

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

April 17, 2015

Council District: # 11

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

JOB ADDRESS: **5114 SOUTH KELI COURT, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4221-011-046**

On September 25, 2009, 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: **5114 South Keli Court, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	253.52
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>645.52</u></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 **\$645.52** 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 **\$645.52** 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



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

## **Property Title Report**

**Work Order No. T11132**  
**Dated as of: 03/08/2015**

**Prepared for: City of Los Angeles**

### **SCHEDULE A** **(Reported Property Information)**

**APN #: 4221-011-046**

**Property Address: 5114 S KELI CT** ✓ **City: Los Angeles** **County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: Individual Grant Deed**

**Grantee : Jaime Garcia Tapia and Rachel Tapia, husband and wife as joint tenants**

**Grantor : Marta D. Brannan, Trustee of The Brannan Revocable Family Trust dated June 19, 1996**

**Deed Date : 5/27/2003**

**Recorded : 6/18/2003**

**Instr No. : 03 1732895**

**Mailing Address: Jaime Garcia Tapia and Rachel Tapia**  
**5114 Keli Court, Los Angeles, CA 90066**

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**The following described property:**

**Situated in the State of California, County of Los Angeles:**

**Parcel 1:**

**Lot 18 of Tract No. 23046, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 777, Page(s) 88 and 89 of Maps, in the Office of the County Recorder of said County.**

**Parcel 2:**

**A non-exclusive easement for ingress and egress over the northeasterly 10 feet of Lot 14 and the southwesterly 10 feet of Lot 17 of said Tract.**

**Assessor's Parcel No: 4221-011-046**

### **MORTGAGES/LIENS**

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

**Amount : \$350,000.00**

**Dated : 6/3/2003**

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. T11132

**SCHEDULE B (Continued)**

**Trustor :** Jaime Garcia Tapia, and Rachel Tapia  
**Trustee :** CTC Real Estate Services  
**Beneficiary :** MERS, Inc., as nominee for America's Wholesale Lender  
**Loan No. :** MIN 1000157-0002560187-9  
**Recorded :** 6/18/2003 **Instr No. :** 03 1732896  
**Maturity Date is:** 7/1/2033

**Mailing Address.** America's Wholesale Lender, 4500 Park Granada, Calabasas, CA 91302.

**Mailing Address:** CTC Real Estate Services, 400 Countrywide Way, MSN SV-88 Simi Valley, CA 93065.

**Mailing Address:** MERS, P.O. Box 2026, Flint, MI 48501-2026.

The assignment of the beneficial interest under said deed of trust which names:  
**Assignee :** The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificate holders of CWABS Inc., asset-backed certificates, series 2003-4  
**Recorded :** 10/17/2011 **Instr No. :** 20111399025

**Mailing Address:** The Bank of New York Mellon FKA The Bank of New York,  
101 Barclay ST -4W, New York, NY 10286.

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

**Amount :** \$100,000.00 **Dated :** 12/28/2004  
**Trustor :** Jaime Garcia Tapia and Rachel Tapia  
**Trustee :** PRLAP, Inc.  
**Beneficiary :** Bank of America, N.A.  
**Recorded :** 1/7/2005 **Instr No. :** 05 0050287

**Mailing Address:** Bank of America, N.A., Consumer Collateral Tracking,  
9000 Southside., Bldg. 700, Jacksonville, FL 32256.

**Mailing Address:** PRLAP, Inc – Not Shown

**Type of Document:** A claim of lien for the amount shown and any other amounts due.  
**Claimant :** Department of Building and Safety Financial Services Division  
**Recorded :** 1/15/2010 **Instr No. :** 20100067943

**Mailing Address:** Department of Building and Safety Financial Services Division,  
201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

**Mailing Address:** Jaime G Tapia & Rachel Tapia, 5114 Keli, Los Angeles, CA 90066



6/18/03

RECORDING REQUESTED BY:  
Stewart Title Co. of California  
AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Jaime Garcia Tapia  
5114 Keli Court  
Los Angeles, CA 90066

03 1732895

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 2300401JD

TITLE ORDER NO. 210186750

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$660.00 CITY TRANSFER TAX is \$2,700.00

[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,

Marta D. Brannan, Trustee of The Brannan Revocable Family Trust dated June 19, 1996

hereby GRANT(s) to:

JAIME GARCIA TAPIA and RACHEL TAPIA, Husband and Wife as Joint Tenants

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: 5114 Keli Court, Los Angeles, CA 90066  
A.P. # 4421-001-046

DATED May 27, 2003

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On June 2, 2003

before me, Rosa B. Ogeda

a Notary Public in and for said State, personally appeared

Marta D. Brannan

The Brannan Revocable Family Trust dated June 19, 1996

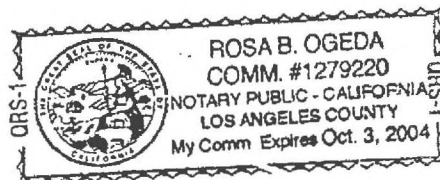
Marta D. Brannan

Marta D. Brannan, Trustee

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

Signature

Rosa B. Ogeda



(This area for official notarial seal)

Mail tax statements to: Mr. and Mrs. Jaime Garcia Tapia, 5114 Keli Court, Los Angeles, CA 90066

STEWART TITLE OF CALIFORNIA, INC.

6/18/03

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Recording Requested By:

03 1732896

B. NGUYEN

After Recording Return To:

COUNTRYWIDE HOME LOANS, INC.  
MS SV-79 DOCUMENT PROCESSING  
1800 Tapo Canyon  
Simi Valley, CA 93063-6712  
Prepared By:  
A. WEST

[Space Above This Line For Recording Data]

21-186750

4221-11-46

2300401-JD

[Escrow/Closing #]

0002619689951090

[Doc ID #]

## DEED OF TRUST

MIN 1000157-0002560187-9

### DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated JUNE 03, 2003, together with all Riders to this document.

(B) "Borrower" is

JAIME GARCIA TAPIA, AND RACHEL TAPIA, HUSBAND AND WIFE AS JOINT TENANTS

Borrower's address is  
4743 PURDUE AVE, CULVER CITY, CA 90230-

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

Page 1 of 18

VMP -6A(CA) (0207)  
CONV/VA

CHL (09/02)

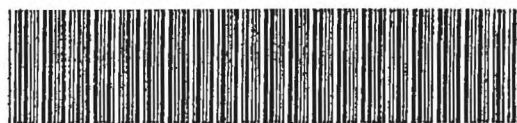
VMP MORTGAGE FORMS - (800)521-7291

Initials:

Form 3005 1/01



\* 2 3 9 9 1 \*



\* 0 2 6 1 9 6 8 9 9 0 0 0 0 1 0 0 6 A \*

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DOC ID # 0002619689961090

Borrower is the trustor under this Security Instrument.

(C) "Lender" is

AMERICA'S WHOLESALE LENDER

Lender is a CORPORATION

organized and existing under the laws of NEW YORK

Lender's address is

4500 Park Granada, Calabasas, CA 91302

(D) "Trustee" is

CTC REAL ESTATE SERVICES

400 COUNTRYWIDE WAY, MSN SV-88 SIMI VALLEY, CA 93065-

(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 JUNE 03, 2003

The

Note states that Borrower owes Lender

THREE HUNDRED FIFTY THOUSAND and 00/100

Dollars (U.S.\$ 350,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 01, 2033

(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]:

- |                                                |                                                         |                                             |
|------------------------------------------------|---------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(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.

*[Handwritten initials]*

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DOC ID # 0002619689961090

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "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.

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

(R) "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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 4221-011-046  
5114 KELI COURT, LOS ANGELES

which currently has the address of

[Street/City]

California 90066 - ("Property Address"):

[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.

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6/18/03

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DOC ID # 0002619689961090

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.

Witnesses:

\_\_\_\_\_

Jaime Garcia Tapia (Seal)  
JAIMÉ GARCÍA TAPIA -Borrower

\_\_\_\_\_

Jaime Garcia Tapia (Seal)  
-Borrower

Rachel Tapia (Seal)  
-Borrower

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

03 1732896



6/18/03

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DOC ID # 0002619689961090

State of California  
County of Los Angeles

} ss.

On June 5<sup>th</sup>, 2003

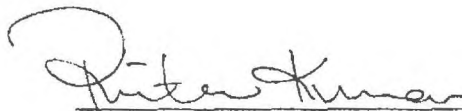
before me, Renita Kumar

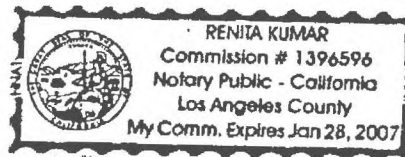
Jaime Garcia Tapia

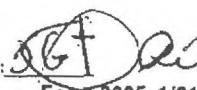
personally appeared

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

WITNESS my hand and official seal.

 (Seal)





03 1732896

Recording Requested By  
Bank of America  
Prepared By: Srbui Muradyan  
450 E. Boundary St.  
Chapin, SC 29036  
888-603-9011

When recorded mail to  
CoreLogic  
450 E. Boundary St.  
Attn: Release Dept.  
Chapin, SC 29036



DocID# 6402619689977276

Property Address:

5114 Keli Ct

Los Angeles, CA 90066-5925

CAO-ADT 15749180

9/27/2011

This space for Recorder's use

MIN #: 1000157-0002560187-9

MERS Phone #: 888-679-6377

### ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2003-4** whose address is 101 BARCLAY ST - 4W, NEW YORK, NY 10286 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **AMERICA'S WHOLESALE LENDER**  
Original Borrower(s): **JAIME GARCIA TAPIA, AND RACHEL TAPIA, HUSBAND AND WIFE AS JOINT TENANTS**  
Original Trustee: **CTC REAL ESTATE SERVICES**  
Date of Deed of Trust: **6/3/2003**  
Original Loan Amount: **\$350,000.00**

Recorded in Los Angeles County, CA on: 6/18/2003, book N/A, page N/A and instrument number 03 1732896

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

9/29/11

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

By:   
Lisa Nix, Assistant Secretary

State of California  
County of Ventura

On 9/29/14 before me, **XIOMARA M OLIVA**, Notary Public, personally appeared **Lisa Nix**, 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 Public.

My Commission Expires:

**XIOMARA M OLIVA**

11/12/14

(Seal)



117105

05 0050287

2

Submitted for recordation by, and when recorded,  
return to

**Bank of America** 

Branch Consumer Collateral Tracking  
Address 9000 Southside Blvd., Bldg. 700  
City Jacksonville  
State FL  
Zip 32256  
Loan # 31868240123477699  
Reference # D10102-043481444330

1087896

Space above this line for Recorder's Use

## SHORT FORM DEED OF TRUST (EQUITY MAXIMIZER® ACCOUNT)

This Deed of Trust is made on 28th December, 2004 by  
JAIME GARCIA TAPIA AND RACHEL TAPIA, WHO ARE MARRIED TO EACH OTHER

(collectively and individually "Trustor"); PRLAP, INC. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

Bank and I agree:

**1. Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in \_\_\_\_\_  
LOS ANGELES County, California described as follows:

LOT 18 OF TRACT NO. 23046, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 777, PAGE(S) 88 AND 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

with the street address: 5114 KELI COURT, LOS ANGELES, CA 90066

and with Parcel No. 4221-011-046 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

### 2. This Deed of Trust secures :

- All obligations of the borrowers in the Equity Maximizer Agreement and Disclosure, dated 12/28/04 and naming JAIME GARCIA TAPIA AND RACHEL TAPIA as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 100,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and
- Trustor's performance of each obligation in this Deed of Trust.



117105

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This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.).

**To Protect the Security of this Deed of Trust, I Agree:** By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in LOS ANGELES County

07/19/99, as Instrument 991334924 in Book/Reel and at Page/Image \_\_\_\_\_ of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Signature

Mailing Address for Notices:

Street

City and State

5114 KELI CT LOS ANGELES, CA 90066

JAIME GARCIA TAPIA

RACHEL TAPIA

## GENERAL ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 12-28-2004 before me, GEORGETA ANGHELUTA, personally appeared JAIME GARCIA TAPIA AND RACHEL TAPIA

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

WITNESS my hand and official seal.

Signature

(SEAL)



05 0050287

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



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SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No. 4760812)

Telephone Number. (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

TR 23046 18 M B 777-88/89

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 4221-011-046  
AKA 5114 S KELI CT  
LOS ANGELES

Owner:  
TAPIA JAIME G & RACHEL  
5114 KELI  
LOS ANGELES CA,90066

DATED. This 06th Day of January, 2010

CITY OF LOS ANGELES

By *Karen Penner*  
*Karen Penner*  
Karen Penner, Bureau Chief  
Resource Management Bureau

6/18/03

2

RECORDING REQUESTED BY:  
Stewart Title Co. of California  
AND WHEN RECORDED MAIL TO:

Marta Brannan  
7603 Hannum Ave.  
Culver City, CA 90230

03 1732894

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 2300401JD

TITLE ORDER NO. 210186750

**AFFIDAVIT - DEATH OF TRUSTEE**

MARTA D. BRANNAN, of legal age, being first duly sworn, deposes and says:

That ALEXANDER B. BRANNAN, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ALEXANDER B. BRANNAN named as one of

the parties in that certain Trust Transfer Deed dated June 19, 1996, executed by Alexander B. Brannan and Marta Dina Brannan

to Alexander B. Brannan and Marta D. Brannan, or their successors in trust, Trustees of The Brannan Revocable Family Trust dated June 19, 1996

recorded as Instrument No. 96-1150120, on July 17, 1996, of Official Records of Los Angeles County, California, covering the

following described real property in the said County, State of California:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**

ALSO KNOWN AS: 5114 Keli Court, Los Angeles, CA 90066  
A.P.# 4421-001-046

DATED May 13, 2003

STATE OF CALIFORNIA

COUNTY OF Los Angeles

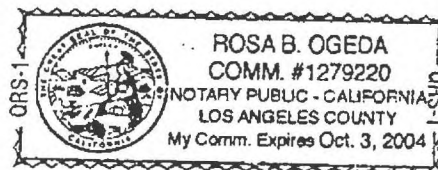
Marta D. Brannan  
Marta D. Brannan

SUBSCRIBED AND SWORN TO before me on this

2nd day of June

in the year 2003

Signature Rosa B. Ogeda



(This area for official notarial seal)

# EXHIBIT B

ASSIGNED INSPECTOR: **BOB GARTH**

Date: **April 17, 2015**

JOB ADDRESS: **5114 SOUTH KELI COURT, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4221-011-046**

Last Full Title: **03/08/2015**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JAIME GARCIA TAPIA & RACHEL TAPIA  
5114 KELI COURT  
LOS ANGELES, CA. 90066                      CAPACITY: OWNERS
  
- 2). CTC REAL ESTATE SERVICES  
400 COUNTRYWIDE WAY, MSN SV-88  
SIMI VALLEY, CA 93065                      CAPACITY: INTERESTED PARTIES
  
- 3). THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK  
101 BARCLAY ST -4W  
NEW YORK, NY 10286                      CAPACITY: INTERESTED PARTIES
  
- 4). BANK OF AMERICA, N.A., CONSUMER COLLATERAL TRACKING  
9000 SOUTHSIDE., BLDG. 700  
JACKSONVILLE, FL 32256                      CAPACITY: INTERESTED PARTIES



## Property Detail Report

For Property Located At :  
**5114 KELI CT, LOS ANGELES, CA 90066-6925**



CoreLogic  
 RealQuest Professional

### Owner Information

Owner Name: **TAPIA JAIME G & RACHEL**  
 Mailing Address: **5114 KELI CT, LOS ANGELES CA 90066-6925 C038**  
 Vesting Codes: **HW // JT**

### Location Information

Legal Description:	<b>TRACT NO 23046 LOT 18</b>	APN:	<b>4221-011-046</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2753.11 / 4</b>	Subdivision:	<b>23046</b>
Township-Range-Sect:		Map Reference:	<b>50-A4 /</b>
Legal Book/Page:	<b>777-88</b>	Tract #:	<b>23046</b>
Legal Lot:	<b>18</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C39</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>06/27/2003 / 04/08/2003</b>	Deed Type:	<b>AFFIDAVIT</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1845192</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>06/18/2003 / 05/27/2003</b>	1st Mtg Amount/Type:	<b>\$350,000 / CONV</b>
Sale Price:	<b>\$600,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1732896</b>
Document #:	<b>1732895</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>INDIVIDUAL GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$263.04</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>STEWART TITLE/CA</b>		
Lender:	<b>AMERICAS WHOLESale LENDER</b>		
Seller Name:	<b>BRANNAN TRUST</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

### Property Characteristics

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>2,281</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>3</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>3</b>	Porch Type:	
Total Rooms:	<b>7</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>4 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1969 / 1969</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>GOOD</b>
# of Stories:	<b>2.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE;ADDITION;SHED</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,046</b>	Lot Width/Depth:	<b>64 x 80</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$223,635</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,913.92</b>
Land Value:	<b>\$156,957</b>	Improved %:	<b>30%</b>	Tax Area:	<b>414</b>
Improvement Value:	<b>\$66,678</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$216,635</b>				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**5114 KELI CT, LOS ANGELES, CA 90066-6925****5 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: 5**

	Subject Property	Low	High	Average
Sale Price	\$600,000	\$795,682	\$985,000	\$849,236
Bldg/Living Area	2,281	2,034	2,540	2,179
Price/Sqft	\$263.04	\$314.96	\$439.54	\$392.39
Year Built	1969	1952	1971	1966
Lot Area	5,046	5,001	5,752	5,228
Bedrooms	4	3	5	4
Bathrooms/Restrooms	4	3	3	3
Stories	2.00	1.00	2.00	1.80
Total Value	\$223,635	\$132,757	\$872,000	\$321,510
Distance From Subject	0.00	0.05	0.47	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
<b>Subject Property</b>										
		5114 KELI CT	\$600,000	1969	4	4	06/18/2003	2,281	5,046	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	5124 EDSEL AVE	\$985,000	1969	5	3	11/04/2014	2,241	5,177	0.05
<input checked="" type="checkbox"/>	2	12601 SANFORD ST	\$800,000	1971	4	3	10/08/2014	2,540	5,163	0.26
<input checked="" type="checkbox"/>	3	12645 MILTON ST	\$866,000	1971	4	3	09/11/2014	2,039	5,047	0.38
<input checked="" type="checkbox"/>	4	12049 BEATRICE ST	\$795,682	1952	3	3	09/02/2014	2,034	5,752	0.45
<input checked="" type="checkbox"/>	5	4885 PATRAE ST	\$799,500	1971	4	3	10/08/2014	2,042	5,001	0.47

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**5114 KELI CT, LOS ANGELES, CA 90066-6925****5 Comparable(s) Selected.**

Report Date: 04/15/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$600,000	\$795,682	\$985,000	\$849,236
Bldg/Living Area	2,281	2,034	2,540	2,179
Price/Sqft	\$263.04	\$314.96	\$439.54	\$392.39
Year Built	1969	1952	1971	1966
Lot Area	5,046	5,001	5,752	5,228
Bedrooms	4	3	5	4
Bathrooms/Restrooms	4	3	3	3
Stories	2.00	1.00	2.00	1.80
Total Value	\$223,635	\$132,757	\$872,000	\$321,510
Distance From Subject	0.00	0.05	0.47	0.32

\*= user supplied for search only

Comp #:	1	Distance From Subject:0.05 (miles)			
Address:	5124 EDESEL AVE, LOS ANGELES, CA 90066-6924				
Owner Name:	PAUL DOUGLAS & MARIKO				
Seller Name:	SIRES TRUST B				
APN:	4221-011-054	Map Reference:	50-A4 /	Living Area:	2,241
County:	LOS ANGELES, CA	Census Tract:	2753.11	Total Rooms:	8
Subdivision:	23046	Zoning:	LAR1	Bedrooms:	5
Rec Date:	11/04/2014	Prior Rec Date:	06/22/1971	Bath(F/H):	3 /
Sale Date:	10/27/2014	Prior Sale Date:		Yr Built/Eff:	1969 / 1969
Sale Price:	\$985,000	Prior Sale Price:	\$50,400	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1168627	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,177	Pool:	
Total Value:	\$142,359	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject:0.26 (miles)			
Address:	12601 SANFORD ST, LOS ANGELES, CA 90066-6936				
Owner Name:	PACIFIC VALUE OPPORTUNITIES FU				
Seller Name:	WILLIAMS L R LIVING TRUST				
APN:	4221-015-040	Map Reference:	50-A5 /	Living Area:	2,540
County:	LOS ANGELES, CA	Census Tract:	2753.11	Total Rooms:	8
Subdivision:	30970	Zoning:	LAR1	Bedrooms:	4
Rec Date:	10/08/2014	Prior Rec Date:	04/12/1972	Bath(F/H):	3 /
Sale Date:	08/22/2014	Prior Sale Date:		Yr Built/Eff:	1971 / 1971
Sale Price:	\$800,000	Prior Sale Price:	\$55,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1063517	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,163	Pool:	
Total Value:	\$158,754	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	ATTACHED GARAGE

Comp #:				3		Distance From Subject:0.38 (miles)	
Address:		12645 MILTON ST, LOS ANGELES, CA 90066-6724					
Owner Name:		DAVIS EMILY C/SULLIVAN MICHAEL					
Seller Name:		RUDIO B & L TRUST					
APN:		4221-026-036		Map Reference:		50-A5 /	
County:		LOS ANGELES, CA		Census Tract:		2753.11	
Subdivision:		30897		Zoning:		LAR1	
Rec Date:		09/11/2014		Prior Rec Date:		02/01/1984	
Sale Date:		06/12/2014		Prior Sale Date:			
Sale Price:		\$866,000		Prior Sale Price:		\$228,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		961212		Acres:		0.12	
1st Mtg Amt:		\$692,000		Lot Area:		5,047	
Total Value:		\$872,000		# of Stories:		2.00	
Land Use:		SFR		Park Area/Cap#:		1 / 2	
				Living Area:		2,039	
				Total Rooms:		7	
				Bedrooms:		4	
				Bath(F/H):		3 /	
				Yr Built/Eff:		1971 / 1971	
				Air Cond:			
				Style:		CONVENTIONAL	
				Fireplace:		Y / 1	
				Pool:			
				Roof Mat:		WOOD SHAKE	
				Parking:		ATTACHED GARAGE	

Comp #: <b>4</b>			Distance From Subject: <b>0.45 (miles)</b>		
Address: <b>12049 BEATRICE ST, CULVER CITY, CA 90230-6212</b>					
Owner Name: <b>PORTER RONALD R &amp; SILVIA</b>					
Seller Name: <b>PORTER CELESTE B TRUST</b>					
APN:	<b>4220-019-021</b>	Map Reference:	<b>50-B4 /</b>	Living Area:	<b>2,034</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2756.03</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>9483</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>09/02/2014</b>	Prior Rec Date:		Bath(F/H):	<b>3 /</b>
Sale Date:	<b>08/28/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1952 / 1992</b>
Sale Price:	<b>\$795,682</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>917527</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$600,000</b>	Lot Area:	<b>5,752</b>	Pool:	
Total Value:	<b>\$301,678</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>1 / 2</b>	Parking:	<b>ATTACHED GARAGE</b>



Comp #: <b>5</b>		Distance From Subject: <b>0.47 (miles)</b>	
Address: <b>4885 PATRAE ST, LOS ANGELES, CA 90066-6726</b>			
Owner Name: <b>BOATRIGHT-SIMON ELIZABETH K &amp; MATTHEW P</b>			
Seller Name: <b>EVANS H &amp; M LIVING TRUST</b>			
APN: <b>4221-030-005</b>	Map Reference: <b>50-A4 /</b>	Living Area: <b>2,042</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2753.11</b>	Total Rooms: <b>8</b>	
Subdivision: <b>30897</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>4</b>	
Rec Date: <b>10/08/2014</b>	Prior Rec Date: <b>11/17/1993</b>	Bath(F/H): <b>3 /</b>	
Sale Date: <b>09/10/2014</b>	Prior Sale Date:	Yr Built/Eff: <b>1971 / 1971</b>	
Sale Price: <b>\$799,500</b>	Prior Sale Price:	Air Cond:	
Sale Type: <b>FULL</b>	Prior Sale Type:	Style: <b>CONVENTIONAL</b>	
Document #: <b>1063724</b>	Acres: <b>0.11</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$639,600</b>	Lot Area: <b>5,001</b>	Pool:	
Total Value: <b>\$132,757</b>	# of Stories: <b>2.00</b>	Roof Mat: <b>WOOD SHAKE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: BOB GARTH  
JOB ADDRESS: 5114 SOUTH KELI COURT, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4221-011-046

Date: April 17, 2015

CASE#: 310728  
ORDER NO: A-2302219

EFFECTIVE DATE OF ORDER TO COMPLY: August 31, 2009  
COMPLIANCE EXPECTED DATE: September 25, 2009  
DATE COMPLIANCE OBTAINED: No Compliance to Date

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2302219

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

ORDER TO COMPLY

JAIME G. TAPIA & RACHEL TAPIA  
5114 KELI COURT  
LOS ANGELES, CA 90066-6925

CASE #: 310728  
ORDER #: A-2302219  
EFFECTIVE DATE: August 31, 2009  
COMPLIANCE DATE: September 25, 2009

OWNER OF

SITE ADDRESS: 5114 S KELI CT  
ASSESSORS PARCEL NO.: 4221-011-046  
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.) as follows:

VIOLATION(S):

1. Two inoperable vehicles are parked in the driveway.

You are therefore ordered to: Remove the inoperable vehicles to an approved location.

Code Section(s) in Violation: 12.21A.1.(a) & 12.21A.8.(b) 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.

A proposed noncompliance fee in the amount of \$100.00 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 \$350.00.

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.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

PDJ  
AUG 28 2009

**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 (310)417-8663.

Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

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

Date: August 25, 2009

ANDY CHALMERS  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(310)417-8663

RECEIVED BY

8-25-09