2014	1,250	1,951	40.67
<input checked="" type="checkbox"/>	17		9813 GEYSER AVE	\$535,000	1960	3		2	12/16/2014	1,470	7,499	5.81
<input checked="" type="checkbox"/>	18		3741 CHARLEMAGNE AVE	\$305,500	1946	3		1	06/06/2014	1,151	5,828	37.67
<input checked="" type="checkbox"/>	19		5140 E HARCO ST	\$314,500	1945	3		1	06/06/2014	1,212	5,642	37.56
<input checked="" type="checkbox"/>	20		3912 LORADO WAY	\$675,000	1948	2		2	01/27/2015	1,447	8,127	21.92

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**15051 POLK ST, SYLMAR, CA 91342-5015****20 Comparable(s) Selected.**

Report Date: 02/24/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$260,000	\$280,000	\$2,005,000	\$540,800
Bldg/Living Area	1,306	1,136	1,470	1,328
Price/Sqft	\$199.08	\$229.84	\$1,432.14	\$406.66
Year Built	1952	1905	1976	1951
Lot Area	10,983	1,951	15,067	6,272
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$271,730	\$76,423	\$975,000	\$344,727
Distance From Subject	0.00	0.23	40.67	28.97

\*= user supplied for search only

Comp #1		Distance From Subject:30.34 (miles)	
Address: 1256 10TH ST, HERMOSA BEACH, CA 90254-4347			
Owner Name: PATEL SACHIN N & PRIYANKA D			
Seller Name: ESTATE CONSTRUCTION DEV LLC			
APN: 4161-028-001	Map Reference: 67-D1 / 762-J2	Living Area: 1,400	
County: LOS ANGELES, CA	Census Tract: 6211.02	Total Rooms: 6	
Subdivision: REDONDO VILLA TR	Zoning: HBR1*	Bedrooms: 3	
Rec Date: 01/30/2015	Prior Rec Date: 09/17/2013	Bath(F/H): 2 /	
Sale Date: 01/27/2015	Prior Sale Date: 08/27/2013	Yr Built/Eff: 1948 / 1952	
Sale Price: \$2,005,000	Prior Sale Price: \$975,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 109596	Acres: 0.11	Fireplace: Y / 1	
1st Mtg Amt: \$1,604,000	Lot Area: 4,998	Pool:	
Total Value: \$975,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 3	Parking: PARKING AVAIL	

Comp #2		Distance From Subject:32.8 (miles)	
Address: 6999 EASTONDALE AVE, LONG BEACH, CA 90805-1459			
Owner Name: GARCIA AYLIN TRUST			
Seller Name: RACHEL TERRENCE G & BETHANY L			
APN: 7116-017-039	Map Reference: 65-D4 / 735-E6	Living Area: 1,350	
County: LOS ANGELES, CA	Census Tract: 5702.02	Total Rooms: 7	
Subdivision: 12448	Zoning: LBR1N	Bedrooms: 3	
Rec Date: 01/30/2015	Prior Rec Date: 04/13/2009	Bath(F/H): 2 /	
Sale Date: 01/12/2015	Prior Sale Date: 02/19/2009	Yr Built/Eff: 1948 / 1954	
Sale Price: \$390,000	Prior Sale Price: \$350,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 109599	Acres: 0.13	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 5,708	Pool:	
Total Value: \$341,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #3		Distance From Subject:34.24 (miles)	
Address: 6505 JOHNSON AVE, LONG BEACH, CA 90805-2830			
Owner Name: NGUYEN ALEX/HUYNH PHUNG K			
Seller Name: GARCIA ISRAEL & RUTH			
APN: 7120-018-048	Map Reference: 66-A5 / 735-H7	Living Area: 1,219	
County: LOS ANGELES, CA	Census Tract: 5702.04	Total Rooms: 4	
Subdivision: 5516	Zoning: LBR1N	Bedrooms: 3	
Rec Date: 01/30/2015	Prior Rec Date: 07/16/2008	Bath(F/H): 2 /	
Sale Date: 01/08/2015	Prior Sale Date: 06/09/2008	Yr Built/Eff: 1949 / 1965	
Sale Price: \$380,000	Prior Sale Price: \$275,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 109600	Acres: 0.13	Fireplace: /	
1st Mtg Amt: \$304,000	Lot Area: 5,695	Pool:	
Total Value: \$318,300	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #4		Distance From Subject:35.82 (miles)	
Address: 1628 E DOUBLEGROVE ST, WEST COVINA, CA 91791-4036			
Owner Name: LIN HSIEN-CHANG/KUO MING F			
Seller Name: LIN CHI-LONG			
APN: 8740-018-015	Map Reference: 92-C4 / 638-J4	Living Area: 1,400	
County: LOS ANGELES, CA	Census Tract: 4080.03	Total Rooms: 6	
Subdivision: 21078	Zoning: WCR17500*	Bedrooms: 4	
Rec Date: 01/29/2015	Prior Rec Date: 05/04/2009	Bath(F/H): 2 /	
Sale Date: 01/22/2015	Prior Sale Date: 04/29/2009	Yr Built/Eff: 1956 / 1956	
Sale Price: \$385,000	Prior Sale Price: \$365,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 102804	Acres: 0.35	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 15,067	Pool:	
Total Value: \$383,427	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	



Comp #:5 Distance From Subject:0.23 (miles)  
 Address: 14927 POLK ST, SYLMAR, CA 91342-5070  
 Owner Name: TAPIA JESUS V & MARGARITA C  
 Seller Name: RADICAL ENTS INC  
 APN: 2506-008-018 Map Reference: 2-D4 / 481-H5 Living Area: 1,176  
 County: LOS ANGELES, CA Census Tract: 1065.20 Total Rooms: 6  
 Subdivision: 18320 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 01/22/2015 Prior Rec Date: 07/31/2014 Bath(F/H): 2 /  
 Sale Date: 01/07/2015 Prior Sale Date: 07/14/2014 Yr Built/Eff: 1954 / 1954  
 Sale Price: \$365,000 Prior Sale Price: \$290,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 78101 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$237,250 Lot Area: 6,001 Pool:  
 Total Value: \$98,290 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:6 Distance From Subject:36.27 (miles)  
 Address: 5725 CARFAX AVE, LAKEWOOD, CA 90713-1254  
 Owner Name: TOVAR SALLY A  
 Seller Name: MILLER KANEESHA  
 APN: 7166-013-014 Map Reference: 71-D1 / 766-D2 Living Area: 1,192  
 County: LOS ANGELES, CA Census Tract: 5700.01 Total Rooms: 5  
 Subdivision: 19981 Zoning: LKR1\* Bedrooms: 3  
 Rec Date: 01/30/2015 Prior Rec Date: 06/10/2010 Bath(F/H): 2 /  
 Sale Date: 01/08/2015 Prior Sale Date: 04/28/2010 Yr Built/Eff: 1954 / 1954  
 Sale Price: \$475,000 Prior Sale Price: \$385,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 108154 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$427,500 Lot Area: 5,600 Pool:  
 Total Value: \$405,398 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:26.13 (miles)  
 Address: 8604 BLUE CIR, ROSEMEAD, CA 91770-1122  
 Owner Name: HU BITANG/GUAN HUIWEN  
 Seller Name: LU JOHN S LIVING TRUST  
 APN: 5391-001-043 Map Reference: 38-A4 / 596-G6 Living Area: 1,445  
 County: LOS ANGELES, CA Census Tract: 4322.01 Total Rooms: 6  
 Subdivision: 31006 Zoning: RMR1\* Bedrooms: 3  
 Rec Date: 01/29/2015 Prior Rec Date: 03/25/1977 Bath(F/H): 2 /  
 Sale Date: 01/27/2015 Prior Sale Date: Prior Sale Price: \$55,000 Yr Built/Eff: 1973 / 1973  
 Sale Price: \$470,000 Prior Sale Price: \$55,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 102289 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,626 Pool:  
 Total Value: \$320,200 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:8 Distance From Subject:37.42 (miles)  
 Address: 2630 E MAUREEN ST, WEST COVINA, CA 91792-2214  
 Owner Name: CHHENG LY O/HE DE X  
 Seller Name: MUNIZ RAFAEL A  
 APN: 8735-021-004 Map Reference: 92-E5 / 639-B6 Living Area: 1,440  
 County: LOS ANGELES, CA Census Tract: 4080.06 Total Rooms: 7  
 Subdivision: 30682 Zoning: WCPD1\* Bedrooms: 3  
 Rec Date: 12/22/2014 Prior Rec Date: 09/09/2004 Bath(F/H): 2 /  
 Sale Date: 12/01/2014 Prior Sale Date: 08/18/2004 Yr Built/Eff: 1976 / 1976  
 Sale Price: \$410,000 Prior Sale Price: \$444,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1387658 Acres: 0.11 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,003 Pool:  
 Total Value: \$456,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

<b>Comp #:</b> 9		<b>Distance From Subject:</b> 37.63 (miles)	
<b>Address:</b> 4553 LADOGA AVE, LAKEWOOD, CA 90713-2736			
<b>Owner Name:</b> PINKOSON CALVIN L & OLGICA			
<b>Seller Name:</b> CRUZ FRED M & KIMBERLY G			
<b>APN:</b> 7061-024-016	<b>Map Reference:</b> 71-E3 / 766-E5	<b>Living Area:</b> 1,321	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5710.00	<b>Total Rooms:</b> 7	
<b>Subdivision:</b> 16397	<b>Zoning:</b> LKR1YY	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 12/12/2014	<b>Prior Rec Date:</b> 12/22/2009	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 11/12/2014	<b>Prior Sale Date:</b> 12/08/2009	<b>Yr Built/Eff:</b> 1950 / 1951	
<b>Sale Price:</b> \$473,000	<b>Prior Sale Price:</b> \$430,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1354571	<b>Acres:</b> 0.12	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$464,432	<b>Lot Area:</b> 5,115	<b>Pool:</b>	
<b>Total Value:</b> \$452,678	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 10		<b>Distance From Subject:</b> 31.08 (miles)	
<b>Address:</b> 908 N PANNES AVE, COMPTON, CA 90221-2344			
<b>Owner Name:</b> RODRIGUEZ JUAN A/MIRANDA JORGE A			
<b>Seller Name:</b> VEGA MARIA E			
<b>APN:</b> 6184-006-025	<b>Map Reference:</b> 65-B2 / 735-C3	<b>Living Area:</b> 1,136	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5420.00	<b>Total Rooms:</b> 4	
<b>Subdivision:</b> 14585	<b>Zoning:</b> CORL*	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 12/16/2014	<b>Prior Rec Date:</b> 04/30/2012	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 11/17/2014	<b>Prior Sale Date:</b> 03/28/2012	<b>Yr Built/Eff:</b> 1949 / 1949	
<b>Sale Price:</b> \$280,000	<b>Prior Sale Price:</b> \$150,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1367652	<b>Acres:</b> 0.12	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$274,928	<b>Lot Area:</b> 5,118	<b>Pool:</b>	
<b>Total Value:</b> \$153,693	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 11		<b>Distance From Subject:</b> 35.48 (miles)	
<b>Address:</b> 11944 FERINA ST, NORWALK, CA 90650-6541			
<b>Owner Name:</b> RODRIGUEZ ALEJANDRO/MACIAS BRISA			
<b>Seller Name:</b> HOWARD NATHANIEL & LAURENSIA E			
<b>APN:</b> 8080-009-016	<b>Map Reference:</b> 82-A3 / 736-H4	<b>Living Area:</b> 1,415	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 5526.01	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 16141	<b>Zoning:</b> NOR1YY	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 12/22/2014	<b>Prior Rec Date:</b> 12/20/2007	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 12/12/2014	<b>Prior Sale Date:</b> 11/26/2007	<b>Yr Built/Eff:</b> 1950 / 1955	
<b>Sale Price:</b> \$404,000	<b>Prior Sale Price:</b> \$400,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 1389508	<b>Acres:</b> 0.14	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$396,682	<b>Lot Area:</b> 6,023	<b>Pool:</b> POOL	
<b>Total Value:</b> \$368,000	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b> NONE	

<b>Comp #:</b> 12		<b>Distance From Subject:</b> 9.41 (miles)	
<b>Address:</b> 20318 SHERMAN WAY, WINNETKA, CA 91306-3108			
<b>Owner Name:</b> CHILIN-FLORES CARLOS/VASQUEZ ERIKA			
<b>Seller Name:</b> KILEDJIAN ARPI			
<b>APN:</b> 2136-001-012	<b>Map Reference:</b> 12-E3 / 530-D5	<b>Living Area:</b> 1,452	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1348.00	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 20919	<b>Zoning:</b> LARS	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 08/19/2014	<b>Prior Rec Date:</b> 02/04/2010	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 07/15/2014	<b>Prior Sale Date:</b> 01/06/2010	<b>Yr Built/Eff:</b> 1956 / 1957	
<b>Sale Price:</b> \$434,000	<b>Prior Sale Price:</b> \$350,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 867152	<b>Acres:</b> 0.17	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$390,600	<b>Lot Area:</b> 7,200	<b>Pool:</b> POOL	
<b>Total Value:</b> \$368,545	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> WOOD SHAKE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

Comp #:13 Distance From Subject:31.18 (miles)  
 Address: 7622 PIONEER BLVD, WHITTIER, CA 90606-2119  
 Owner Name: NEW CENTURY REALTORS CORP  
 Seller Name: ORBE JORE R  
 APN: 8176-013-004 Map Reference: 55-A5 / 676-H7 Living Area: 1,414  
 County: LOS ANGELES, CA Census Tract: 5022.00 Total Rooms: 6  
 Subdivision: 1565 Zoning: LCR1\* Bedrooms: 3  
 Rec Date: 09/11/2014 Prior Rec Date: 08/09/2004 Bath(F/H): 2 /  
 Sale Date: 06/13/2014 Prior Sale Date: 07/09/2004 Yr Built/Eff: 1950 / 1954  
 Sale Price: \$325,000 Prior Sale Price: \$399,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 961718 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$210,000 Lot Area: 5,916 Pool:  
 Total Value: \$357,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:37.84 (miles)  
 Address: 11504 ELVINS ST, LAKEWOOD, CA 90715-1218  
 Owner Name: LALOULU IONATANA I & PENELOPE S  
 Seller Name: GLYNN JUANITA  
 APN: 7059-001-031 Map Reference: 71-F3 / 766-G4 Living Area: 1,448  
 County: LOS ANGELES, CA Census Tract: 5550.01 Total Rooms: 6  
 Subdivision: 24796 Zoning: LKR1YY Bedrooms: 3  
 Rec Date: 01/30/2015 Prior Rec Date: 09/06/1996 Bath(F/H): 2 /  
 Sale Date: 01/13/2015 Prior Sale Date: Air Cond:  
 Sale Price: \$440,000 Prior Sale Price: \$160,000 Style: CONVENTIONAL  
 Sale Type: FULL Prior Sale Type: FULL Fireplace: /  
 Document #: 107932 Acres: 0.11 Pool:  
 1st Mtg Amt: \$432,030 Lot Area: 5,003 Roof Mat: COMPOSITION  
 Total Value: \$219,472 # of Stories: 1.00 SHINGLE  
 Land Use: SFR Park Area/Cap#: / 2 ATTACHED  
 Parking: GARAGE

Comp #:15 Distance From Subject:19.94 (miles)  
 Address: 3364 MOORE ST, LOS ANGELES, CA 90066-1704  
 Owner Name: LOC EQUITIES LLC  
 Seller Name: MAYER URSULA H  
 APN: 4247-013-015 Map Reference: 49-D2 / 672-A3 Living Area: 1,213  
 County: LOS ANGELES, CA Census Tract: 2714.00 Total Rooms: 5  
 Subdivision: 18140 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 01/30/2015 Prior Rec Date: 03/01/1977 Bath(F/H): 2 /  
 Sale Date: 12/31/2014 Prior Sale Date: Yr Built/Eff: 1953 / 1954  
 Sale Price: \$1,175,000 Prior Sale Price: \$80,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 110493 Acres: 0.19 Fireplace: Y / 2  
 1st Mtg Amt: Total Value: \$151,671 # of Stories: 1.00 Pool:  
 Land Use: SFR Park Area/Cap#: / 2 Roof Mat: GRAVEL & ROCK  
 Parking: ATTACHED  
 GARAGE

Comp #:16 Distance From Subject:40.67 (miles)  
 Address: 307 LOMA AVE, LONG BEACH, CA 90814-2744  
 Owner Name: VOLKOV JACK & SHARON  
 Seller Name: GARD FRANCESCA S  
 APN: 7257-017-024 Map Reference: 76-A5 / 825-J1 Living Area: 1,250  
 County: LOS ANGELES, CA Census Tract: 5771.00 Total Rooms: 6  
 Subdivision: DENSMORE TR Zoning: LBR1N Bedrooms: 3  
 Rec Date: 12/22/2014 Prior Rec Date: 07/21/2009 Bath(F/H): 2 /  
 Sale Date: 12/03/2014 Prior Sale Date: 05/13/2009 Yr Built/Eff: 1905 / 1915  
 Sale Price: \$575,000 Prior Sale Price: \$395,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1389256 Acres: 0.04 Fireplace: /  
 1st Mtg Amt: \$517,450 Lot Area: 1,951 Pool:  
 Total Value: \$415,928 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking: NONE

Comp #:17 Distance From Subject:5.81 (miles)  
 Address: 9813 GEYSER AVE, NORTHRIDGE, CA 91324-1922  
 Owner Name: GOODMAN JENNIFER  
 Seller Name: HENNESSY NICOLAS G & LAURA L  
 APN: 2763-022-009 Map Reference: 7-B4 / 500-H5 Living Area: 1,470  
 County: LOS ANGELES, CA Census Tract: 1153.01 Total Rooms: 6  
 Subdivision: 25355 Zoning: LARS Bedrooms: 3  
 Rec Date: 12/16/2014 Prior Rec Date: 05/12/2005 Bath(F/H): 2 /  
 Sale Date: 11/26/2014 Prior Sale Date: 04/11/2005 Yr Built/Eff: 1960 / 1970  
 Sale Price: \$535,000 Prior Sale Price: \$580,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1362194 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: \$400,000 Lot Area: 7,499 Pool:  
 Total Value: \$491,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:18 Distance From Subject:37.67 (miles)  
 Address: 3741 CHARLEMAGNE AVE, LONG BEACH, CA 90808-1826  
 Owner Name: KDR INVESTMENTS INC  
 Seller Name: MANNIX TRUST A  
 APN: 7183-027-002 Map Reference: 71-C5 / 766-B6 Living Area: 1,151  
 County: LOS ANGELES, CA Census Tract: 5736.01 Total Rooms: 5  
 Subdivision: 13 Zoning: LBR1N Bedrooms: 3  
 Rec Date: 06/06/2014 Prior Rec Date: 09/17/1993 Bath(F/H): 1 /  
 Sale Date: 05/02/2014 Prior Sale Date: Yr Built/Eff: 1946 / 1946  
 Sale Price: \$305,500 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 587345 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$305,321 Lot Area: 5,828 Pool:  
 Total Value: \$76,423 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:19 Distance From Subject:37.56 (miles)  
 Address: 5140 E HARCO ST, LONG BEACH, CA 90808-1851  
 Owner Name: KDR INVESTMENTS INC  
 Seller Name: MANNIX TRUST A  
 APN: 7183-028-016 Map Reference: 71-B5 / 766-B6 Living Area: 1,212  
 County: LOS ANGELES, CA Census Tract: 5736.01 Total Rooms: 5  
 Subdivision: 13 Zoning: LBR1N Bedrooms: 3  
 Rec Date: 06/06/2014 Prior Rec Date: 02/11/1994 Bath(F/H): 1 /  
 Sale Date: 05/02/2014 Prior Sale Date: Yr Built/Eff: 1945 / 1945  
 Sale Price: \$314,500 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 587347 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$314,498 Lot Area: 5,642 Pool:  
 Total Value: \$112,297 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED  
 GARAGE

Comp #:20 Distance From Subject:21.92 (miles)  
 Address: 3912 LORADO WAY, VIEW PARK, CA 90043-1628  
 Owner Name: GLENN RAQUEL S  
 Seller Name: CHISOLM TUNEEN E  
 APN: 5011-016-012 Map Reference: 51-B3 / 673-D5 Living Area: 1,447  
 County: LOS ANGELES, CA Census Tract: 7032.00 Total Rooms: 5  
 Subdivision: 11155 Zoning: LCR1\* Bedrooms: 2  
 Rec Date: 01/27/2015 Prior Rec Date: 09/28/2001 Bath(F/H): 2 /  
 Sale Date: 12/23/2014 Prior Sale Date: 08/10/2001 Yr Built/Eff: 1948 / 1948  
 Sale Price: \$675,000 Prior Sale Price: \$357,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 91886 Acres: 0.19 Fireplace: Y / 1  
 1st Mtg Amt: \$540,000 Lot Area: 8,127 Pool:  
 Total Value: \$430,215 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**  
JOB ADDRESS: **15051 WEST POLK STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2604-028-016**

Date: **March 17, 2015**

CASE#: **510916**  
ORDER NO: **A-3322497**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 12, 2013**  
COMPLIANCE EXPECTED DATE: **October 12, 2013**  
DATE COMPLIANCE OBTAINED: **March 05, 2014**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3322497

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON

VICTOR H. CUEVAS

SEPAND SAMZADEH

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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

HENRIQUEZ, HARDY  
15051 POLK ST  
SYLMAR, CA 91342

SEP 09 2013

CASE #: 510916

ORDER #: A-3322497

EFFECTIVE DATE: September 12, 2013  
COMPLIANCE DATE: October 12, 2013

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

Signature \_\_\_\_\_

OWNER OF

SITE ADDRESS: 15051 W POLK ST

ASSESSORS PARCEL NO.: 2604-028-016

ZONE: R1; One-Family Zone

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. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage of materials in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

**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.

**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)374-9856.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: August 29, 2013

JOHN HAMILTON  
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VAN NUYS, CA 91401  
(818)374-9856  
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REVIEWED BY