

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

May 26, 2015

Council District: # 12

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

JOB ADDRESS: **23822 WEST MOBILE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2033-008-020**

On January 9, 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: **23822 West Mobile 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.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order December 10, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	815.05
Title Report fee	42.00
Grand Total	\$ 4,028.61

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 **\$4,028.61** 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 **\$4,028.61** 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

Signature of Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T11310
Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2033-008-020

Property Address: 23822 W MOBILE ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document:

Grantee : Mohammad H. Shafieezad and Farideh Azadi, husband and wife as joint tenants

Grantor : Mohammad H. Shafieezad, a married man as his sole and separate property

Deed Date : 9/28/2004

Recorded : 10/1/2004

Instr No. : 04 2532319

MAILING ADDRESS: Mohammad H. Shafieezad and Farideh Azadi
23822 Mobile Street, West Hills, CA, 91307

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 83, of Tract No 21892, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 651 Page(s) 27 to 30 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2033-008-020

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 : \$600,000.00

Dated : 10/26/2006

Trustor : Mohammad H Shafieezad and Farideh Azadi

Trustee : Westwood Associates, a California Corporation

Beneficiary : MERS, Inc., as nominee for WMC Mortgage Corp.

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. T11310

SCHEDULE B (Continued)

Loan No. : MIN 100136300117413442

Recorded : 11/2/2006

Instr No. : 06 2436471

Maturity Date is: 11/1/2036

MAILING ADDRESS: WMC Mortgage Corp., 3100 Thornton Avenue, Burbank, CA 91504

MAILING ADDRESS: Westwood Associates, a California Corporation – None Shown

MAILING ADDRESS: MERS, P.O. Box 2026, Flint, MI 48501-2026.

Assignment of the above referenced security instrument is as follows:

Assignee : Deutsche Bank National Trust Company, as Trustee Morgan Stanley ABS Capital I Inc.
Trust 2007-HE2 Mortgage Pass-Through Certificates, Series 2007-HE2

Recorded : 9/10/2010

Instr No. : 20101272689

MAILING ADDRESS: Deutsche Bank National Trust Company, c/o Ocwen Loan Servicing, LLC. 1661
Worthington Road, Suite 100, West Palm Beach, FL 33409.

Assignment of the above referenced security instrument is as follows:

Assignee : Deutsche Bank National Trust Company, as trustee Morgan Stanley ABS Capital I Inc.
Trust 2007-HE2 Mortgage Pass-Through Certificates, Series 2007-HE2

Recorded : 9/2/2014

Instr No. : 20140920348

MAILING ADDRESS: Deutsche Bank National Trust Company, c/o Ocwen Loan Servicing, LLC.
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409.

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

Trustee : Regional Service Corporation, a California Corporation

Recorded : 4/6/2010

Instr No. : 20100464966

of Official Records

MAILING ADDRESS: Regional Service Corporation, 616 1st Avenue, Suite 500, Seattle, WA 98104

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

Trustee : Western Progressive, LLC

Recorded : 10/28/2004

Instr No. : 20141139924

MAILING ADDRESS: Western Progressive, LLC, 2002 Summit, Blvd, Suite 600, Atlanta, GA 30319

A Notice of Default under the terms of said Deed of Trust

Executed by : Western Progressive, LLC, as agent for beneficiary

Recorded : 11/26/2014

Instr No. : 20141281222

MAILING ADDRESS: Western Progressive, LLC, c/o 30 Corporate Park Suite 450 Irvine, CA 92606

A Notice of Trustee's Sale under said Deed of Trust

Executed by : Western Progressive, LLC

Time of Sale : 11:00 AM

Place of Sale : 5/14/2015, Behind the Fountain Located in Civic Center Plaza, 400 Civic Center Plaza,

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. T11310

SCHEDULE B (Continued)

Pomona, CA

Recorded : 4/9/2015

Instr No. : 20150389213

MAILING ADDRESS: Western Progressive, LLC, Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200 Atlanta, GA 30328

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

Amount : \$150,000.00

Dated : 10/26/2006

Trustor : Mohammad H. Shafieezad and Farideh Azadi

Trustee : Westwood Associates, a California Corporation

Beneficiary : MERS, Inc., as nominee for WMC Mortgage Corp.

Loan No. : MIN 100136300117462282

Recorded : 11/2/2006

Instr No. : 06 2436472

Maturity Date is: 11/1/2036

MAILING ADDRESS: WMC Mortgage Corp., 3100 Thornton Avenue, Burbank, CA 91504

MAILING ADDRESS: Westwood Associates, a California Corporation – None Shown

MAILING ADDRESS: MERS, P.O. Box 2026, Flint, MI 48501-2026.

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 : 6/14/2013

Instr No. : 20130892557

MAILING ADDRESS: Mohammad H Shafieezad and Farideh Azadi, 23822 Mobile St. CA, 91307

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

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Code Enforcement Bureau

Recorded : 12/14/2012

Instr No. : 20121939738

MAILING ADDRESS: Mohammad H Shafieezad and Farideh Azadi, 23822 Mobile St. CA, 91307

MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd., Suite 1800, Los Angeles, CA 90010

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO.

Mohammad H Shafieezad
23822 Mobile Street
West Hills, CA 91307

Order No 44036114
Escrow No WP-01116-JF
A P N 2033-008-020

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$570 90 CITY TRANSFER TAX IS \$2,335 50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale
- unincorporated area City of Los Angeles AND

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

Lance L. Gann, a single man as to an undivided 50.00% interest and Julia Johnson, a single woman as to an undivided 50.00% interest, all as Tenants in Common

hereby GRANT(S) to

Mohammad H. Shafieezad, a married man as his sole and separate property

the following described real property in the County of Los Angeles, State of California

Lot 83 of Tract No 21892, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 651, Pages 27 to 30 inclusive of Maps, in the office of the County Recorder of said County.

Dated July 20, 2004

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} ss

On AUGUST 11, 2004 before me
MARTHA M. HAVERICK
a Notary Public in and for said County and State,
personally appeared
JULIA JOHNSON and
LANCE L. GANN

[Signature]
Lance L. Gann

[Signature]
Julia Johnson

personally known to me (or 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

WITNESS my hand and official seal

Signature Martha M Haverick
Signature of Notary
Commission Expiration Date Dec 31, 2006



(This area for official notarial seal)

RECORDING REQUESTED BY

10/1/04

AND WHEN RECORDED MAIL THIS DEED TO

04 2532319

2

NAME Mr. Mohammad Shafieezad
STREET ADDRESS 23822 Mobile Street
CITY West Hills, Ca., 91307
STATE
ZIP

TITLE ORDER NO _____ ESCROW NO _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 2033-008-020

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ None County \$ None City
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale
 unincorporated area City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged


Mohammad H. Shafieezad, a Married Man as his Sole and Separate
Property hereby GRANT(S) to
Mohammad H. Shafieezad and Farideh Azadi, Husband and Wife as
Joint Tenants

the following described real property in the
County of Los Angeles, State of California

Legal Description attached.

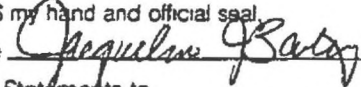
"THIS IS A BONA FIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911"

Dated 9-28-04
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS
On SEPT 28, 2004 before me,
JACQUELINE J. BAILEY, a Notary Public
personally appeared MOHAMMAD H
SHAFIEEZAD


Mohammad H. Shafieezad*

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/hers/their authorized capacity(ies), and that by his/hers/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 
Mail Tax Statements to SAMERS ABOVE

(This area for official notarial seal)

NAME STREET ADDRESS CITY STATE & ZIP

2

**TICOR TITLE CO
GLENDALE**

Recording Requested By /
Return To:
WMC MORTGAGE CORP.

06 2436471

3100 THORNTON AVENUE

BURBANK, CA 91504

Attn: (WHOLESALE)

Prepared By:
MARILYN GOODE

WMC MORTGAGE CORP.

3100 THORNTON AVENUE

BURBANK, CA 91504

2033-8-20

9738614-72

[Space Above This Line For Recording Data]

DEED OF TRUST

Serv #: 11741344

SHAFIEEZAD
Loan #: 11741344
MIN: 100136300117413442
PIN: 2033-008-020

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 October 26, 2006, together with all Riders to this document.

(B) "Borrower" is MOHAMMAD H SHAFIEEZAD and FARIDEH AZADI, HUSBAND AND WIFE AS JOINT TENANTS.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is WMC MORTGAGE CORP.

Lender is a Corporation

CALIFORNIA
CA 91504-3183

organized and existing under the laws of
Lender's address is 3100 THORNTON AVE., BURBANK,

(D) "Trustee" is WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION

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

Form 3005 1/01

DOCUKCA1
DOCUKCAL.VTX 12/19/2005

(page 1 of 14 pages)



11/02/06

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

(F) "Note" means the promissory note signed by Borrower and dated October 26, 2006 The Note states that Borrower owes Lender

Six Hundred Thousand And 00/100

Dollars (U S \$ 600,000.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than November 1, 2036

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

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

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

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

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

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

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

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

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

(O) "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 §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



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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]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AND KNOWN AS EXHIBIT 'A'.

which currently has the address of 23822 MOBILE STREET

[Street]

WEST HILLS

, California 91307

("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 and canceling this Security Instrument

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

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

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note Borrower shall also pay funds for Escrow Items pursuant to Section 3 Payments due under the Note and this Security Instrument shall be made in U S currency However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender (a) cash, (b) money order, (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity, or (d) Electronic Funds Transfer

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15 Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current If Borrower does not do so within



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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

[Signature] 10-26-06
- Borrower - MOHAMMAD H SHAPIESZAD - Date -

AzADIA [Signature]
FARIDEH AZADI DATE

11/02/06



06 2436471

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[Space Below This Line For Acknowledgment]

State of California)

County of Los Angeles)

On October 26, 2006

before me, Angelica M Rodriguez Notary Public
(here insert name and title of the officer)

personally appeared

Mohammad H. Shafieezad and Farideh Azadi

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 *Angelica M Rodriguez* (Seal)

11/02/06



06 2436471

RECORDING REQUESTED BY AND MAIL TO
NAME Mohammad Seafieezad
STREET 23822 Mobile St
CITY West Hills, CA 91307
A100307



Prepared by: Jaicel Valverde
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, Florida, 33409
Phone Number: 561-682-8835
647165818182
Attorney Code: 24043 BR

**ASSIGNMENT OF DEED OF TRUST
CALIFORNIA**

This ASSIGNMENT OF DEED OF TRUST is made and entered into as of the 20TH day of APRIL, 2010, from **WMC MORTGAGE CORP.**, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 ("Assignor) to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2**, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 ("Assignee").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Assignor does by these presents hereby grant, bargain, sell, transfer and set over unto the Assignee, its successors, transferees and assigns forever, in trust, all of the right, title and interest of said Assignor in and to the following deed of trust describing land therein, duly recorded in the Office of the County Recorder of LOS ANGELES, County, State of CALIFORNIA, as follows;

Trustor: MOHAMMAD H. SEAFIEEZAD AND FARIDEH AZADI
Trustee: WESTWOOD ASSOCIATES
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP
Document Date: OCTOBER 26, 2006
Amount: \$ 600,000.00
Date Recorded: NOVEMBER 02, 2006
Document/Instrument/Entry Number: 06 2436471
Property Address: 23822 MOBILE STREET, WEST HILLS, CA

Property more particularly described in the above referenced recorded Deed of Trust

Together with any and all notes and obligations therein described or referred to, the debt respectively secured thereby and all sums of money due and to become due thereon, with interest thereon, and attorney's fees and all other charges.

This Assignment is made without recourse, representation or warranty.

DATED: JUNE 15, 2010.

This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title*

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APN #: 2033-008-020
Prepared by: David Santa/AK
When Recorded Mail To:
Ocwen Loan Servicing, LLC
5720 Premier Park Dr,
West Palm Beach, FL 33407
Phone Number: 561-682-8835
MERS Ph.#: (888) 679 - 6377
MIN#: 100136300117413442

**ASSIGNMENT OF DEED OF TRUST
CALIFORNIA**

This **ASSIGNMENT OF DEED OF TRUST** from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS)**, solely as nominee for WMC MORTGAGE CORP., its successors and/or assigns, whose address 1901 E Voorhees Street, Ste C, Danville, IL 61834, PO Box 2026 Flint, MI 48501-2026 ("Assignor) to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2**, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, (Assignee) its successors and assigns, all its rights, title and interest in and to a certain mortgage duly recorded in the Office of the County Recorder of **LOS ANGELES** County, State of **CALIFORNIA**, as follows;

Trustor: MOHAMMAD H. SHAFIEEZAD AND FARIDEH AZADI

Trustee: WESTWOOD ASSOCIATES

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR WMC MORTGAGE CORP.

Document Date: OCTOBER 26, 2006

Amount: \$600,000.00

Date Recorded: NOVEMBER 02, 2006

Document/Instrument/Entry Number: 06 2436471

Property Address: 23822 MOBILE STREET, WEST HILLS, CA 91307

Property more particularly described in the above referenced recorded Deed of Trust

This Assignment is made without recourse, representation or warranty.

DATED: APR 22 2014

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS),
SOLELY AS NOMINEE FOR WMC MORTGAGE CORP.,
ITS SUCCESSORS AND/OR ASSIGNS**

BY: _____

NAME: Jason Ayers

TITLE: Assistant Secretary

State of FLORIDA

County of PALM BEACH

On APR 22 2014, before me, Jason R. Berkeley, Notary Public personally appeared

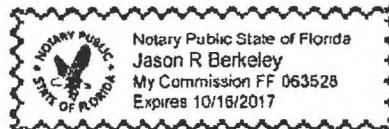
Jason Ayers personally known to me who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary - _____

Jason R. Berkeley



Recording Requested By



When recorded, mail to:

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

090888217
Trustee's Sale No: 05-FMG-88822

FMG888220172000000

SUBSTITUTION OF TRUSTEE

WHEREAS MOHAMMAD H SHAFIEEZAD AND FARIDEH AZADI, HUSBAND AND WIFE AS JOINT TENANTS was the original Trustor, and WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WMC MORTGAGE CORP was the original Beneficiary under that certain Deed of Trust dated 10/26/2006, and recorded on 11/2/2006 under Instrument No. 06 2436471, records of LOS ANGELES County, CALIFORNIA, and **WHEREAS**, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WMC MORTGAGE CORP, the undersigned, is the present Beneficiary under said Deed of Trust, and **WHEREAS** the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder,

NOW, THEREFORE, the undersigned hereby substitutes REGIONAL SERVICE CORPORATION, a California corporation, whose address is 616 1st Avenue, Suite 500, Seattle, WA 98104, as Successor Trustee under said Deed of Trust.

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

3

Trustee's Sale No: 05-FMG-88822

DATED: January 5, 2010

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR WMC
MORTGAGE CORP.

By *John Cottrell*
John Cottrell Assistant Vice President
(Name Title)

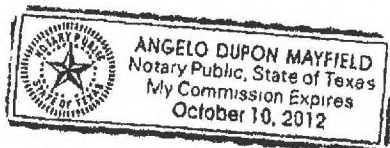
STATE OF Texas)
COUNTY OF Tarrant) ss.

On January 5, 2010, before me *Angelo Dupon Mayfield*, Notary Public, personally appeared John Cottrell, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angelo Dupon Mayfield
NOTARY PUBLIC



4

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104
Phone: (206) 340-2550 / Fax:

Trustee Sale No.: 05-FMG-88822



**AFFIDAVIT OF MAILING
SUB-BY-CODE**

STATE OF WA)
) ss.
COUNTY OF KING)

I Mike Furness, being first duly sworn, state that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of Washington, and over the age of eighteen years, and my business address is set forth above. On 3/3/10, I personally mailed a copy of the attached Substitution of Trustee, prior to the recording thereof, in the manner provided in Section 2924b of the Civil Code of the State of California, to the trustee of record under the Deed of Trust described in said Substitution and to all persons whom a copy of the Notice of Default would be required to be mailed by the provisions of such section.

SUBSCRIBED AND SWORN to before me 03-03-10

Matthew J. Nyce
NOTARY PUBLIC in and for said County and State



RECORDING REQUESTED BY:
Premium Title of California
AND WHEN RECORDED MAIL TO:
Western Progressive, LLC
2002 Summit Blvd, Suite 600
Atlanta, GA 30319

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: 2014-01465-CA

557165818144

SUBSTITUTION OF TRUSTEE

WHEREAS, Mohammad H. Shafieezad And Farideh Azadi, husband And Wife As joint Tenants was the original Trustor, **Westwood Associates, A California Corporation** was the original Trustee, and **WMC Mortgage Corp., A CORPORATION, As Lender, Mortgage Electronic Registration Systems, Inc.** was the original Beneficiary under that certain Deed of Trust dated **10/26/2006** and recorded on **11/02/2006** as Instrument No. **06 2436471**, of Official Records of **Los Angeles County, California**, and

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

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

NOW, THEREFORE, the undersigned hereby substitutes **Western Progressive, LLC, 2002 Summit Blvd, Suite 600, Atlanta, GA 30319** as Trustee under said Deed of Trust.

TS No.: 2014-01465-CA

557165818144

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

Dated: 5/19/14

Deutsche Bank National Trust Company, as trustee
for Morgan Stanley ABS Capital I Inc. Trust 2007-
HE2 Mortgage Pass-through Certificates, Series 2007-
HE2, By its Servicer Ocwen Loan servicing, LLC

Matthew Owens 5/19/14

Matthew Owens Contract Management Coordinator

State of Florida } ss.
County of Palm Beach }

The foregoing instrument was acknowledged and sworn before me this 13
day of May, 2014, by Matthew Owens as
Contract Management Coordinator of Ocwen Loan Servicing, LLC., who is personally known to me or
who has produced _____ as identification.

[Signature]

Notary Public-State of Florida

My Commission Expires: 12/02/2014



RECORDING REQUESTED BY:
Premium Title of California

WHEN RECORDED MAIL TO:

Western Progressive, LLC
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328

Loan No.: 71658181

TS No. 2014-01465-CA

APN No.:2033-008-020

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

**PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED
TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT
ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.**

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 INFORMACION DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LUPU Y: KEM THEO ĐAY LA BAN TRINH BAY TOM LƯOC VE THONG TIN TRONG TAI LIEU NAY

IMPORTANT NOTICE

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

This amount is **147,368.59** as of **11/14/2014**, and will increase until your account becomes
current. While your property is in foreclosure, you still must pay other obligations (such as
insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make
future payments on the loan, pay taxes on the property, provide insurance on the property, or
pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or
mortgagee may insist that you do so in order to reinstate your account in good standing. In
addition, the beneficiary or mortgagee may require as a condition of reinstatement that you
provide reliable written evidence that you paid all senior liens, property taxes, and hazard
insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of
the entire amount you must pay. You may not have to pay the entire unpaid portion of your

account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

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

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

**Ocwen Loan Servicing, LLC Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE2 Mortgage Pass-through Certificates, Series 2007-HE2
By Ocwen Loan Servicing, LLC, its attorney in-fact
C/O Western Progressive, LLC**

30 Corporate Park, Suite 450
Irvine, California 92606
Phone: 877-596-8580

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure. **Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.'

NOTICE IS HEREBY GIVEN: That Western Progressive, LLC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 10/26/2006, executed by, **Mohammad H Shafieezad And Farideh Azadi, husband And Wife As joint Tenants**, as Trustor, to secure certain obligations in favor of WMC Mortgage Corp., A CORPORATION, As Lender, Mortgage Electronic Registration Systems, Inc. As Beneficiary, recorded 11/02/2006, as Instrument No. 06 2436471, in Book ---, Page ---, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as: **As more particularly described on said Deed of Trust.**

Street Address or other common designation of real property:

23822 Mobile Street, West Hills, CA 91307

The subject obligation includes **ONE NOTE(S) FOR THE ORIGINAL** sum of 600,000.00. A breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of the following:

Installment of Principal and Interest plus impounds and/or advances which became due on 05/01/2012 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges.

Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance.

Nothing in this notice of default should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents.

That by reason thereof, the present beneficiary under such deed of trust, has delivered to said duly appointed Trustee, a written request to commence foreclosure, and has deposited with said duly appointed Trustee, a copy of the deed of trust and other documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

"See Attached Declaration"

WE ARE ASSISTING THE BENEFICIARY TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THE PURPOSE BY EITHER OURSELVES OR THE BENEFICIARY, WHETHER RECEIVED ORALLY OR IN WRITING. YOU MAY DISPUTE THE DEBT OR A PORTION THEREOF WITHIN THIRTY (30) DAYS. THEREAFTER WE WILL OBTAIN AND FORWARD TO YOU WRITTEN VERIFICATION THEREOF. SHOULD YOU NOT DO SO, THE DEBT WILL BE CONSIDERED VALID. IN ADDITION, YOU MAY REQUEST THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT ONE.

2. The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence requirements were satisfied.

Dated: November 21, 2014

Western Progressive, LLC, as agent for beneficiary
C/O 30 Corporate Park Suite 450
Irvine, CA 92606
Beneficiary Phone: 877-896-8580



Tamika Y. Smith, Trustee Sale Assistant

TS:2014-01465-CA

California Declaration of Compliance
(Civ. Code § 2923.55(c))

Borrower(s): Mohammad H Shafieezad
Loan No.: 71658181

The undersigned declares as follows:

I am employed by the undersigned mortgage servicer, and I have reviewed its business records for the borrower's loan, including the borrower's loan status and loan information, to substantiate the borrower's present loan default and the right to foreclose. The information set forth herein is accurate, complete and supported by competent and reliable evidence that I have reviewed in the mortgage servicer's business records. Those records reflect *one* of the following.

- The mortgage servicer contacted the borrower to assess the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by California Civil Code § 2923.55. Thirty days, or more, have passed since the initial contact was made.
- The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence requirements were satisfied.
- The mortgage servicer was not required to comply with California Civil Code § 2923.55 because the individual does not meet the definition of a "borrower" under Civil Code § 2920.5(c).
- The mortgage servicer was not required to comply with California Civil Code § 2923.55 because the above-referenced loan is not secured by a first lien mortgage or deed of trust that secures a loan on "owner-occupied" residential real property as defined by California Civil Code § 2924.15(a)

Signed and Dated:

By: Ocwen Loan Servicing, LLC, as Servicer for Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE2 Mortgage Pass-through Certificates, Series 2007-HE2

Matthew Owens Contract Management Coordinator
Print Name


Signature

5/2/14
Date

RECORDING REQUESTED BY
Western Progressive, LLC

AND WHEN RECORDED MAIL TO:
Western Progressive, LLC
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328

T.S. No.: 2014-01465-CA Loan No.: 71658181 A.P.N.: 2033-008-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

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 INFORMACION DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/26/2006. 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.

Trustor: **Mohammad H Shafieezad And Farideh Azadi, husband And Wife As joint Tenants**

Duly Appointed Trustee: **Western Progressive, LLC**

Recorded 11/02/2006 as Instrument No. 06 2436471 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California,

Date of Sale: 05/14/2015 at 11:00 AM

Place of Sale: **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA**

Estimated amount of unpaid balance and other charges: \$723,537.07

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

Street Address or other common designation of real property: 23822 MOBILE ST, LOS ANGELES, CA 91307
A.P.N.: 2033-008-020

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, 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. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$723,537.07.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

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

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2014-01465-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale

Date: April 6, 2015

Western Progressive, L.L.C., as Trustee

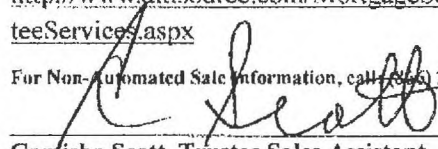
C/o 30 Corporate Park, Suite 450

Irvine, CA 92606

Automated Sale Information Line: (866) 960-8299

<http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

For Non-Automated Sale Information, call (866) 240-3530


Camisha Scott, Trustee Sales Assistant

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

TICOR TITLE CO
GLENDALE

2

Recording Requested By /
Return To:
WMC MORTGAGE CORP.

3100 THORNTON AVENUE

06 2436472

BURBANK, CA 91504

Attn: (WHOLESALE)

Prepared By:
MARILYN GOODE

WMC MORTGAGE CORP.

3100 THORNTON AVENUE

BURBANK, CA 91504

9738614-72

[Space Above This Line For Recording Data]

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

Serv #: 11746228

SHAFIEEZAD
Loan #: 11746228
PIN: 2033-008-020
MIN: 100136300117462282

THIS DEED OF TRUST is made this 26th day of October, 2006, among the Trustor,
MOHAMMAD H SHAFIEEZAD and FARIDEH AZADI, HUSBAND AND WIFE AS JOINT TENANTS

whose address is 23822 MOBILE STREET, WEST HILLS, CA 91307

, (herein "Borrower"),

WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION

(herein "Trustee"), and the Beneficiary, 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 WMC MORTGAGE CORP.

("Lender") is organized and existing under the laws of CALIFORNIA
3100 THORNTON AVE., BURBANK, CA 91504-3183

and has an address of

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, 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
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AND KNOWN AS EXHIBIT 'A'.

Parcel ID Number 2033-008-020

CALIFORNIA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS
DOCU7CA1

Page 1 of 7

Form 3805

WMCD7CA1.VTX 07/06/2006



2033-8-20

11/02/06

7

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance and of any sale or other foreclosure action

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust (or mortgage) recorded Concurrently Herewith in Book N/A, Page N/A, records of **LOS ANGELES** County, or filed for record with recorder's serial number Concurrently, **LOS ANGELES** County, California, executed by **MOHAMMAD H SHAFIEEZAD and FARIDEH AZADI, HUSBAND AND WIFE AS JOINT TENANTS**

as trustor (or mortgagor) in which **WMC MORTGAGE CORP.**

is named as beneficiary (or mortgagee) and **WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION** as trustee be mailed to **WMC MORTGAGE CORP.**

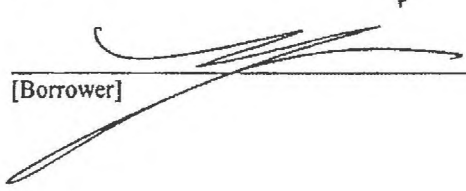
[Receiver of Notice]

at **3100 THORNTON AVE., BURBANK, CA 915043183**

[Address]

NOTICE A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request If your address changes, a new request must be recorded

[Borrower]



[PLEASE SEE BORROWER SIGNATURE LINES AND NOTARY ACKNOWLEDGEMENT ON NEXT PAGE]

11/02/06

06 2436472



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



2

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. 5746297)

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 21892 83 MB 651-27/31

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.

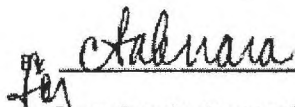
APN 2033-008-020
AKA 23822 W MOBILE ST
LOS ANGELES

Owner:

SHAFIEEZAD MOHAMMAD H AND AZADI, FAR
23822 MOBILE ST
WEST HILLS CA, 91307

DATED: This 05th Day of June, 2013

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

MICHAEL BEVERIDGE
(818)374-9864
(888)524-2845
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401-
Case No.: 481721

Assessor's Map Book: **2033** Page: **008** Parcel: **020**

Identified by Los Angeles County Tax Assessors records as:

**23822 W MOBILE ST
LOS ANGELES, CA 91307**

DATED: This 14th day of December, 2012

Owner:
SHAFIEZAD, MOHAMMAD H AND AZADI, FARIDEH,
23822 MOBILE ST
WEST HILLS, CA 91307

Gene Davis

December 14, 2012

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

EXHIBIT B

ASSIGNED INSPECTOR: ANGEL SINDYEN
JOB ADDRESS: 23822 WEST MOBILE STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2033-008-020

Date: May 26, 2015

Last Full Title: 05/02/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MOHAMMAD H. SHAFIEEZAD AND
FARIDEH AZADI
23822 MOBILE ST.
WEST HILLS, CA. 91307-3137
CAPACITY: OWNERS

- 2). WMC MORTGAGE CORP.
3100 THORNTON AVE.
BURBANK, CA. 91504
CAPACITY: INTERESTED PARTIES

- 3). DEUTSCHE BANK NATIONAL TRUST CO.
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON RD., SUITE 100
WEST PALM BEACH, FL. 33409
CAPACITY: INTERESTED PARTIES

- 4). REGIONAL SERVICE CORP.
616 1ST AVE., SUITE 500
SEATTLE, WA. 98104
CAPACITY: INTERESTED PARTIES

- 5). WESTERN PROGRESSIVE, LLC
2002 SUMMIT BLVD., SUITE 600
ATLANTA, GA. 30319
CAPACITY: INTERESTED PARTIES

- 6). WESTERN PROGRESSIVE, LLC
C/O 30 CORPORATE PARK, SUITE 450
IRVINE, CA. 92606
CAPACITY: INTERESTED PARTIES

- 7). WESTERN PROGRESSIVE, LLC
NORTH PARK TOWN CENTER
1000 ABERNATHY RD., BLDG. 400, SUITE 200
ATLANTA, GA. 30328
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
23822 MOBILE ST, WEST HILLS, CA 91307-3137



Owner Information

Owner Name: **SHAFIEEZAD MOHAMMAD H/AZADI FARIDEH**
 Mailing Address: **23822 MOBILE ST, WEST HILLS CA 91307-3137 C059**
 Vesting Codes: **HW//JT**

Location Information

Legal Description:	TRACT # 21892 LOT 83	APN:	2033-008-020
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1352.03 / 1	Subdivision:	21892
Township-Range-Sect:		Map Reference:	5-E5 /
Legal Book/Page:	651-27	Tract #:	21892
Legal Lot:	83	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WEH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/01/2004 / 09/28/2004	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2532319		

Last Market Sale Information

Recording/Sale Date:	08/17/2004 / 07/20/2004	1st Mtg Amount/Type:	\$467,100 / CONV
Sale Price:	\$519,000	1st Mtg Int. Rate/Type:	7.62 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2109646
Document #:	2109645	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$287.85
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE CO.**
 Lender: **FIRST FRANKLIN FIN'L CORP**
 Seller Name: **GANN LANCE L**

Prior Sale Information

Prior Rec/Sale Date:	04/29/2002 / 03/07/2002	Prior Lender:	CAL FED LENDING
Prior Sale Price:	\$285,000	Prior 1st Mtg Amt/Type:	\$270,750 / CONV
Prior Doc Number:	978905	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,803	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1960 / 1970	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,426	Lot Width/Depth:	60 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$620,000	Assessed Year:	2014	Property Tax:	\$7,801.09
Land Value:	\$409,000	Improved %:	34%	Tax Area:	16
Improvement Value:	\$211,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$620,000				

Comparable Sales Report

For Property Located At

23822 MOBILE ST, WEST HILLS, CA 91307-3137



20 Comparable(s) Selected.

Report Date: 05/19/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$519,000	\$485,000	\$599,000	\$558,555
Bldg/Living Area	1,803	1,546	2,064	1,655
Price/Sqft	\$287.85	\$282.51	\$378.98	\$339.86
Year Built	1960	1959	1995	1961
Lot Area	7,426	6,929	8,596	7,684
Bedrooms	4	3	5	3
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$620,000	\$84,243	\$595,000	\$382,421
Distance From Subject	0.00	0.06	0.41	0.29

*= user supplied for search only

Comp #:1		Distance From Subject:0.06 (miles)	
Address: 23854 GILMORE ST, WEST HILLS, CA 91307-3114			
Owner Name: BAZE TYLER H & JACQUELINE S			
Seller Name: DOMINIC KRISTIN A TRUST			
APN: 2033-011-005	Map Reference: 5-E5 /	Living Area: 1,546	
County: LOS ANGELES, CA	Census Tract: 1352.03	Total Rooms: 5	
Subdivision: 21892	Zoning: LARS	Bedrooms: 3	
Rec Date: 10/17/2014	Prior Rec Date: 04/27/1973	Bath(F/H): 2 /	
Sale Date: 05/26/2014	Prior Sale Date:	Yr Built/Eff: 1995 / 1995	
Sale Price: \$485,000	Prior Sale Price: \$27,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1099412	Acres: 0.16	Fireplace: /	
1st Mtg Amt: \$476,215	Lot Area: 6,929	Pool:	
Total Value: \$105,434	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:2		Distance From Subject:0.14 (miles)	
Address: 23936 HAYNES ST, WEST HILLS, CA 91307-3156			
Owner Name: BAO TONY/NGUYEN CHAU T			
Seller Name: BLUEHAVEN ENTS LLC			
APN: 2034-022-059	Map Reference: 5-E5 /	Living Area: 1,556	
County: LOS ANGELES, CA	Census Tract: 1352.03	Total Rooms: 6	
Subdivision: 21892	Zoning: LARS	Bedrooms: 3	
Rec Date: 01/09/2015	Prior Rec Date: 05/20/2014	Bath(F/H): 2 /	
Sale Date: 12/02/2014	Prior Sale Date: 04/30/2014	Yr Built/Eff: 1961 / 1963	
Sale Price: \$520,000	Prior Sale Price: \$450,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 25439	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt: \$350,000	Lot Area: 7,169	Pool:	
Total Value: \$448,954	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:0.16 (miles)	
Address: 6509 PLATT AVE, WEST HILLS, CA 91307-3219			
Owner Name: JAFARIAN MANSOUR/BAYRAGHI HOMA			
Seller Name: RICHARDSON ANA G			
APN: 2033-010-032	Map Reference: 5-E5 /	Living Area: 1,596	
County: LOS ANGELES, CA	Census Tract: 1352.03	Total Rooms: 7	
Subdivision: 27853	Zoning: LARS	Bedrooms: 3	
Rec Date: 10/20/2014	Prior Rec Date: 09/04/1996	Bath(F/H): 3 /	
Sale Date: 10/02/2014	Prior Sale Date:	Yr Built/Eff: 1964 / 1964	
Sale Price: \$540,000	Prior Sale Price: \$195,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1101578	Acres: 0.19	Fireplace: Y / 1	
1st Mtg Amt: \$405,000	Lot Area: 8,459	Pool: POOL	
Total Value: \$261,662	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:4 Distance From Subject:0.17 (miles)
 Address: 6521 PLATT AVE, WEST HILLS, CA 91307-3219
 Owner Name: NAGENDRAN SATHISH M
 Seller Name: FREEMAN LAURINDA L
 APN: 2033-010-030 Map Reference: 5-E5 / Living Area: 1,582
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 6
 Subdivision: 27853 Zoning: LARS Bedrooms: 3
 Rec Date: 02/27/2015 Prior Rec Date: 08/23/2007 Bath(F/H): 2 /
 Sale Date: 10/09/2014 Prior Sale Date: 07/24/2007 Yr Built/Eff: 1964 / 1964
 Sale Price: \$515,000 Prior Sale Price: \$600,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 219417 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$463,500 Lot Area: 7,507 Pool: POOL
 Total Value: \$509,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.24 (miles)
 Address: 23813 SYLVAN ST, WOODLAND HILLS, CA 91367-1245
 Owner Name: POLONSKY GENNADY/POLONSKIY MIRIAM
 Seller Name: GUETTA ZION & SHOSHANA
 APN: 2033-019-006 Map Reference: 5-E5 / Living Area: 1,638
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 5
 Subdivision: 21895 Zoning: LARS Bedrooms: 4
 Rec Date: 04/20/2015 Prior Rec Date: 05/20/2004 Bath(F/H): 3 /
 Sale Date: 02/27/2015 Prior Sale Date: 03/02/2004 Yr Built/Eff: 1960 / 1973
 Sale Price: \$575,000 Prior Sale Price: \$570,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 437933 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$488,750 Lot Area: 7,318 Pool: POOL
 Total Value: \$595,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:6 Distance From Subject:0.25 (miles)
 Address: 23827 SYLVAN ST, WOODLAND HILLS, CA 91367-1245
 Owner Name: RAJA JEYAKUMAR P S
 Seller Name: BALLARD RANDY & ROBERTA
 APN: 2033-019-003 Map Reference: 5-E5 / Living Area: 1,767
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 6
 Subdivision: 21895 Zoning: LARS Bedrooms: 4
 Rec Date: 04/07/2015 Prior Rec Date: 06/30/1999 Bath(F/H): 3 /
 Sale Date: 02/20/2015 Prior Sale Date: 05/27/1999 Yr Built/Eff: 1960 / 1960
 Sale Price: \$560,000 Prior Sale Price: \$283,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 380748 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,508 Pool:
 Total Value: \$361,907 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:7 Distance From Subject:0.25 (miles)
 Address: 23752 ARCHWOOD ST, WEST HILLS, CA 91307-3001
 Owner Name: CHALLA MADHAVA/GARIMELLA VENKATA R S
 Seller Name: ARANA FAMILY 2006 TRUST
 APN: 2034-011-010 Map Reference: 5-E4 / Living Area: 1,570
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 6
 Subdivision: 21891 Zoning: LARS Bedrooms: 3
 Rec Date: 03/13/2015 Prior Rec Date: 01/10/2006 Bath(F/H): 2 /
 Sale Date: 02/19/2015 Prior Sale Date: 12/28/2005 Yr Built/Eff: 1959 / 1959
 Sale Price: \$565,000 Prior Sale Price: \$642,500 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 274546 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$417,000 Lot Area: 7,767 Pool:
 Total Value: \$489,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:8 Distance From Subject:0.27 (miles)
 Address: 23922 ARCHWOOD ST, WEST HILLS, CA 91307-3005
 Owner Name: BERNSHTEIN SHAUL
 Seller Name: NEILSON DARREN
 APN: 2034-012-015 Map Reference: 5-E4 / Living Area: 1,570
 County: LOS ANGELES, CA Census Tract: 1352.03 Total Rooms: 6
 Subdivision: 21891 Zoning: LARS Bedrooms: 3
 Rec Date: 12/17/2014 Prior Rec Date: 11/27/2012 Bath(F/H): 2 /
 Sale Date: 12/02/2014 Prior Sale Date: 11/01/2012 Yr Built/Eff: 1959 / 1959
 Sale Price: \$582,500 Prior Sale Price: \$480,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1372268 Acres: 0.17 Fireplace: Y / 1

1st Mtg Amt:	\$417,000	Lot Area:	7,531	Pool:	
Total Value:	\$482,178	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9				Distance From Subject:0.28 (miles)	
Address:	23727 ARCHWOOD ST, WEST HILLS, CA 91307-3002				
Owner Name:	YOOSEPHIANCE HAMASPURE				
Seller Name:	CUBICCIOTTI JANE				
APN:	2034-010-023	Map Reference:	5-E4 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21891	Zoning:	LARS	Bedrooms:	3
Rec Date:	09/05/2014	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	09/03/2014	Prior Sale Date:		Yr Built/Eff:	1959 / 1959
Sale Price:	\$550,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	935931	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$300,000	Lot Area:	8,113	Pool:	
Total Value:	\$236,411	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10				Distance From Subject:0.29 (miles)	
Address:	23941 ARCHWOOD ST, WEST HILLS, CA 91307-3006				
Owner Name:	JONES GREGORY/BANIHASHEMI MARYAM				
Seller Name:	SEMAAN JABBOUR S & EFFIE				
APN:	2034-009-024	Map Reference:	5-E4 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21891	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/10/2015	Prior Rec Date:	03/06/1998	Bath(F/H):	2 /
Sale Date:	03/23/2015	Prior Sale Date:	01/28/1998	Yr Built/Eff:	1959 / 1960
Sale Price:	\$595,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	397905	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$476,000	Lot Area:	8,014	Pool:	POOL
Total Value:	\$260,497	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11				Distance From Subject:0.31 (miles)	
Address:	23812 WELBY WAY, WEST HILLS, CA 91307-3013				
Owner Name:	BYKOV ARTYOM				
Seller Name:	CARFAGNO FAMILY 2008 TRUST				
APN:	2034-010-007	Map Reference:	5-E4 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21891	Zoning:	LARS	Bedrooms:	3
Rec Date:	11/03/2014	Prior Rec Date:	10/09/1991	Bath(F/H):	2 /
Sale Date:	10/06/2014	Prior Sale Date:	09/1991	Yr Built/Eff:	1959 / 1959
Sale Price:	\$595,000	Prior Sale Price:	\$220,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1163553	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$584,124	Lot Area:	7,722	Pool:	
Total Value:	\$345,783	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:12				Distance From Subject:0.31 (miles)	
Address:	23800 WELBY WAY, WEST HILLS, CA 91307-3013				
Owner Name:	DHIMAN VISHAL/RAKHI FNU				
Seller Name:	PITTMAN JAMES W & E TRUST				
APN:	2034-010-009	Map Reference:	5-E4 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21891	Zoning:	LARS	Bedrooms:	3
Rec Date:	10/30/2014	Prior Rec Date:	11/15/2007	Bath(F/H):	2 /
Sale Date:	10/03/2014	Prior Sale Date:	10/04/2007	Yr Built/Eff:	1959 / 1959
Sale Price:	\$547,000	Prior Sale Price:	\$438,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1146499	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$437,600	Lot Area:	7,774	Pool:	
Total Value:	\$469,851	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:13				Distance From Subject:0.33 (miles)	
Address:	6500 GROSS AVE, WEST HILLS, CA 91307-3207				
Owner Name:	RAMOS RAULITO & GRACE				
Seller Name:	MARK FAMILY TRUST				
APN:	2036-023-027	Map Reference:	5-F5 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.02	Total Rooms:	6
Subdivision:	25290	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/29/2014	Prior Rec Date:	10/23/1997	Bath(F/H):	2 /
Sale Date:	07/28/2014	Prior Sale Date:	09/23/1997	Yr Built/Eff:	1960 / 1960

Sale Price:	\$565,500	Prior Sale Price:	\$173,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	915584	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$452,400	Lot Area:	7,053	Pool:	POOL
Total Value:	\$225,330	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14	Address: 6218 TONY AVE, WOODLAND HILLS, CA 91367-1251		Distance From Subject:0.33 (miles)		
	Owner Name: POLLOCK BRADEN/BLOOM LISA				
	Seller Name: ARD THOMAS J & K I TRUST				
APN:	2033-027-028	Map Reference:	5-E5 /	Living Area:	1,997
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21895	Zoning:	LARS	Bedrooms:	5
Rec Date:	04/30/2015	Prior Rec Date:	04/29/2005	Bath(F/H):	2 /
Sale Date:	03/20/2015	Prior Sale Date:	03/17/2005	Yr Built/Eff:	1960 / 1964
Sale Price:	\$599,000	Prior Sale Price:	\$652,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	493294	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$479,200	Lot Area:	8,596	Pool:	
Total Value:	\$590,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:15	Address: 6449 SHELTONDALE AVE, WEST HILLS, CA 91307-3113		Distance From Subject:0.37 (miles)		
	Owner Name: KUSUMA SAI C				
	Seller Name: ERCOLONO JULIE A				
APN:	2033-003-004	Map Reference:	5-D5 /	Living Area:	2,064
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	7
Subdivision:	21696	Zoning:	LARS	Bedrooms:	4
Rec Date:	01/06/2015	Prior Rec Date:	09/21/2004	Bath(F/H):	3 /
Sale Date:	01/15/2014	Prior Sale Date:	08/17/2004	Yr Built/Eff:	1960 / 1960
Sale Price:	\$587,000	Prior Sale Price:	\$533,000	Air Cond:	
Sale Type:	UNKNOWN	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	13863	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$469,314	Lot Area:	8,042	Pool:	
Total Value:	\$521,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16	Address: 6435 SHELTONDALE AVE, WEST HILLS, CA 91307-3113		Distance From Subject:0.38 (miles)		
	Owner Name: DERAKHSHANI DARIUSH & RANDI				
	Seller Name: DALE C & L LIVING TRUST				
APN:	2033-003-006	Map Reference:	5-D5 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21696	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/28/2014	Prior Rec Date:	01/16/2002	Bath(F/H):	2 /
Sale Date:	07/22/2014	Prior Sale Date:	11/27/2001	Yr Built/Eff:	1960 / 1960
Sale Price:	\$565,100	Prior Sale Price:	\$280,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	910015	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$452,000	Lot Area:	8,086	Pool:	
Total Value:	\$373,051	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:17	Address: 6555 SHELTONDALE AVE, WEST HILLS, CA 91307-2914		Distance From Subject:0.39 (miles)		
	Owner Name: IWASAKI SHOICHI & PHENSRI				
	Seller Name: OPPENHEIMER TODD & ERIN				
APN:	2034-016-012	Map Reference:	5-D5 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	6
Subdivision:	21696	Zoning:	LARS	Bedrooms:	3
Rec Date:	12/18/2014	Prior Rec Date:	06/27/2002	Bath(F/H):	2 /
Sale Date:	12/02/2014	Prior Sale Date:	06/23/2002	Yr Built/Eff:	1960 / 1960
Sale Price:	\$545,000	Prior Sale Price:	\$348,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1376378	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$355,000	Lot Area:	7,989	Pool:	POOL
Total Value:	\$558,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:18	Address: 6567 SHELTONDALE AVE, WEST HILLS, CA 91307-2914		Distance From Subject:0.4 (miles)		
	Owner Name: BANAFSHEHA BABAK/BANAPOUR TARANEH				
	Seller Name: MAY CLIFFORD W				
APN:	2034-016-010	Map Reference:	5-D5 /	Living Area:	2,053
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	8

Subdivision:	21696	Zoning:	LARS	Bedrooms:	4
Rec Date:	03/04/2015	Prior Rec Date:	09/25/1998	Bath(F/H):	3 /
Sale Date:	02/12/2015	Prior Sale Date:	06/29/1998	Yr Built/Eff:	1960 / 1960
Sale Price:	\$580,000	Prior Sale Price:	\$238,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	233894	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$521,980	Lot Area:	8,154	Pool:	POOL
Total Value:	\$304,361	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:19		Distance From Subject:0.4 (miles)			
Address:	6146 KENWATER AVE, WOODLAND HILLS, CA 91367-1316				
Owner Name:	ADORJAN ADAM & EDINA				
Seller Name:	HOBSON CHRISTOPHER J & JENNIFER J				
APN:	2033-028-020	Map Reference:	5-E5 /	Living Area:	1,592
County:	LOS ANGELES, CA	Census Tract:	1352.03	Total Rooms:	5
Subdivision:	21895	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/22/2015	Prior Rec Date:	10/09/2002	Bath(F/H):	2 /
Sale Date:	03/10/2015	Prior Sale Date:	08/27/2002	Yr Built/Eff:	1960 / 1964
Sale Price:	\$565,000	Prior Sale Price:	\$325,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	450651	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$459,910	Lot Area:	6,965	Pool:	
Total Value:	\$426,751	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:20		Distance From Subject:0.41 (miles)			
Address:	23621 WELBY WAY, WEST HILLS, CA 91307-3224				
Owner Name:	DAS KALANI				
Seller Name:	ROMEO MARIA E LIVING TRUST				
APN:	2036-026-040	Map Reference:	5-E4 /	Living Area:	1,570
County:	LOS ANGELES, CA	Census Tract:	1352.02	Total Rooms:	6
Subdivision:	21887	Zoning:	LARS	Bedrooms:	3
Rec Date:	09/26/2014	Prior Rec Date:	07/07/1993	Bath(F/H):	2 /
Sale Date:	08/22/2014	Prior Sale Date:		Yr Built/Eff:	1959 / 1960
Sale Price:	\$535,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1020884	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$115,000	Lot Area:	6,978	Pool:	POOL
Total Value:	\$84,243	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: ANGEL SINDYEN

Date: May 26, 2015

JOB ADDRESS: 23822 WEST MOBILE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2033-008-020

CASE#: 481721

ORDER NO: A-3162714

EFFECTIVE DATE OF ORDER TO COMPLY: December 10, 2012

COMPLIANCE EXPECTED DATE: January 9, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3162714

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

SHAFIEEZAD, MOHAMMAD H AND AZADI, FARIDEH
23822 MOBILE ST
WEST HILLS, CA 91307

CASE #: 481721

ORDER #: A-3162714

EFFECTIVE DATE: December 10, 2012

COMPLIANCE DATE: January 09, 2013

On DEC 06 2012 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

OWNER OF
SITE ADDRESS: 23822 W MOBILE ST
ASSESSORS PARCEL NO.: 2033-008-020
ZONE: RS; Suburban Zone

Signature

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO THE OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

Comments: The attached garage has been converted from its approved use, to habitable space, and is no longer available for the required off street covered parking.

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Single family residence.

Comments: The attached garage has been converted from its approved use, to habitable space, and is no longer available for the required off street covered parking.

3. The approximate 20' x 20' interior remodel of the attached garage was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.

Comments: Remove all unapproved construction, including but not limited to 1: Unapproved plumbing, including all fixtures and the related piping. 2: Unapproved electrical, including all fixtures, outlets and the related wiring. 3: Unapproved framing, including ceiling joist and interior partition walls and the related drywall.

4. Failure to provide or maintain the required off street covered parking.

You are therefore ordered to: Provide and/or maintain the required off street covered parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.07 and 12.21A.4.(m) of the L.A.M.C.

Location: Single family residence.

Comments: The attached garage has been converted from its approved use, to habitable space, and is no longer available for the required off street covered parking.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II L.A.M.C.

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

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

PENALTY WARNING:

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



INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

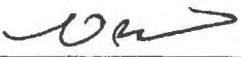
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9864.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: _____

December 04, 2012

MICHAEL BEVERIDGE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864


REVIEWED BY