

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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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 14, 2015

Council District: # 12

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

JOB ADDRESS: 11144 NORTH LOUISE AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2697-005-001

On August 12, 2014, 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: **11144 North Louise Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

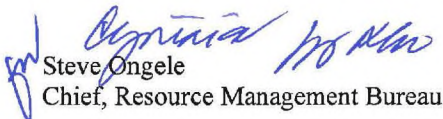
Pursuant to Section 98.0421, the property owner was issued an order on August 12, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late fee	50.40
Late Charge/Collection fee (250%)	183.84
Accumulated Interest (1%/month)	41.61
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 674.01</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 **\$674.01** 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 **\$674.01** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



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

**Property Title Report**

**Work Order No. T11283**  
 Dated as of: 04/23/2015

**Prepared for: City of Los Angeles**

**SCHEDULE A**  
 (Reported Property Information)

**APN #: 2697-005-001**

**Property Address: 11144 N LOUISE AVE** ✓ **City: Los Angeles** **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**  
**Grantee : Lina Concepcion, a single woman**  
**Grantor : Emmalyn Concepcion, a single woman**  
**Deed Date : 1/7/2004** **Recorded : 1/14/2004**  
**Instr No. : 04 0091001**

**Mailing Address: Lina Concepcion,**  
**11144 Louise Ave, Granada Hills, CA 91344.**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 63 of Tract 18700, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 506 Pages 16 through 20 inclusive of Maps, in the office of the County Recorder of said County.*

*Assessor's Parcel No: 2697-005-001*

**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 : \$72,750.00** **Dated : 1/16/2004**  
**Trustor : Lina N. Concepcion**  
**Trustee : First American Title Company**

**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. T11283**

**SCHEDULE B (Continued)**

**Beneficiary :** First Franklin Financial Corp., subsidiary of National City Bank of Indiana, a Corporation  
**Recorded :** 3/11/2004 **Instr No. :** 04 0585148  
**Maturity Date is:** 4/1/2024

**Mailing Address:** First Franklin Financial Corp., subsidiary of National City Bank of Indiana, a Corporation, 2150 North First St., San Jose, CA 95131.

**Mailing Address:** First American Title Company, Not Shown.

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

**Amount :** \$528,000.00

**Dated :** 8/23/2005

**Trustor :** Lina Concepcion

**Trustee :** Hacienda Service Corporation, a California Corporation

**Beneficiary :** MERS, Inc., as nominee for First Mortgage Corporation

**Loan No. :** MIN 1001245-0000267138-4

**Recorded :** 8/30/2005

**Instr No. :** 05 2084095

**Maturity Date is:** 9/1/2035

**Mailing Address:** First Mortgage Corporation, 3230 Fallow Field Drive, Diamond Bar, CA 91765.

**Mailing Address:** Hacienda Service Corporation, a California Corporation, Not Shown.

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

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

**Trustee :** Cal-Western Reconveyance Corporation a California Corporation

**Recorded :** 2/24/2011

**Instr No. :** 20110290736

**Mailing Address:** Cal-Western Reconveyance Corporation a California Corporation, 525 East Main Street, P O. Box 22004, El Cajon CA 92022-9004.

Assignment of the above referenced security instrument is as follows:

**Assignee :** Nationstar Mortgage LLC

**Recorded :** 7/29/2013

**Instr No. :** 20131108300

**Mailing Address:** Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067.

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

**Trustee :** Cal-Western Reconveyance LLC, a California Limited Liability Company

**Recorded :** 8/26/2013

**Instr No. :** 20131248619

**Mailing Address:** Cal-Western Reconveyance LLC, a California Limited Liability Company, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004.

NORTH AMERICAN TITLE COMPANY

98 253092

2

RECORDING REQUESTED BY

and when recorded mail this deed and unless otherwise shown below mail tax statements to:

Emmalyn Conception  
11144 Louise Avenue  
Granada Hills CA 91344

MAIL TAX STATEMENTS TO ABOVE ADDRESS  
ESCROW # 3225

98-019741 | Rec Fee 7.00  
| A-R. 7.00  
Recorded  
Official Records  
County of  
Ventura  
Richard D. Dean  
Recorder  
8:00am 12-Feb-98 | NAHE GG I

space above this line for recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) <sup>Co or LA</sup> <sup>City of LA</sup>  
DOCUMENTARY TRANSFER TAX IS (9178.20) CITY TAX 9723.00  
Computed on full value of property conveyed.


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Barron L. Briggs, a Married Man as his Sole and Separate Property

hereby GRANT(S) to  
Emmalyn Conception, a Single Woman

the following described real property in the city of LOS ANGELES, county of LOS ANGELES,  
State of CALIFORNIA:  
Lot 63, of Tract No. 16700, as per map recorded in Book 506, Pages 16 to 20  
Inclusive of Maps, in the office of the County Recorder of said County.

2697-005-001

DATED 12/15/97

  
Barron L. Briggs

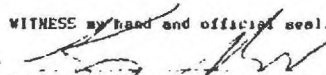
CAPACITY CLAIMED BY SIGNER : Individual(s) signing for oneself/themselves

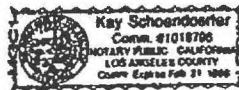
STATE OF CALIFORNIA, COUNTY OF Los Angeles  
On January 8, 1998, before me, the undersigned, a Notary Public in and for said State,  
personally appeared Barron L. Briggs

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

  
Notary Public in and for said state



14-80507-63

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary KAY SCHOEN DOERFF

Date Commission Expires 2-21-98

Notary Identification Number 1018796  
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number MCCI  
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NW, Ca

Date FEB 11 1998

[Signature]  
Signature (Print name if any)

98 253092

STATE 1/92

1/14/2004

UNITED TITLE COMPANY/LA

04 0091001

7 RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

Name LINA CONCEPCION  
11144 LOUISE AVE  
GRANADA HILLS CA 91344

**GRANT DEED**

TITLE ORDER NO 10322333 - 8

APN NO 2697-005-001

ESCROW No 0066712365

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 00 CITY TAX \$ 0 00  
 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
EMMALYN CONCEPCION, A SINGLE WOMAN

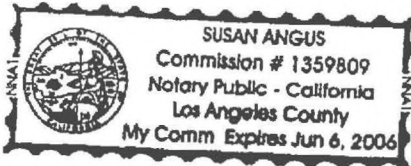
Hereby GRANT(S) TO  
LINA CONCEPCION, A SINGLE WOMAN

following described real property in the County of LOS ANGELES, State of California

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE APART HEREOF

Dated January 7, 2004

Emmalyn Concepcion  
EMMALYN CONCEPCION



STATE OF CALIFORNIA  
COUNTY OF Los Angeles } S S

On January 7, 2004 before me Susan Angus

(here insert name and title of the officer), personally appeared Emmalyn Concepcion

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 Susan Angus

3/11/04

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RECORDING REQUESTED BY:

FIRST AMERICAN TITLE COMPANY LOS ANGELES

AND WHEN RECORDED MAIL TO:

When recorded mail to:

FIRST FRANKLIN FINANCIAL CORPORATION

2150 North First St.

San Jose, CA 95131

Loan number: 0033328899/5,521

2697-005-001

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

THIS DEED OF TRUST is made this 16th day of January 2004, among the Trustor, Lina N. Concepcion, a single woman

(herein "Borrower"),

First American Title Company

(herein "Trustee"), and the Beneficiary,

First Franklin Financial Corp., subsidiary of National City Bank of Indiana

, a corporation organized and

existing under the laws of Delaware

, whose address is

2150 North First St., San Jose, CA 95131

(herein "Lender")

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  
Balloon Rider attached hereto and made a part hereof

Prepayment Rider attached hereto and made a part hereof

Assessors Parcel Number: 2697-005-001

which has the address of 11144 Louise Avenue, (Granada Hills Area) Los Angeles, California 91344 (herein "Property Address"), [Street] [City]

California 91344 (herein "Property Address"), [ZIP Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust, and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property",

CALIFORNIA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

VMP-76(CA) (0105)  
Page 1 of 6

Form 3805  
Amended 9/99  
Initials

VMP MORTGAGE FORMS (800)521-7291

1278358-14  
[Barcode]

Document # L074CA02

04 0585148

3/11/04

0033328899

8

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust

*Lina N. Concepcion* (Seal)  
Lina N. Concepcion -Borrower

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

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

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

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

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

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

\_\_\_\_\_ (Seal)  
-Borrower  
(Sign Original Only)

State of California  
County of *Los Angeles*

On *3-2-04*  
personally appeared  
Lina N. Concepcion,

before me, *Nelly Renteria*

(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.  
(this area for official notarial seal)

*Nelly Renteria* (Seal)



8/30/05

05 2084095

2

# CHICAGO TITLE

After Recording Return To:  
FIRST MORTGAGE CORPORATION  
3230 FALLOW FIELD DRIVE  
DIAMOND BAR, CA 91765

100-500-6692

Title Order No.: 56081177-A43  
Escrow No.: 18377-DD  
LOAN #: 267138

[Space Above This Line For Recording Data]

## DEED OF TRUST

MIN 1001245-0000267138-4

### DEFINITIONS

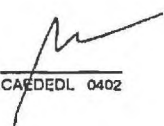
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **AUGUST 23, 2005**, together with all Riders to this document.

(B) "Borrower" is **LINA CONCEPCION, A SINGLE WOMAN**.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **FIRST MORTGAGE CORPORATION**.



Lender is a CORPORATION  
CALIFORNIA.  
DRIVE, DIAMOND BAR, CA 91765.

organized and existing under the laws of  
Lender's address is 3230 FALLOW FIELD

3

(D) "Trustee" is HACIENDA SERVICE CORPORATION, A CALIFORNIA CORPORATION.

(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 AUGUST 23, 2005. The Note states that Borrower owes Lender \*\*\*\*\*FIVE HUNDRED TWENTY EIGHT THOUSAND AND NO/100 \*\*\*\*\* Dollars (U.S. \$528,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 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]:

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

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

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

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

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

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

(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.

8/30/05

LOAN #: 267138

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.

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*Lina Concepcion* (Seal)  
LINA CONCEPCION

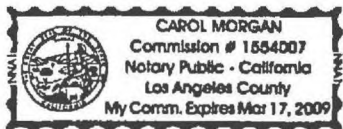
State of CALIFORNIA

County of: Los Angeles

On 08/23/05, before me, Carol Morgan, personally appeared  
Lina Concepcion

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.



*Carol Morgan*

2

RECORDING REQUESTED BY  
**First American Title**  
AND WHEN RECORDED MAIL TO:



CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P O BOX 22004  
EL CAJON CA 92022-9004



SPACE ABOVE THIS LINE FOR RECORDER'S USE

4978941-LS

**SUBSTITUTION OF TRUSTEE**

LOAN NO: XXXXXX9297

T S. NO.: 1314007-14

MERS ID: 100124500002671384

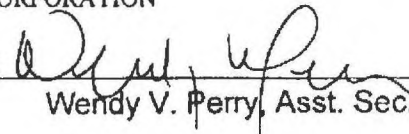
WHEREAS, LINA CONCEPCION, A SINGLE WOMAN was the original Trustor, HACIENDA SERVICE CORPORATION, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC , ("MERS"), AS NOMINEE FOR FIRST MORTGAGE CORPORATION was the original Beneficiary under that certain Deed of Trust dated August 23, 2005 and recorded on August 30, 2005 as Instrument No. 05 2084095, in book XX, page XX of Official Records of LOS ANGELES County, California, and

WHEREAS, the undersigned is 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 present Trustee thereunder, in the manner in said Deed of Trust provided.

NOW, THEREFORE, the undersigned hereby substitutes, CAL-WESTERN RECONVEYANCE CORPORATION a California Corporation whose address is 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004 as 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.

Date: 01/20/2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,  
("MERS"), AS NOMINEE FOR FIRST MORTGAGE CORPORATION

X   
Wendy V. Perry, Asst. Sec.

State of CALIFORNIA  
County of SAN DIEGO

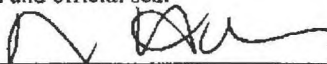
Rosalyn Hall

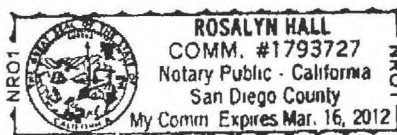
On JAN 21 2011 before me, \_\_\_\_\_

a Notary Public, personally appeared Wendy V. Perry, Asst. Sec., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal

Signature 



14D



**CAL-WESTERN  
RECONVEYANCE  
CORPORATION**

T.S NO. 1314007-14

LOAN NO. XXXXXX 9297

**AFFIDAVIT OF MAILING SUBSTITUTION OF TRUSTEE  
PURSUANT TO CALIFORNIA CIVIL CODE §2934a**

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

THE UNDERSIGNED BEING SWORN, SAY(S):

A COPY OF THE SUBSTITUTION OF TRUSTEE HAS BEEN MAILED, PRIOR TO OR CONCURRENTLY WITH THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2934a OF THE CIVIL CODE OF CALIFORNIA, TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SUCH SECTION.

Dated: 2/17/2011

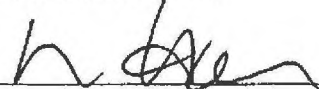
  
Kellie Barnes

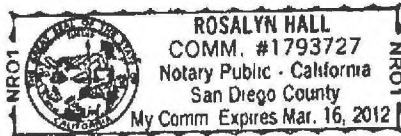
State of California  
County of San Diego

On FEB 17 2011 before me, Rosalyn Hall, a Notary Public, personally appeared Kellie Barnes, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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

(Seal)

Signature 



2

Recording Requested By:  
Nationstar Mortgage



When Recorded Return To:

DOCUMENT ADMINISTRATION  
Nationstar Mortgage  
2617 COLLEGE PARK  
SCOTTSBLUFF, NE 69361

4978941



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California  
SELLER'S SERVICING #:0599313921 "CONCEPCION"

For Value Received, AURORA LOAN SERVICES LLC, BY NATIONSTAR MORTGAGE LLC ITS ATTORNEY-IN-FACT hereby grants, assigns and transfers to NATIONSTAR MORTGAGE LLC at 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 all beneficial interest under that certain Deed of Trust dated 08/23/2005, in the amount of \$528,000.00, executed by LINA CONCEPCION, A SINGLE WOMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MORTGAGE CORPORATION and Recorded: 08/30/2005 as Instrument No.: 05 2084095 in the County of Los Angeles, State of California.

Therein described or referred to, in said Deed of Trust, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

AURORA LOAN SERVICES LLC, BY NATIONSTAR MORTGAGE LLC ITS ATTORNEY-IN-FACT  
On 7-23-2013

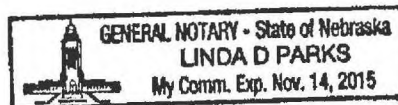
Brenda K Higgins  
Brenda K Higgins Assistant Secretary

STATE OF Nebraska  
COUNTY OF Scotts Bluff

On 7-23-2013, before me, LINDA D. PARKS, a Notary Public in and for Scotts Bluff in the State of Nebraska, personally appeared Brend K Higgins, Assistant Secretary, 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, and that by his/her/their signature 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,

Linda D Parks  
LINDA D. PARKS  
Notary Expires: 11/14/2015



(This area for notarial seal)

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
RECORDING REQUESTED BY:



AND WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE LLC  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON, CA, 92022-9004

*J*

497894

SPACE ABOVE THIS LINE FOR RECORDER S USE

### SUBSTITUTION OF TRUSTEE

T.S. NO.: 1314007-37

WHEREAS, LINA CONCEPCION, A SINGLE WOMAN was the original Trustor, HACIENDA SERVICE CORPORATION, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR FIRST MORTGAGE CORPORATION was the original Beneficiary under that certain Deed of Trust dated August 23, 2005 and recorded on August 30, 2005 as Instrument No. 05 2084095, in book XX, page XX of Official Records of LOS ANGELES County, California, and

WHEREAS, the undersigned is 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 present Trustee thereunder, in the manner in said Deed of Trust provided.

NOW, THEREFORE, the undersigned hereby substitutes, CAL-WESTERN RECONVEYANCE LLC, a California limited liability company whose address is 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON, CA, 92022-9004 as 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.

Dated: 8/15/2013

NATIONSTAR MORTGAGE LLC

Megan Ensenberger 8/15/2013  
Megan Ensenberger  
Assistant Secretary

STATE OF TEXAS  
COUNTY OF Denton

This instrument was acknowledged before me on 8/15/2013

By Megan Ensenberger

Title Assistant Secretary

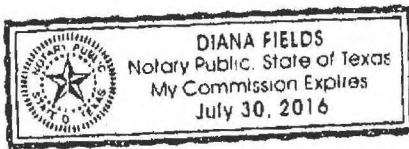
Of corporation Nationstar Mortgage, LLC

A Delaware corporation, on behalf of said corporation.

Diana Fields  
Notary Public

Printed name: Diana Fields

My commission expires: 7/30/2016



*8*



CAL-WESTERN  
RECONVEYANCE LLC

3

T.S NO. 1314007-37

**AFFIDAVIT OF MAILING SUBSTITUTION OF TRUSTEE  
PURSUANT TO CALIFORNIA CIVIL CODE §2934a**

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY:

A COPY OF THE SUBSTITUTION OF TRUSTEE HAS BEEN MAILED, PRIOR TO OR CONCURRENTLY WITH THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2934a OF THE CIVIL CODE OF CALIFORNIA, TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SUCH SECTION.

Dated: 8/22/13

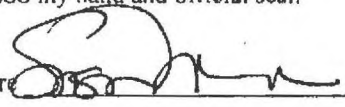
  
\_\_\_\_\_  
Josh Da Silva

State of California  
County of San Diego

On AUG 22 2013 before me, Susan Meyers, a Notary Public, personally appeared Josh Da Silva, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

(Seal)

Signature \_\_\_\_\_



# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**  
JOB ADDRESS: **11144 NORTH LOUISE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2697-005-001**

Date: **April 17, 2015**

Last Full Title: **04/23/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). LINA CONCEPTION  
11144 LOUISE AVE.  
GRANADA HILLS, CA 91344  
CAPACITY: OWNER
  
- 2). FIRST FRANKLIN FINANCIAL CORP.  
2150 N. FIRST ST.  
SAN JOSE, CA 95131  
CAPACITY: INTERESTED PARTIES
  
- 3). FIRST MORTGAGE CORP.  
3230 FALLOW FIELD DR.  
DIAMOND BAR, CA 91765  
CAPACITY: INTERESTED PARTIES
  
- 4). CAL-WESTERN RECONVEYANCE CORP.  
525 E. MAIN ST., P.O. BOX 22044  
EL CAJON, CA 92022-9004  
CAPACITY: INTERESTED PARTIES
  
- 5). NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DR.  
LEWISVILLE, TX 75067  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At:  
**11144 LOUISE AVE, GRANADA HILLS, CA 91344-4103**

**Owner Information**

Owner Name: **CONCEPCION LINA/BRIGGS VICKI L**  
 Mailing Address: **11144 LOUISE AVE, GRANADA HILLS CA 91344-4103 C002**  
 Vesting Codes: **SW//**

**Location Information**

Legal Description:	<b>TRACT # 18700 LOT 63</b>	APN:	<b>2697-005-001</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1112.01 / 2</b>	Subdivision:	<b>18700</b>
Township-Range-Sect:		Map Reference:	<b>7-E1 /</b>
Legal Book/Page:	<b>506-16</b>	Tract #:	<b>18700</b>
Legal Lot:	<b>63</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>GH</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>01/14/2004 / 01/07/2004</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>91002</b>
Document #:	<b>91001</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>02/13/1998 / 12/15/1997</b>	1st Mtg Amount/Type:	<b>\$158,474 / FHA</b>
Sale Price:	<b>\$162,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>253093</b>
Document #:	<b>253092</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$90.10</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>NORTH AMERICAN TITLE</b>		
Lender:	<b>EMPIRE CA FIN'L SVCS</b>		
Seller Name:	<b>BRIGGS BARRON L</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>11/03/1994 /</b>	Prior Lender:	<b>CALIFORNIA MTG SVC</b>
Prior Sale Price:	<b>\$145,000</b>	Prior 1st Mtg Amt/Type:	<b>\$137,750 / CONV</b>
Prior Doc Number:	<b>1998726</b>	Prior 1st Mtg Rate/Type:	<b>/ FIX</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,798</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>EVAP COOLER</b>
Year Built / Eff:	<b>1954 / 1963</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</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:	<b>FENCE;FENCED YARD</b>				

**Site Information**

Zoning:	<b>LARS</b>	Acres:	<b>0.20</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>8,889</b>	Lot Width/Depth:	<b>84 x 120</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$390,491</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,032.74</b>
Land Value:	<b>\$210,322</b>	Improved %:	<b>46%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$180,169</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$390,491</b>				

**Comparable Sales Report**

For Property Located At

**11144 LOUISE AVE, GRANADA HILLS, CA 91344-4103**

**9 Comparable(s) Selected.**

Report Date: 05/14/2015

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$162,000	\$484,500	\$2,250,000	\$724,567
Bldg/Living Area	1,798	1,561	1,727	1,662
Price/Sqft	\$90.10	\$286.62	\$1,402.74	\$440.74
Year Built	1954	1950	1963	1955
Lot Area	8,889	5,278	16,717	8,609
Bedrooms	4	3	5	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	2.00	1.11
Total Value	\$390,491	\$61,949	\$456,000	\$246,381
Distance From Subject	0.00	0.08	0.47	0.29

\*= user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.08 (miles)</b>	
<b>Address: 17260 LAHEY ST, GRANADA HILLS, CA 91344-4141</b>			
<b>Owner Name: HENSLEY MARK/LEWIS PEGGY</b>			
<b>Seller Name: MAKERTICHIAN PHILIP</b>			
<b>APN: 2697-006-012</b>	<b>Map Reference: 7-E1 /</b>	<b>Living Area: 1,561</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.01</b>	<b>Total Rooms: 7</b>	
<b>Subdivision: 18700</b>	<b>Zoning: LARS</b>	<b>Bedrooms: 5</b>	
<b>Rec Date: 10/01/2014</b>	<b>Prior Rec Date: 11/13/2013</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 09/05/2014</b>	<b>Prior Sale Date: 11/06/2013</b>	<b>Yr Built/Eff: 1954 / 1954</b>	
<b>Sale Price: \$568,000</b>	<b>Prior Sale Price: \$456,000</b>	<b>Air Cond: EVAP COOLER</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1040102</b>	<b>Acres: 0.22</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 9,499</b>	<b>Pool: POOL</b>	
<b>Total Value: \$456,000</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:0.13 (miles)</b>	
<b>Address: 17201 LAHEY ST, GRANADA HILLS, CA 91344-4142</b>			
<b>Owner Name: CASTILLO MICHAEL A &amp; LOURDES V</b>			
<b>Seller Name: SHEEDY M W FAMILY TRUST</b>			
<b>APN: 2697-008-019</b>	<b>Map Reference: 7-E1 /</b>	<b>Living Area: 1,727</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.01</b>	<b>Total Rooms: 7</b>	
<b>Subdivision: 18700</b>	<b>Zoning: LARS</b>	<b>Bedrooms: 4</b>	
<b>Rec Date: 09/10/2014</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 07/31/2014</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1954 / 1955</b>	
<b>Sale Price: \$495,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 956500</b>	<b>Acres: 0.17</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$295,000</b>	<b>Lot Area: 7,500</b>	<b>Pool:</b>	
<b>Total Value: \$61,949</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:0.2 (miles)</b>	
<b>Address: 17328 LUDLOW ST, GRANADA HILLS, CA 91344-4759</b>			
<b>Owner Name: CHAUDHRY MOHAMMAD F &amp; MARIA A</b>			
<b>Seller Name: SANTORO JULIE</b>			
<b>APN: 2696-002-029</b>	<b>Map Reference: 7-E1 /</b>	<b>Living Area: 1,604</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1112.02</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 9816</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 12/12/2014</b>	<b>Prior Rec Date:</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 08/03/2013</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1963 / 1963</b>	
<b>Sale Price: \$2,250,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1352673</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt:</b>	<b>Lot Area: 5,278</b>	<b>Pool:</b>	
<b>Total Value: \$68,951</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 #:4</b>		<b>Distance From Subject:0.26 (miles)</b>	
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Address:	<b>17430 LUDLOW ST, GRANADA HILLS, CA 91344-4724</b>		
Owner Name:	<b>STANFIELD STEPHEN D &amp; SHELIA</b>		
Seller Name:	<b>GB INLAND PROPERTIES II LLC</b>		
APN:	<b>2712-006-015</b>	Map Reference:	<b>7-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1112.02</b>
Subdivision:	<b>9816</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>02/20/2015</b>	Prior Rec Date:	
Sale Date:	<b>01/23/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$605,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>190296</b>	Acres:	<b>0.38</b>
1st Mtg Amt:	<b>\$624,965</b>	Lot Area:	<b>16,717</b>
Total Value:	<b>\$87,949</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,677</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1950 / 1956</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.31 (miles)</b>
Address:	<b>17144 SIMONDS ST, GRANADA HILLS, CA 91344-3509</b>		
Owner Name:	<b>CHUA VIRGIL</b>		
Seller Name:	<b>KIM CHANG S</b>		
APN:	<b>2697-013-016</b>	Map Reference:	<b>7-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1112.01</b>
Subdivision:	<b>18700</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>12/19/2014</b>	Prior Rec Date:	<b>09/03/2008</b>
Sale Date:	<b>11/06/2014</b>	Prior Sale Date:	<b>08/04/2008</b>
Sale Price:	<b>\$484,500</b>	Prior Sale Price:	<b>\$379,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1383991</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$387,600</b>	Lot Area:	<b>7,493</b>
Total Value:	<b>\$398,133</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,688</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1954 / 1957</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.34 (miles)</b>
Address:	<b>11442 LOUISE AVE, GRANADA HILLS, CA 91344-3437</b>		
Owner Name:	<b>ROBINSON ELINA B</b>		
Seller Name:	<b>MELHORN ROBERT S JR</b>		
APN:	<b>2697-001-006</b>	Map Reference:	<b>1-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1066.42</b>
Subdivision:	<b>18700</b>	Zoning:	<b>LARA</b>
Rec Date:	<b>04/10/2015</b>	Prior Rec Date:	<b>03/21/1991</b>
Sale Date:	<b>03/06/2015</b>	Prior Sale Date:	<b>02/1991</b>
Sale Price:	<b>\$488,500</b>	Prior Sale Price:	<b>\$215,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>399628</b>	Acres:	<b>0.22</b>
1st Mtg Amt:	<b>\$390,800</b>	Lot Area:	<b>9,478</b>
Total Value:	<b>\$272,601</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,692</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1954 / 1954</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>0.36 (miles)</b>
Address:	<b>17142 HORACE ST, GRANADA HILLS, CA 91344-4923</b>		
Owner Name:	<b>PECEV JOSHUA A/BARRIOS WENDY D A</b>		
Seller Name:	<b>SAROYAN VIC</b>		
APN:	<b>2696-014-001</b>	Map Reference:	<b>7-E1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1112.02</b>
Subdivision:	<b>17711</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>03/13/2015</b>	Prior Rec Date:	<b>05/04/2010</b>
Sale Date:	<b>03/09/2015</b>	Prior Sale Date:	<b>04/20/2010</b>
Sale Price:	<b>\$505,000</b>	Prior Sale Price:	<b>\$364,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>275486</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$404,000</b>	Lot Area:	<b>7,327</b>
Total Value:	<b>\$383,285</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,684</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1955</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>0.42 (miles)</b>
Address:	<b>17221 RINALDI ST, GRANADA HILLS, CA 91344-3526</b>		
Owner Name:	<b>CHOLAKYAN TIGRAN/STEPANIAN ANNIE A</b>		
Seller Name:	<b>DARLAS LLC</b>		
APN:	<b>2607-021-002</b>	Map Reference:	<b>1-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1066.42</b>
Subdivision:	<b>23332</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>02/26/2015</b>	Prior Rec Date:	<b>12/15/2014</b>
Sale Date:	<b>02/02/2015</b>	Prior Sale Date:	<b>12/09/2014</b>
Sale Price:	<b>\$515,000</b>	Prior Sale Price:	<b>\$320,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>212830</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$463,500</b>	Lot Area:	<b>7,301</b>
Total Value:	<b>\$86,749</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,652</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1959 / 1959</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	9	Distance From Subject:	0.47 (miles)
Address:	17206 FLANDERS ST, GRANADA HILLS, CA 91344-2418		
Owner Name:	FREEMAN PHILLIP/ALCARAZ MARISA		
Seller Name:	CHUTAN MARIO		
APN:	2607-021-021	Map Reference:	1-E6 /
County:	LOS ANGELES, CA	Census Tract:	1066.42
Subdivision:	22884	Zoning:	LARS
Rec Date:	12/30/2014	Prior Rec Date:	02/15/2013
Sale Date:	11/20/2014	Prior Sale Date:	12/11/2012
Sale Price:	\$610,100	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1422202	Acres:	0.16
1st Mtg Amt:	\$488,000	Lot Area:	6,890
Total Value:	\$401,816	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	1,670
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **May 14, 2015**

JOB ADDRESS: **11144 NORTH LOUISE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2697-005-001**

CASE#: **584700**

ORDER NO: **A-3534547**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 12, 2014**

COMPLIANCE EXPECTED DATE: **September 06, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3534547

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BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNÉZ

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

ORDER TO COMPLY AND NOTICE OF FEE

CONCEPCION, LINA AND  
11144 LOUISE AVE  
GRANADA HILLS, CA 91344

On AUG 07 2014 the  
Date

CASE #: 584700  
ORDER #: A-3534547  
EFFECTIVE DATE: August 12, 2014  
COMPLIANCE DATE: September 06, 2014

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

OWNER OF  
SITE ADDRESS: 11144 N LOUISE AVE  
ASSESSORS PARCEL NO.: 2697-005-001  
ZONE: RS; Suburban Zone

Signature

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

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent 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:

**VIOLATION(S):**

- 1. Remove the approximate 12x12 and 8x8 additions to the house and garage that is not allowed in the required side yard of the rs zone.

You are therefore ordered to: Remove the unapproved structures which is not allowed in the required side yard of the rs zone.

Code Section(s) in Violation: 12.21A.1.(a) and 91.106.1 of the L.A.M.C.

Location: North side of the house and garage.

- 2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Northeast portion of the house.

Comments: Remove the kitchen or obtain all required building permits for the second kitchen installed without permits and approvals.



**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.**

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

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

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

**PENALTY WARNING:**

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

**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.


If you have any questions or require any additional information please feel free to contact me at (818)374-9840. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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



Date: June 10, 2014

ROBERT SUNSERI  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9840  
Robert.Sunseri@lacity.org

  
REVIEWED BY