

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

May 26, 2015

Council District: # 12

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

JOB ADDRESS: **8031 NORTH CHASTAIN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2101-012-029**

On March 15, 2012 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: **8031 North Chastain Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 February 14, 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>
Code Violation Investigation fee	336.00
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,858.84
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	991.23
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,848.63</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,848.63** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,848.63** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

# 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. T11309**  
Dated as of: 05/02/2015

**Prepared for:** City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 2101-012-029

**Property Address:** 8031 N CHASTAIN AVE ✓ **City:** Los Angeles **County:** Los Angeles

### VESTING INFORMATION

**Type of Document:** Interspousal Transfer Grant Deed

**Grantee :** Roxana Maria Oblitas, a married woman as her sole and separate property

**Grantor :** Edgar Oblitas, husband of Grantee

**Deed Date :** 5/3/2007

**Recorded :** 5/11/2007

**Instr No. :** 20071149183

**Mailing Address:** Roxana Maria Oblitas,  
8031 Chastain Ave Reseda, CA 91335

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles (Reseda Area) County of Los Angeles, State of California: Lot 189 of Tract No. 18166 in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 520 pages 5 to 10 inclusive of Maps, in the Office of the County Recorder of said County

Assessor's Parcel No: 2101-012-029

#### 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 :** \$369,600.00

**Dated :** 11/9/2005

**Trustor :** Edgar Oblitas

**Trustee :** Landamerica Lawyers Title

**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. T11309**

**SCHEDULE B (Continued)**

**Beneficiary :** MERS, Inc., as nominee for GF Mortgage, Inc. DBA Greystone Financial  
**Loan No. :** MIN: 100015700058889565  
**Recorded :** 11/21/2005 **Instr No. :** 05 2817435  
**Maturity Date is:** 12/1/2035

**Mailing Address:** GF Mortgage, Inc. DBA Greystone Financial,  
2221 Rosecrans Avenue, 204 El Segundo, CA 90245

**Mailing Address:** Landamerica Lawyers Title, 251 South Lake Avenue, Pasadena CA 91101

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

**Assignment of the above referenced security instrument is as follows:**  
**Assignee :** The Bank of New York Mellon FKA The Bank of New York as trustee for the  
Certificateholders of the CWABS, Inc., Asset-Backed Certificates, series 2005-17  
**Recorded :** 3/28/2011 **Instr No. :** 20110454555

**Mailing Address:** The Bank of New York Mellon FKA The Bank of New York as trustee for the  
Certificateholders of the CWABS, Inc., Asset-Backed Certificates, series 2005-17 – None Shown  
A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:  
**Trustee :** Clear Recon Corp.,  
**Recorded :** 4/13/2015 **Instr No. :** 20150401113

**Mailing Address:** Clear Recon Corp., 4375 Jutland Drive Suite 200 San Diego, California 92117

**A Notice of Default under the terms of said Deed of Trust**  
**Executed by :** Clear Recon Corp  
**Recorded :** 4/13/2015 **Instr No. :** 20150401114

**Mailing Address:** Clear Recon Corp., 4375 Jutland Drive Suite 200 San Diego, California 92117

**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 :** 9/21/2012 **Instr No. :** 20121425218

**MAILING ADDRESS:** Roxana M. Oblitas and Edgar Oblitas,  
8031 Chastain Ave, Reseda, CA 91335

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

RECORDING REQUESTED BY  
Commonwealth Land Title Company  
AND WHEN RECORDED MAIL TO:

01 1129620

Mr. Edgar Oblitas  
8031 Chastain Ave.  
Reseda, CA 91335

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 102028-50

TITLE ORDER NO. 1104886-6

**INDIVIDUAL GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$216.15 CITY TRANSFER TAX is \$886.50**

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,

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**

hereby GRANT(s) to:

**EDGAR OBLITAS, a Married Man as his sole and separate property**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 189 in Tract No. 18186 as per Map recorded in Book 520, Pages 8 to 10 inclusive of Maps, in the  
Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS: 8031 Chastain Avenue, Reseda, CA 91338  
A.P. # 2101-012-029

DATED June 20, 2001  
STATE OF CALIFORNIA

TEXAS  
DALLAS

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ORGANIZED AND EXISTING UNDER THE LAWS OF  
THE UNITED STATES OF AMERICA

On 6/27/01  
before me, THE UNDERSIGNED  
a Notary Public in and for said State, personally appeared

BY:

Sheryl Martin  
Vice President

Sheryl Martin  
Vice President

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

*[Handwritten Signature]*

(This area for official notarial seal)

Mail tax statements to: Mr. Edgar Oblitas, Same as above

RECORDING REQUESTED BY  
Commonwealth Land Title Company  
AND WHEN RECORDED MAIL TO:

01 1129619

Edgar Oblitas  
8031 Chastain Avenue  
Rosarito, CA 91335

THIS SPACE FOR RECORDER'S USE ONLY.

ESCROW NO. 102028-60

TITLE ORDER NO. 1104888-6

**INTERSPOUSAL TRANSFER GRANT DEED**

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

DOCUMENTARY TRANSFER TAX is \$00.00 CITY TRANSFER TAX is \$00.00  
I ) computed on full value of property conveyed, or  
I ) computed on full value less value of liens or encumbrances remaining at time of sale.  
IXI ) is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11927(b),  
on transferring community, quasi-community, or quasi-marital property, assets between spouses pursuant to a  
judgement, and order, or a written agreement between spouses in contemplation of any such judgement or order

*This conveyance establishes  
sole and separate property of  
the grantee.*

*[Signature]*  
Signature of deeding grantor or grantee

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

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

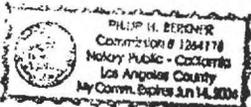
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MARIA ROXANA OBLITAS, SPOUSE OF THE GRANTEE HEREIN  
hereby GRANT(S) to:  
EDGAR OBLITAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY  
the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 189 in Tract No. 18166 as per Map recorded in Book 520, Pages 5 to 10 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California.  
A.P. # 2101-012-028

DATED June 21, 2001  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On 21 June 2001  
before me, Philip H. Beroner  
a Notary Public in and for said State, personally appeared  
Maria Roxana Oblitas

*[Signature]*  
MARIA ROXANA OBLITAS

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 *[Signature]*

(This area for official notarial seal)

Mail tax statements to: Edgar Oblitas, 8031 Chastain Avenue, Rosarito, CA 91335





11/21/05

3

-LAWYERS TITLE

05 2817435

237504963

2101.12-29

After Recordation Return By: Mail  Pickup  To:  
GF Mortgage, Inc. DBA Greystone Financial  
2221 Rosecrans Avenue, 204  
El Segundo, CA 90245

Property Tax ID: 2101-012-029

Loan Number: 5700679

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### DEED OF TRUST

MIN: 100015700058889565

#### 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 November 09, 2005, together with all Riders to this document.

(B) "Borrower" is  
Edgar Oblitas, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is GF Mortgage, Inc. DBA Greystone Financial.  
Lender is a California Corporation organized and existing under the laws of California.  
Lender's address is

2221 Rosecrans Avenue, 204  
El Segundo, CA 90245.

(D) "Trustee" is Landamerica Lawyers Title, 251 South Lake Avenue, Pasadena CA 91101.

(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.

CALIFORNIA- Single Family -Fannie Mae/Freddie Mac UNIFORM INSTRUMENT (MERS)  
Form 3005 1/01  
(Page 1 of 13 pages)

f452p1 03/24/05 sliv pd:11/9/05

Initials: 

11/21/05

4

(F) "Note" means the promissory note signed by Borrower and dated November 09, 2005. The Note states that Borrower owes Lender Three Hundred Sixty Nine Thousand Six Hundred and 00/100 Dollars (U.S. \$369,600.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 12/1/2035.

(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 checked="" 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"/> Other(s)          |
| <input type="checkbox"/> 1-4 Family Rider                 | <input type="checkbox"/> 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.

11/21/05

5

**TRANSFER OF RIGHTS IN THE PROPERTY**

This 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:

See attached exhibit A

which currently has the address of

8031 Chastain Avenue  
Los Angeles, CA 913351518 ("Property Address"):

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.

CALIFORNIA- Single Family -Fannie Mae/Freddie Mac UNIFORM INSTRUMENT (MERS)  
Form 3005 1/01

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(Page 3 of 13 pages)

Initials



f452p3 04/20/04 sliv pd:11/9/05

11/21/05

15

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 12 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

[Signature] 11-09-05  
Borrower: Edgar Oblitas Date (Seal)

Witness:

[Signature]  
Matthew Hall

Witness:

\_\_\_\_\_

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF LOS ANGELES )

On November 09, 2005 before me, Matthew Hall Notary Public, personally appeared Mr. Edgar Oblitas, 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.



[Signature]

Print or type name: Matthew Hall (sign above)  
Notary Public, State of CALIFORNIA

My commission expires: 1-7-08

CALIFORNIA- Single Family -Fannie Mae/Freddie Mac UNIFORM INSTRUMENT (MERS)  
Form 3005 1/01 (Page 13 of 13 pages)

05 2817435

f452p13 04/20/04 sliv pd:11/9/05

11/21/05

16

After Recordation Return By: Mail  Pickup  To:  
 GF Mortgage, Inc. DBA Greystone Financial  
 2221 Rosecrans Avenue, 204  
 El Segundo, CA 90245

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**InterestOnly ADJUSTABLE RATE RIDER**  
 (Six-Month LIBOR Index (As published in *The Wall Street Journal*) - Rate Caps)

DOC ID #:

Conv  
 • BC-ARM Rider  
 FE-4279 (0410)

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Page 1 of 3

**05 2817435**

Initials: 

11/21/05

28

THIS Interest Only ADJUSTABLE RATE RIDER is made this 9th day of November, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to GF Mortgage, Inc. DBA Greystone Financial (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

8031 Chastain Avenue  
Los Angeles, CA 913351518  
[Property Address]

**THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT MY ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.**

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

The Note provides for an initial interest rate of 7.875%. The Note provides for changes in the interest rate and the monthly payments, as follows:

**4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES**

**(A) Change Dates**

The interest rate I will pay will change on the first day of December, 2007, and on that day every 6th month thereafter. Each date on which my interest rate could change is called a "Change Date."

**(B) The Index**

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*. The most recent Index figure available as of the date 45 days before the Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by adding Seven point Eight Seven Five percentage points (7.875%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

Conv  
• BC-ARM Rider  
FE-4279 (0410)

05 2817435

Initials: 

11/21/05

18

**(D) Limits on Interest Rate Changes**

The interest rate I am required to pay at the first Change Date will not be greater than 10.875% or less than 7.875%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than One point Five Zero Zero percentage point(s) (1.500%) from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 14.875% or less than 7.875%.

**(E) Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

**(F) Notice of Changes**

Before the effective date of any change in my interest rate and/or monthly payment the Note Holder will deliver or mail to me a notice of such change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

**(G) Date of First Principal and Interest Payment**

The date of my first payment consisting of both principal and interest on this Note (the "First Principal and Interest Payment Due Date") shall be the first monthly payment date after January 01, 2011."

**B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER**

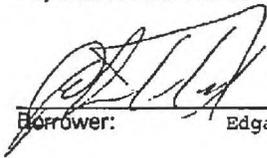
Uniform Covenant 18 of the Security Instrument is amended to read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

  
Borrower: \_\_\_\_\_ Date: 11-09-05  
Edgar Oblitas

Conv  
- BC-ARM Rider  
FE-4279 (0410)

05 2817435

Page 3 of 3

f1261p3 09/22/05 bwivrs pd:11/9/05

LANDSAFE TITLE

RECORDING REQUESTED BY:  
RECONTRUST COMPANY  
AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:  
RECONTRUST COMPANY  
1800 Tapo Canyon Rd., CA6-914-01-94  
SIMI VALLEY, CA 93063



TS No. 10-0161424  
10-0007744

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 11/09/2005, EXECUTED BY:  
EDGAR OBLITAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY., TRUSTOR: TO  
LANDAMERICA LAWYERS TITLE, TRUSTEE AND RECORDED AS INSTRUMENT NO. 05 2817435 ON  
11/21/2005, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN  
THE STATE OF CALIFORNIA.

DESCRIBING THE LAND THEREIN: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND  
TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID  
DEED OF TRUST/MORTGAGE.

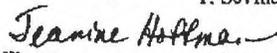
DATED: March 16, 2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

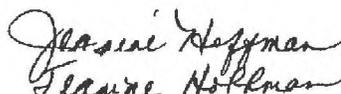
State of: CALIFORNIA

County of: VENTURA

BY:  MAR 18 2011  
T. Sevillano, Assistant Secretary

On MAR 18 2011 before me, , notary public, personally appeared  
T Sevillano, who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature  (Seal)



Form asgnmnt (01/09) 1/B

**STEWART TITLE**

RECORDING REQUESTED BY:

Stewart Title Guaranty

AND WHEN RECORDED MAIL TO:

Clear Recon Corp.  
4375 Jutland Drive Suite 200  
San Diego, California 92117



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: 024754-CA Loan No.: \*\*\*\*\*9347

11-0083169

**SUBSTITUTION OF TRUSTEE**

WHEREAS, EDGAR OBLITAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY was the original Trustor, LANDAMERICA LAWYERS TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR GF MORTGAGE, INC. DBA GREYSTONE FINANCIAL, ITS SUCCESSORS AND ASSIGNS was the original Beneficiary under that certain Deed of Trust dated 11/9/2005 and recorded on 11/21/2005, as Instrument No. 05 2817435, 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 substitutes 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 CLEAR RECON CORP., whose address is 4375 Jutland Drive Suite 200, San Diego, California 92117, as Trustee under said Deed of Trust.

90

TS No.: 024754-CA Loan No.: \*\*\*\*\*9347

3

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

Dated: March 25, 2015

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17  
by Bank of America, N.A. (BANA) as Attorney in Fact (AIF)

Patrick Forbin 3-25-15  
Patrick Forbin, Assistant Vice President

STATE of Texas  
COUNTY of Dallas

Before me, Dylan Harvill, the undersigned officer, on this, the 25th day of March, 2015, personally appeared Patrick Forbin

known to me or,  through production of a Texas driver's license as identification, who identified herself to be the Assistant Vice President of Bank of America, N.A., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Dylan Harvill  
(Type or print name below signature)

(seal)



STEWART TITLE

✓

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Clear Recon Corp.  
4375 Jutland Drive Suite 200  
San Diego, California 92117



APN: 2101-012-029

T.S. No.: 024754-CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 8031 CHASTAIN AVENUE, LOS ANGELES, CA 91335-1518

Title Order No.: 11-0083169

### NOTICE OF DEFAULT

Pursuant to CA Civil Code 2923.3

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

### 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 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 \$38,339.13 as of 4/8/2015, 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.

loc

Trustee Sale No.: 024754-CA Title Order No.: 11-0083169

3

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:

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17**

C/O Clear Recon Corp.  
4375 Jutland Drive Suite 200  
San Diego, California 92117  
Phone: 858-750-7600

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

**NOTICE IS HEREBY GIVEN:** CLEAR RECON CORP. is either the original trustee, the duly appointed substituted trustee or the designated agent of the holder of the beneficial interest under a deed of trust dated 11/9/2005, executed by EDGAR OBLITAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, to secure certain obligations in favor of the beneficiary thereunder, recorded 11/21/2005, as Instrument No. 05 2817435, of Official Records in the Office of the Recorder of Los Angeles County, California, encumbering the land as fully described on said Deed of Trust

Said obligations including a promissory note for the principal sum of \$369,600.00. That 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:

Installment of Principal and Interest plus impounds and/or advances which became due on 8/1/2013 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

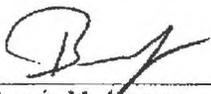
4

Trustee Sale No.: 024754-CA Title Order No.: 11-0083169

That by reason thereof, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17, the present beneficiary under such Deed of Trust has deposited with said trustee such Deed of Trust and all documents evidencing 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.

CLEAR RECON CORP.

Date Executed: 4/8/2015

BY:   
Bernis M. Gonyea, Authorized Signor  
CLEAR RECON CORP.  
4375 Jutland Drive Suite 200  
San Diego, California 92117

Bank of America



Home Loans

Mail Stop: PTX A-65  
7105 Corporate Drive  
Plano, TX 75024

Notice Date: March 12, 2015

Edgar Oblitas  
8031 Chastain Ave  
Reseda, CA 91335

Property Address:  
8031 Chastain Avenue  
Los Angeles, CA 91335

### CALIFORNIA DECLARATION

I, TYNITRIA MCKENZIE, Mtg Servicing Specialist Lead of Bank of America ("BANA") at BANA Home Loans, declare under the laws of the State of California, that I have reviewed Bank of America, N.A.'s business records maintained in the ordinary course of business, and having personal knowledge of the contents of those records, hereby state, that those business records reflect that:

BANK OF AMERICA, N.A. has,

1.  Contacted the borrower to assess the borrower's financial situation and to explore options for the borrower to avoid foreclosure in accordance with California Civil Code §2923.55(b)(2).
2.  Tried with due diligence to contact the borrower in order to assess their financial situation and to explore options for the borrower to avoid foreclosure in accordance with California Civil Code Section 2923.55(f), including by:
  - a. providing the borrower a toll-free telephone number providing access to a live representative during business hours;
  - b. posting a prominent link on its Internet website homepage to the information required by California Civil Code §2923.55(f)(5)(A)-(D);
  - c. sending a letter via first class mail to the borrower(s);
  - d. attempting to contact the borrower on three separate days at a different time each day;
  - e. sending a letter via certified mail, return receipt requested.
3.  Determined that the provisions of California Civil Code §2923.55 do not apply because the loan was not for owner-occupied residential real property (principal residence), as defined by California Civil Code § 2924.15.

03/12/15 ADDISON, TX  
Date and Place

T McKenzie  
Name of Signer

CS\_7293 CA-DECLARATIONS 15686 02/18/2013

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



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. 5471935)

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 18166 189 MB 520-5/10

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 2101-012-029  
AKA 8031 N CHASTAIN AVE  
LOS ANGELES

Owner:

OBLITAS ROXANA M. OR EDGAR  
8031 CHASTAIN AVE  
RESEDA CA, 91335

DATED: This 30th Day of August, 2012

CITY OF LOS ANGELES

BY *Steve Ongele*  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: May 26, 2015

JOB ADDRESS: 8031 NORTH CHASTAIN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2101-012-029

Last Full Title: 05/02/2015

Last Update to Title:

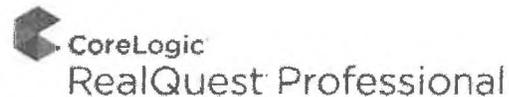
.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ROXANA MARIA OBLITAS  
8031 CHASTAIN AVE.  
RESEDA, CA. 91335-1518  
CAPACITY: OWNER
  
- 2). GF MORTGAGE, INC.  
DBA GREYSTONE FINANCIAL  
2221 ROSECRANS AVE., #204  
EL SEGUNDO, CA. 90245  
CAPACITY: INTERESTED PARTIES
  
- 3). CLEAR RECON CORP.  
4375 JUTLAND DR., SUITE 200  
SAN DIEGO, CA. 92117  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**8031 CHASTAIN AVE, RESEDA, CA 91335-1518**



**Owner Information**

Owner Name: **OBLITAS ROXANA M**  
 Mailing Address: **8031 CHASTAIN AVE, RESEDA CA 91335-1518 C021**  
 Vesting Codes: **MW//SE**

**Location Information**

Legal Description:	<b>TRACT # 18166 LOT 189</b>	APN:	<b>2101-012-029</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1313.00 / 2</b>	Subdivision:	<b>18166</b>
Township-Range-Sect:		Map Reference:	<b>14-D2 /</b>
Legal Book/Page:	<b>520-5</b>	Tract #:	<b>18166</b>
Legal Lot:	<b>189</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>RES</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>05/11/2007 / 05/03/2007</b>	Deed Type:	<b>INTERSPOUSAL DEED TRANSFER</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1149183</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>06/29/2001 / 06/20/2001</b>	1st Mtg Amount/Type:	<b>\$157,200 / CONV</b>
Sale Price:	<b>\$196,500</b>	1st Mtg Int. Rate/Type:	<b>7.99 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1129621</b>
Document #:	<b>1129620</b>	2nd Mtg Amount/Type:	<b>\$39,300 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$126.29</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>COMMONWEALTH LAND TITLE CO.</b>		
Lender:	<b>FIRST FRANKLIN FIN'L CORP</b>		
Seller Name:	<b>FEDERAL NATL MTG ASSN</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:	<b>FRAME</b>
Living Area:	<b>1,556</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1954 / 1965</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>AVERAGE</b>

Other Improvements: **FENCE;FENCED YARD**

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,000</b>	Lot Width/Depth:	<b>60 x 100</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$273,584</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$3,406.40</b>
Land Value:	<b>\$183,638</b>	Improved %:	<b>33%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$89,946</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$266,584</b>				

**Comparable Sales Report**

For Property Located At

**8031 CHASTAIN AVE, RESEDA, CA 91335-1518**



**20 Comparable(s) Selected.**

Report Date: 05/19/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$196,500	\$280,000	\$489,000	\$432,875
Bldg/Living Area	1,556	1,352	1,782	1,564
Price/Sqft	\$126.29	\$157.66	\$358.36	\$279.58
Year Built	1954	1951	1984	1954
Lot Area	6,000	5,224	7,964	6,299
Bedrooms	4	3	6	4
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$273,584	\$71,651	\$499,000	\$285,995
Distance From Subject	0.00	0.05	0.46	0.31

\*= user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.05 (miles)</b>	
<b>Address: 8025 MCDERMOTT AVE, RESEDA, CA 91335-1533</b>			
<b>Owner Name: IH5 PROPERTY WEST LP</b>			
<b>Seller Name: AZUCENA JOSE L</b>			
<b>APN: 2101-013-023</b>	<b>Map Reference: 14-D2 /</b>	<b>Living Area: 1,782</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1313.00</b>	<b>Total Rooms: 8</b>	
<b>Subdivision: 18166</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 5</b>	
<b>Rec Date: 04/22/2015</b>	<b>Prior Rec Date: 05/10/2012</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 03/26/2015</b>	<b>Prior Sale Date: 03/30/2012</b>	<b>Yr Built/Eff: 1954 / 1955</b>	
<b>Sale Price: \$460,000</b>	<b>Prior Sale Price: \$317,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 446515</b>	<b>Acres: 0.14</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 6,000</b>	<b>Pool:</b>	
<b>Total Value: \$324,807</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:2</b>		<b>Distance From Subject:0.11 (miles)</b>	
<b>Address: 7954 CHASTAIN AVE, RESEDA, CA 91335-2103</b>			
<b>Owner Name: IH5 PROPERTY WEST LP</b>			
<b>Seller Name: OWEN FAMILY TRUST</b>			
<b>APN: 2101-029-010</b>	<b>Map Reference: 14-D2 /</b>	<b>Living Area: 1,512</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1313.00</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 18165</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 4</b>	
<b>Rec Date: 02/20/2015</b>	<b>Prior Rec Date: 11/21/1968</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 02/10/2015</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1954 / 1958</b>	
<b>Sale Price: \$440,000</b>	<b>Prior Sale Price: \$22,500</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 189362</b>	<b>Acres: 0.15</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 6,602</b>	<b>Pool:</b>	
<b>Total Value: \$79,052</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: GRAVEL &amp; ROCK</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

<b>Comp #:3</b>		<b>Distance From Subject:0.12 (miles)</b>	
<b>Address: 17813 BALTAR ST, RESEDA, CA 91335-1510</b>			
<b>Owner Name: CAOLLE GERALD F/MUTUC KRISTINE C</b>			
<b>Seller Name: POOFER TRUST</b>			
<b>APN: 2101-004-004</b>	<b>Map Reference: 14-D2 /</b>	<b>Living Area: 1,685</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1313.00</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 18167</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 5</b>	
<b>Rec Date: 10/08/2014</b>	<b>Prior Rec Date: 10/13/2011</b>	<b>Bath(F/H): 3 /</b>	
<b>Sale Date: 09/01/2014</b>	<b>Prior Sale Date: 09/20/2011</b>	<b>Yr Built/Eff: 1954 / 1969</b>	
<b>Sale Price: \$471,000</b>	<b>Prior Sale Price: \$340,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1062251</b>	<b>Acres: 0.18</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$376,800</b>	<b>Lot Area: 7,964</b>	<b>Pool:</b>	
<b>Total Value: \$348,374</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE ATTACHED GARAGE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking:</b>	

Comp #:	4	Distance From Subject:	0.15 (miles)
Address:	17809 LORNE ST, RESEDA, CA 91335-1531		
Owner Name:	GARABEDIAN REBECCA G		
Seller Name:	GREENFIELD WILLIAM		
APN:	2101-005-022	Map Reference:	14-D2 /
County:	LOS ANGELES, CA	Census Tract:	1313.00
Subdivision:	18167	Zoning:	LAR1
Rec Date:	03/03/2015	Prior Rec Date:	03/24/2009
Sale Date:	01/27/2015	Prior Sale Date:	02/05/2009
Sale Price:	\$449,000	Prior Sale Price:	\$275,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	227076	Acres:	0.13
1st Mtg Amt:	\$395,120	Lot Area:	5,838
Total Value:	\$288,883	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,552
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1957
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.17 (miles)
Address:	7921 ZELZAH AVE, RESEDA, CA 91335-2128		
Owner Name:	AZIZYAN NARINE		
Seller Name:	PEREZ JUAN P		
APN:	2101-027-019	Map Reference:	14-D2 /
County:	LOS ANGELES, CA	Census Tract:	1313.00
Subdivision:	18165	Zoning:	LAR1
Rec Date:	04/09/2015	Prior Rec Date:	12/16/1994
Sale Date:	02/25/2015	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	\$139,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	392125	Acres:	0.14
1st Mtg Amt:	\$360,000	Lot Area:	6,180
Total Value:	\$442,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,550
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE PARKING AVAIL

Comp #:	6	Distance From Subject:	0.24 (miles)
Address:	8027 WHITE OAK AVE, RESEDA, CA 91335-1534		
Owner Name:	JRF INVESTORS LLC		
Seller Name:	KOGAN INNA		
APN:	2101-002-009	Map Reference:	14-D2 /
County:	LOS ANGELES, CA	Census Tract:	1313.00
Subdivision:	18167	Zoning:	LAR1
Rec Date:	03/24/2015	Prior Rec Date:	03/12/1998
Sale Date:	03/03/2015	Prior Sale Date:	
Sale Price:	\$420,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	316172	Acres:	0.17
1st Mtg Amt:	\$315,000	Lot Area:	7,215
Total Value:	\$210,175	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,687
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1960
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE PARKING AVAIL

Comp #:	7	Distance From Subject:	0.29 (miles)
Address:	18019 BURTON ST, RESEDA, CA 91335-1407		
Owner Name:	IH5 PROPERTY WEST LP		
Seller Name:	MORRISON VIPADA		
APN:	2101-020-014	Map Reference:	14-D1 /
County:	LOS ANGELES, CA	Census Tract:	1313.00
Subdivision:	18166	Zoning:	LAR1
Rec Date:	01/16/2015	Prior Rec Date:	06/26/1981
Sale Date:	12/31/2014	Prior Sale Date:	
Sale Price:	\$440,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	56057	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,736
Total Value:	\$169,589	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,649
		Total Rooms:	8
		Bedrooms:	6
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1957
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE PARKING AVAIL

Comp #:	8	Distance From Subject:	0.29 (miles)
Address:	8139 WHITE OAK AVE, RESEDA, CA 91335-1559		
Owner Name:	GONZALEZ RAQUEL		
Seller Name:	BUOL J J & R C TRUST		
APN:	2101-001-011	Map Reference:	14-D1 /
County:	LOS ANGELES, CA	Census Tract:	1313.00
Subdivision:	18167	Zoning:	LAR1
Rec Date:	12/22/2014	Prior Rec Date:	
Sale Date:	10/29/2014	Prior Sale Date:	
Sale Price:	\$400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1388933	Acres:	0.16
1st Mtg Amt:	\$320,000	Lot Area:	6,889
Total Value:	\$71,651	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,712
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1956
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE PARKING AVAIL

Comp #:9 Distance From Subject:0.32 (miles)  
 Address: 17936 ROSCOE BLVD, NORTHRIDGE, CA 91325-3802  
 Owner Name: WAHEED MOHAMMED & NAFISA  
 Seller Name: KHANS TRUST  
 APN: 2101-019-008 Map Reference: 14-D1 / Living Area: 1,776  
 County: LOS ANGELES, CA Census Tract: 1313.00 Total Rooms: 6  
 Subdivision: 18166 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 10/29/2014 Prior Rec Date: 08/31/1995 Bath(F/H): 3 /  
 Sale Date: 09/06/2014 Prior Sale Date: Yr Built/Eff: 1954 / 1969  
 Sale Price: \$280,000 Prior Sale Price: \$119,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1142208 Acres: 0.16 Fireplace: /  
 1st Mtg Amt: \$224,000 Lot Area: 7,140 Pool: POOL  
 Total Value: \$161,249 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 DETACHED  
 GARAGE

Comp #:10 Distance From Subject:0.33 (miles)  
 Address: 8144 CHIMINEAS AVE, RESEDA, CA 91335-1430  
 Owner Name: MALIG DANIEL/MEDRANO HONEYCELL  
 Seller Name: WILEY JESSICA L  
 APN: 2102-012-020 Map Reference: 14-C1 / Living Area: 1,562  
 County: LOS ANGELES, CA Census Tract: 1314.00 Total Rooms: 5  
 Subdivision: 18202 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 10/29/2014 Prior Rec Date: 04/27/2012 Bath(F/H): 2 /  
 Sale Date: 10/03/2014 Prior Sale Date: 04/16/2012 Yr Built/Eff: 1953 / 1965  
 Sale Price: \$452,000 Prior Sale Price: \$333,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1140840 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$406,800 Lot Area: 6,112 Pool:  
 Total Value: \$341,201 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 DETACHED  
 GARAGE

Comp #:11 Distance From Subject:0.33 (miles)  
 Address: 7852 WHITE OAK AVE, NORTHRIDGE, CA 91325-4356  
 Owner Name: ALMASRI AMJAD/ALMASRI ANNA  
 Seller Name: NHS NEIGHBORHOOD REDEVELOPMENT  
 APN: 2201-035-002 Map Reference: 14-D2 / Living Area: 1,584  
 County: LOS ANGELES, CA Census Tract: 1312.00 Total Rooms: 4  
 Subdivision: 16378 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 12/03/2014 Prior Rec Date: 07/11/2013 Bath(F/H): 3 /  
 Sale Date: 09/29/2014 Prior Sale Date: 06/17/2013 Yr Built/Eff: 1951 / 1966  
 Sale Price: \$415,000 Prior Sale Price: \$315,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1301713 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$239,000 Lot Area: 6,000 Pool:  
 Total Value: \$315,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:12 Distance From Subject:0.37 (miles)  
 Address: 17610 BLYTHE ST, NORTHRIDGE, CA 91325-4334  
 Owner Name: VELKEI LAURA/CHRISTIANSON CHAD  
 Seller Name: HOFFMAN PHILIP & JILLIAN  
 APN: 2201-032-002 Map Reference: 14-D2 / Living Area: 1,352  
 County: LOS ANGELES, CA Census Tract: 1312.00 Total Rooms: 6  
 Subdivision: 16378 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/24/2014 Prior Rec Date: 09/21/2012 Bath(F/H): 1 /  
 Sale Date: 09/24/2014 Prior Sale Date: 08/17/2012 Yr Built/Eff: 1951 / 1952  
 Sale Price: \$484,500 Prior Sale Price: \$330,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1128409 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$372,000 Lot Area: 6,203 Pool:  
 Total Value: \$331,498 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:13 Distance From Subject:0.39 (miles)  
 Address: 7850 CHIMINEAS AVE, RESEDA, CA 91335-2070  
 Owner Name: QUINONES RALPH B & RACHEL E  
 Seller Name: PETERSON CHARLES T III  
 APN: 2102-017-084 Map Reference: 14-C2 / Living Area: 1,524  
 County: LOS ANGELES, CA Census Tract: 1314.00 Total Rooms: 6  
 Subdivision: 38777 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 12/23/2014 Prior Rec Date: 12/21/2006 Bath(F/H): 2 /  
 Sale Date: 11/19/2014 Prior Sale Date: 12/05/2006 Yr Built/Eff: 1984 / 1984  
 Sale Price: \$489,000 Prior Sale Price: \$590,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #:	1398663	Acre:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$391,200	Lot Area:	5,224	Pool:	POOL
Total Value:	\$499,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

<b>Comp #:14</b>		Distance From Subject:0.39 (miles)			
Address: 8018 WYNNE AVE, RESEDA, CA 91335-1449					
Owner Name: PARE RODEL C & CARLEEN B					
Seller Name: OCEAN RIDGE EQUITIES LLC					
APN:	2102-010-013	Map Reference:	14-C2 /	Living Area:	1,564
County:	LOS ANGELES, CA	Census Tract:	1314.00	Total Rooms:	6
Subdivision:	18202	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/02/2015	Prior Rec Date:	04/02/2008	Bath(F/H):	2 /
Sale Date:	11/20/2014	Prior Sale Date:	03/13/2008	Yr Built/Eff:	1953 / 1955
Sale Price:	\$440,000	Prior Sale Price:	\$342,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1790	Acre:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$432,030	Lot Area:	6,093	Pool:	SPA
Total Value:	\$330,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

<b>Comp #:15</b>		Distance From Subject:0.43 (miles)			
Address: 8217 GARDEN GROVE AVE, RESEDA, CA 91335-1401					
Owner Name: BAKER WESLEY & JENNIFER					
Seller Name: GARDEN GROVE TRUST					
APN:	2102-023-011	Map Reference:	14-C1 /	Living Area:	1,372
County:	LOS ANGELES, CA	Census Tract:	1314.00	Total Rooms:	6
Subdivision:	20559	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/27/2015	Prior Rec Date:	12/02/2014	Bath(F/H):	2 /
Sale Date:	03/04/2015	Prior Sale Date:	09/25/2014	Yr Built/Eff:	1955 / 1957
Sale Price:	\$454,000	Prior Sale Price:	\$310,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	336302	Acre:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$463,761	Lot Area:	6,006	Pool:	POOL
Total Value:	\$190,159	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

<b>Comp #:16</b>		Distance From Subject:0.44 (miles)			
Address: 7851 TEXHOMA AVE, NORTHRIDGE, CA 91325-4355					
Owner Name: GHAMALIAN AMMA					
Seller Name: GHARAPETIAN SERGEI					
APN:	2201-031-019	Map Reference:	14-D2 /	Living Area:	1,656
County:	LOS ANGELES, CA	Census Tract:	1312.00	Total Rooms:	4
Subdivision:	16378	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/23/2014	Prior Rec Date:	03/17/2005	Bath(F/H):	2 /
Sale Date:	05/15/2014	Prior Sale Date:	02/22/2005	Yr Built/Eff:	1951 / 1960
Sale Price:	\$380,000	Prior Sale Price:	\$575,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1003629	Acre:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$361,000	Lot Area:	6,061	Pool:	POOL
Total Value:	\$444,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

<b>Comp #:17</b>		Distance From Subject:0.45 (miles)			
Address: 8054 NESTLE AVE, RESEDA, CA 91335-1325					
Owner Name: MUNOZ LUIS					
Seller Name: CRUZ OFELIA & ORLANDO					
APN:	2102-008-015	Map Reference:	14-C1 /	Living Area:	1,358
County:	LOS ANGELES, CA	Census Tract:	1314.00	Total Rooms:	5
Subdivision:	18202	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/17/2015	Prior Rec Date:	10/26/1998	Bath(F/H):	2 /
Sale Date:	03/03/2015	Prior Sale Date:	10/14/1998	Yr Built/Eff:	1953 / 1955
Sale Price:	\$430,000	Prior Sale Price:	\$157,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	430836	Acre:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$344,000	Lot Area:	6,344	Pool:	
Total Value:	\$200,769	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

<b>Comp #:18</b>		Distance From Subject:0.45 (miles)			
Address: 17541 STRATHERN ST, NORTHRIDGE, CA 91325-4351					
Owner Name: POMERANTZ CHARLES/GRISSOM LEIGH					
Seller Name: AA CA PROPERTY PORTFOLIO 1 LLC					
APN:	2201-003-025	Map Reference:	14-D2 /	Living Area:	1,476
County:	LOS ANGELES, CA	Census Tract:	1312.00	Total Rooms:	6
Subdivision:	16651	Zoning:	LAR1	Bedrooms:	3

Rec Date:	<b>02/05/2015</b>	Prior Rec Date:	<b>08/30/2001</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>01/05/2015</b>	Prior Sale Date:	<b>07/20/2001</b>	Yr Built/Eff:	<b>1952 / 1953</b>
Sale Price:	<b>\$460,000</b>	Prior Sale Price:	<b>\$242,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>134094</b>	Acres:	<b>0.15</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$414,000</b>	Lot Area:	<b>6,380</b>	Pool:	
Total Value:	<b>\$291,626</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

## Comp #:19

Distance From Subject:0.45 (miles)

Address:	<b>17848 HATTON ST, RESEDA, CA 91335-2248</b>				
Owner Name:	<b>BROWN RONEN</b>				
Seller Name:	<b>CYROUS FAROKH</b>				
APN:	<b>2120-004-023</b>	Map Reference:	<b>14-D2 /</b>	Living Area:	<b>1,428</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1313.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>17245</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>09/03/2014</b>	Prior Rec Date:	<b>07/06/2000</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>08/05/2014</b>	Prior Sale Date:	<b>05/16/2000</b>	Yr Built/Eff:	<b>1953 / 1958</b>
Sale Price:	<b>\$400,000</b>	Prior Sale Price:	<b>\$176,500</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>MODERN</b>
Document #:	<b>923052</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$300,000</b>	Lot Area:	<b>5,998</b>	Pool:	
Total Value:	<b>\$273,875</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

## Comp #:20

Distance From Subject:0.46 (miles)

Address:	<b>17830 HATTON ST, RESEDA, CA 91335-2248</b>				
Owner Name:	<b>PLANTE THERESA</b>				
Seller Name:	<b>KING KEVIN &amp; JAMI</b>				
APN:	<b>2120-004-020</b>	Map Reference:	<b>14-D2 /</b>	Living Area:	<b>1,499</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1313.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>17245</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>11/20/2014</b>	Prior Rec Date:	<b>10/21/2004</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>11/03/2014</b>	Prior Sale Date:	<b>10/01/2004</b>	Yr Built/Eff:	<b>1953 / 1955</b>
Sale Price:	<b>\$443,000</b>	Prior Sale Price:	<b>\$410,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>MODERN</b>
Document #:	<b>1246556</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>5,999</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$407,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>ATTACHED GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: May 26, 2015

JOB ADDRESS: 8031 NORTH CHASTAIN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2101-012-029

CASE#: 294214

ORDER NO: A-2945138

EFFECTIVE DATE OF ORDER TO COMPLY: February 14, 2012

COMPLIANCE EXPECTED DATE: March 15, 2012

DATE COMPLIANCE OBTAINED: No Compliance to Date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2945138



Comments: Remove all unapproved construction and restore garage to its original permitted use or obtain permits and inspection. Permit no. 09014-20000-03707 expired.

**2. Not providing or maintaining the required covered off street parking.**

You are therefore ordered to: 1) Provide/maintain required off-street parking.

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

Comments: Restore attached garage to its original permitted use or obtain permit and inspections for garage conversion and new carport or garage.

**3. An investigation fee is required for work performed without the required permits.**

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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 98.0411 L.A.M.C.

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

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

**PENALTY WARNING:**

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

**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:**

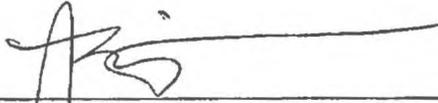
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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>

2012 FEB 07 10 20 AM

If you have any questions or require any additional information please feel free to contact me at (818)374-9842.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: February 07, 2012

ANGEL SINDAYEN  
14410 SYLVAN STREET SUITE 105  
LOS ANGELES, CA 91401  
(818)374-9842

  
REVIEWED BY