

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

April 22, 2015

Council District: # 3

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

JOB ADDRESS: **5076 NORTH CAMPO ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2168-008-033**

On June 22, 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: **5076 North Campo Road, 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.

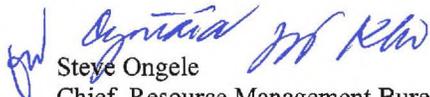
In addition, pursuant to Section 98.0421, the property owner was issued an order on May 23, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	996.10
Title Report fee	42.00
Grand Total	\$ 4,209.66

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,209.66** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,209.66** 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



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

Property Title Report

Work Order No. T11124
Dated as of: 03/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN#: 2168-008-033

Property Address: 5076 N CAMPO ROAD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument: Individual Quitclaim Deed
Grantee : Stephen A. Job, an unmarried man
Grantor : Pamela May, an unmarried woman, former spouse of the grantee
Deed Date : 6/24/1982 **Recorded :** 3/31/1986
Instr No. : 86 391944

Mailing Address: Stephen A. Job,
16255 Ventura Blvd., No. 1218, Encino, CA 91436

Mailing Address: Stephen A. Job,
5076 CAMPO RD WOODLAND HILLS CA 91364

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel 1:

That portion of Lot 2176 of Tract No. 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 76, Pages 57 to 62 inclusive of Maps, in the Office of the County Recorder of said County, which lies southerly of a straight line drawn from a point in the westerly line of said lot, distant northerly thereon 11.39 feet from the northerly terminus of that certain curve in said westerly line shown on said map as having a radius of 55 feet, and a length of 73.34 feet, northeasterly to a point in the easterly line of said lot, distant thereon North 13 degrees 46' 06" West 70.01 feet from the Southeast corner of said lot.

Parcel 2:

An easement and right of way for sewer lines only through and along and over the westerly 6 feet of Lot 2178 and 2179 of Tract 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 76, Pages 57 to 62 inclusive of Maps, in the Office of the County Recorder of said County.

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. T11124

SCHEDULE B (Continued)

Assessor's Parcel No: 2168-008-033

MORTGAGES/LIENS

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

Amount : \$103,300.00

Dated : 10/31/2011

Trustor : Stephen A. Job

Trustee : Fidelity National Title Ins Co

Beneficiary : Wells Fargo Bank, N.A.

Recorded : 11/8/2011

Instr No. : 20111511891

Maturity Date is: 11/1/2041

Mailing Address: Fidelity National Title Ins Co., 17911 Von Karman, Suite 200, Irvine, CA 92614.

Mailing Address: Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104.

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

Amount : \$250,000.00

Dated : 7/22/2003

Trustor : Stephen A. Job

Trustee : Optima, a California corporation

Beneficiary : Washington Mutual Bank, FA, a federal association

Recorded : 9/29/2003

Instr No. : 03 2874801

Maturity Date is: 7/22/2033

Mailing Address: Optima, a California corporation, 1700 Carnegie Ave, Santa Ana, CA 92705.

Mailing Address: Washington Mutual Bank, FA, a federal association,
400 E. Main Street, Stockton, CA 95290.

An agreement which states that this instrument was subordinated by document:

Recorded : 11/8/2011

Instr No. : 20111511892

Subordinated to Instrument No. or Book/Page: 20111511891

Mailing Address: Wells Fargo Bank, N.A., None Shown.

Mailing Address: JPMorgan Chase Bank NA, 710 Kansas Lane, LA4-2107, Monroe, LA 71203.

78-1097733

RECORDING REQUESTED BY
United Title Co.
AND WHEN RECORDED MAIL TO
Name: Mr. Stephen A. Job
Street Address: 5076 Campo Rd.
City & State: Woodland Hills, Ca.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
OCT 3 1978 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO
Name: Same as above
Street Address:
City & State:

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$ 111.53
Approved for Signature (4)
Computed on Full Value of Property
Conveyed.

Grant Deed

FEE
\$4
27

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
WILLIAM S. MILES AND SUE B. MILES
hereby GRANT(S) TO
STEPHEN A. JOB, a single man
the following described real property in the city of Los Angeles
County of Los Angeles, State of California.
AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF MARKED
EXHIBIT "A"
Dated August 2, 1978
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss
On August 11, 1978 before me, the under-
signed, a Notary Public in and for said State, personally appeared
William S. Miles
Sue B. Miles
I know to me
to be the person S. A. Job subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.
Signature: S. Austin
Name (Typed or Printed): S. Austin
OFFICIAL SEAL
S. AUSTIN
NOTARY PUBLIC - CALIFORNIA
RESIDENCE OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. June 28, 1982
(This area for official material only)
Escrow No 2-1161-A 78 1061
Title Order No _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
[Signature]
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:
 NAME: VERRUGO, MORTGAGE
 ADDRESS: 6240 CADORE CANYON RD
 CITY & STATE: NORTH HOLLYWOOD, CA 91366
 ZIP: []
 Title Order No. 8003157-97 Escrow No. []

80-477250

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
 MAY 13 1980 AT 8 A.M.
 Recorder's Office

FEE
 \$4
 20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 23.10 and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 unincorporated area

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

STEPHEN A. JOB, a single man

hereby GRANT(S) to

PAMELA MAY, a single woman

the following described real property in the
 county of LOS ANGELES, state of California:

5076 CAMPO ROAD, WOODLAND HILLS, CA 91363

AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF MARKED EXHIBIT A

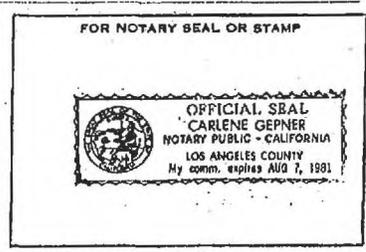
AP # 8168-3-33

Dated April 15, 1980

[Signature: Stephen A. Job]
 Stephen A. Job

STATE OF CALIFORNIA
 COUNTY OF Los Angeles } SS.
 On April 15, 1980 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen A. Job

known to me to be the person whose name subscribed to the within instrument and acknowledged that he executed the same.
[Signature: Carlene Gepner]
 Carlene Gepner
 Signature of Notary



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

CAL-1 (Rev. 3-79)

COPIES REQUESTED

86 391944

Gateway Title
AND WHEN RECORDED MAIL TO

Stephen A. Job
c/o MARK E. MONTPAS, ESQ.
16255 Ventura Blvd., #1218
Encino, CA 91436

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAR 31 1986 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENT TO

ABOVE

FEE \$27 0
A.F.N.E. 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

TO 1922 CA (1-72) A.F.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ NONE -see below
() computed on full value of property conveyed, or per Superior Court Judgment.
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____ and _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
**Pamela May, an unmarried woman, former spouse
of the grantee**

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Stephen A. Job, an unmarried man

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

5076 Campo Road, Woodland Hills, CA. 91363

As per legal description attached hereto and
made a part hereof marked as Exhibit "A"

This conveyance is in dissolution of marriage from one
spouse to the other, R&T11927.

Dated 6/24/82

Pamela May
PAMELA MAY

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
On JUNE 24, 1982 before me, the under-
signed, a Notary Public in and for said State, personally appeared
PAMELA MAY

known to me to be the person whose name is subscribed to the within
instrument and acknowledged that SHE executed the same.
WITNESS my hand and official seal.



Signature *Patrick De Carolis Jr.*

(This area for seller's notarial seal)

This Order No. 151009-0 Facsimile or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

2

03 2874801

Consumer Loan Records Center rded
1170 Silber RD, Houston, TX 77055

When Recorded Mail to: WAMU
Optima Information Solutions @ 1700
Carnegie Ave. #200, Sa. Ana, CA 92705
ATTN: OPTIMA



**EQUITY LINE OF CREDIT
DEED OF TRUST**

0069129476

THIS DEED OF TRUST (Security Instrument) is between:
STEPHEN A. JOB

whose address is: 5076 CAMPO RD
WOODLAND HILLS, CA 91364-1923 ("Grantor"),
OPTIMA, a
CALIFORNIA corporation, the address of which is
1700 CARNEGIE AVE
SANTA ANA, CA 92705 ("Trustee"); and

Washington Mutual Bank, FA, a federal association, which is organized and existing under the laws of the United States of America, and whose address is 400 E. Main Street, Stockton, CA 95290 ("Beneficiary") and its successors or assigns.

1. **Granting Clause.** For the benefit of Beneficiary, Grantor hereby grants, bargains, sells and conveys to Trustee in trust, with power of sale, the real property in LOS ANGELES County, California, described below, and all rights and interest in it Grantor ever gets:
SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Tax Parcel Number: 2168-008-033 together with all

03 2874801

0069129476

6

the Credit Agreement exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from Grantor which exceeded permitted limits will be refunded to Grantor. Beneficiary may choose to make this refund by reducing the principal owed or by making a direct payment. If a refund reduces the principal, the reduction will be treated as a partial prepayment.

13. **Miscellaneous.** This Deed of Trust shall benefit and obligate the heirs, devisees, legatees, administrators, executors, successors, and assigns of the parties hereto. The term "Beneficiary" shall mean the holder and owner of the Credit Agreement secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. This Deed of Trust shall be governed by and construed in accordance with federal law and, to the extent federal law doesn't apply, the laws of the state of California. If any provision of this Deed of Trust is determined to be invalid under law, the remaining provisions of this Deed of Trust shall nonetheless remain in full force and effect.

14. **Beneficiary and Similar Statements.** Beneficiary may collect a fee in the maximum amount allowed by law for furnishing any beneficiary statement, payoff demand statement or similar statement.

By signing below, Grantor accepts and agrees to the provisions of this Deed of Trust and any rider(s) executed by Grantor concurrently therewith.

DATED AT Woodland Hills, Ventura this 22nd day of July, 2013.

GRANTOR(S):

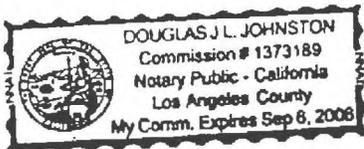
Stephen A Job
STEPHEN A JOB

0069129476

STATE OF California)
) SS
COUNTY OF Los Angeles)

On July 22, 03, before me, Douglas J.L. Johnston,
a Notary Public in and for the State of California, personally appeared
Stephen A. Job and _____ 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



Douglas J.L. Johnston
Notary Public in and for the State of California.

My commission expires: 2/6/06

REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when Grantor's
indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE _____

The undersigned is Beneficiary of the within Deed of Trust, and the legal owner and holder of the Home Equity Line of Credit Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

WASHINGTON MUTUAL BANK, FA _____

By _____

Its _____

03 2874801

WHEN RECORDED MAIL TO: K·N

JPMorgan Chase Bank, N.A.
710 Kansas Lane
LA4-2107
Monroe, LA 71203
419400129476

CA-12627201

0032187551 - 212

THIS SPACE FOR RECORDER'S USE ONLY

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

This AGREEMENT, made October 4th, 2011, by Stephen A Job, an unmarried man, owner of the land hereinafter described and hereinafter referred to as " Owner," and JPMorgan Chase Bank NA, successor in interest from the FDIC as receiver for Washington Mutual Bank FA, Present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, Stephen A Job,,
Did execute a deed of trust, dated July 22nd, 2003 to Optima, a California Corporation,
As trustees, covering:

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

To secure a note in the sum of \$250,000.00, dated July 22nd, 2003, in favor of JPMorgan Chase Bank NA, successor in interest from the FDIC as receiver for Washington Mutual Bank FA, which deed of trust was recorded September 29th, 2003 as instrument number 03 2874801 at Volume/Book/Reel , Image/Page , in Official Records of Los Angeles County; and

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in an amount not to exceed \$103,983.00 dated October 31, 2011 in favor of Wells Fargo Bank, N.A., hereinafter referred to as "Lender," payable with interest and upon the terms and conditions describe therein, which deed of trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto the Lender make such loan to Owner; and Beneficiary is willing that the deed of trust securing the same shall when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the deed of trust first above mentioned.

NOW, THEREFORE, In consideration the mutual benefits accruing to the parties hereto and other consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, shall

SUBORDINATION, RECORDED DEED OF TRUST TO DEED OF TRUST TO RECORD

unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the deed of trust first above mentioned.

(2) That Lender would not make its loan above described without this subordination agreement.

(3) That this agreement shall be the whole and only agreement with the regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in the favor of Lender above referred to and shall supercede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

(a) He consents to and approves (I) all provisions of the note and deed of trust in favor of Lender above referred to, and (II) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;

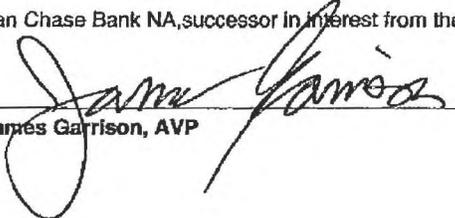
(b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;

(c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

(d) An endorsement had been placed upon the note secured by the deed of trust first above mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of deed of trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

JPMorgan Chase Bank NA, successor in interest from the FDIC as receiver for Washington Mutual Bank FA


BY James Garrison, AVP

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THE SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

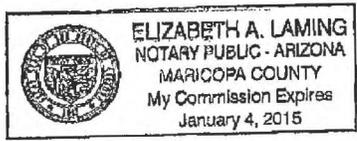
STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

On the 04th day of October, 2011, before me Elizabeth A Laming, a Notary Public, personally appeared James Garrison, AVP, 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 signatures(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.

Elizabeth A Laming (Seal) My appointment expires: _____
Notary Public: Elizabeth A Laming



Recording Requested By:
WELLS FARGO BANK, N.A.

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Ste. 200
Irvine, CA 92606 12627201
800-756-3524 Ext. 5011

Prepared By:
WELLS FARGO BANK, N.A.

220 WILDWOOD PKWY,,
HOMEWOOD, AL 352090000

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated **OCTOBER 31, 2011** together with all Riders to this document.
(B) "Borrower" is **STEPHEN A. JOB, AN UNMARRIED MAN**

Borrower's address is **5076 CAMPO ROAD**
WOODLAND HILLS CA 91364. Borrower is the trustor under this Security Instrument.
(C) "Lender" is **WELLS FARGO BANK, N.A.**

Lender is a **NATIONAL ASSOCIATION**
organized and existing under the laws of **THE UNITED STATES**

0331186676

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
Wolters Kluwer Financial Services
VMP®-8(CA) (0711)

Form 3005 1/01

NMFL 3005R (RCAC) Rev 3/2009

Page 1 of 15

Intest



Lender's address is 101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD 57104

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE INS CO
17911 VON KARMAN, SUITE 200, IRVINE, CA 92614

(E) "Note" means the promissory note signed by Borrower and dated OCTOBER 31, 2011

The Note states that Borrower owes Lender ONE HUNDRED THREE THOUSAND THREE HUNDRED
AND 00/100 Dollars

(U.S. \$*****103,300.00) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than NOVEMBER 01, 2041

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

(G) "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.

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

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

(I) "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.

(J) "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.

(K) "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.

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

(M) "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.

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

(O) "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.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its
implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to
time, or any additional or successor legislation or regulation that governs the same subject matter. As used
in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE EXHIBIT A ATTACHED HERETO TAX PARCEL NUMBER: 2168-008-033

Parcel ID Number:
5076 CAMPO ROAD
WOODLAND HILLS
("Property Address"):

which currently has the address of
[Street]
[City], California 91364 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

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

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

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, 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.

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
VMP[®]-6(CA) (0711)

Page 3 of 15

Initials: SAS

Form 3005 1/01

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

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

Witnesses:

_____ *Stephen A Job* (Seal)
STEPHEN A JOB -Borrower

_____ (Seal)
-Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

State of California
County of

Los Angeles

} ss.

On 10/12/2011

before me,

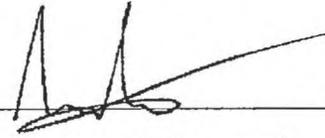
Armond Arakelian, Notary Public

, personally appeared

STEPHEN A JOB

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

WITNESS my hand and official seal.



ARMOND ARAKELIAN (Seal)



My Commission Expires 7/10/2015

GOVERNMENT CODE
27361.7

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

Name of the Notary: Armond Arakelian

Commission Number: 1943755

Date Commission Expires: July 10, 2015

County where Bond is filed: Los Angeles

Manufacturer or Vendor Number: CCS1

Signature: 
Karina Naranjo

Place of Execution: Irvine, CA

Date: 10/20/2011

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE** **Date: April 22, 2015**
JOB ADDRESS: **5076 NORTH CAMPO ROAD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2168-008-033**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). STEPHEN A. JOB
 16255 VENTURA BLVD., NO. 1218
 ENCINO, CA 91436

CAPACITY: OWNER

- 2). STEPHEN A. JOB
 5076 CAMPO RD.
 WOODLAND HILLS, CA 91364

CAPACITY: OWNER

- 3). WELLS FARGO BANK, N.A.
 101 N. PHILLIPS AVE.
 SIOUX FALLS, SD 57104

CAPACITY: INTERESTED PARTIES

- 4). WASHINGTON MUTUAL BANK, F.A.
 400 E. MAIN ST.
 STOCKTON, CA 95290

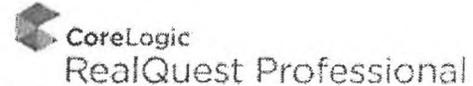
CAPACITY: INTERESTED PARTIES

- 5). J.P. MORGAN CHASE BANK N.A.
 710 KANSAS LANE, LA4-2107
 MONROE, LA 71203

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
5076 CAMPO RD, WOODLAND HILLS, CA 91364-1923



Owner Information

Owner Name: **JOB STEPHEN A**
 Mailing Address: **5076 CAMPO RD, WOODLAND HILLS CA 91364-1923 C016**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 6170 LOT COM AT MOST S COR OF LOT 2176 TH N 3113'54" E 74.96 FT TH N 1346'06" W 70.01 FT TH SW TO NE LINE OF CAMPO RD TH SE THEREON 160.83 FT TO BEG PART OF LOT 2176**

County:	LOS ANGELES, CA	APN:	2168-008-033
Census Tract / Block:	1375.02 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	6170
Legal Book/Page:	65-58	Map Reference:	13-C2 /
Legal Lot:	2176	Tract #:	6170
Legal Block:		School District:	LOS ANGELES
Market Area:	WHLL	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price:
 Document #:

Last Market Sale Information

Recording/Sale Date:	09/11/1986 / 05/1986	1st Mtg Amount/Type:	\$140,800 / PRIVATE PARTY
Sale Price:	\$176,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1200069	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$86.87
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NAT'L TITLE INS CO/NY		
Lender:			
Seller Name:	ILIC SR BOLJUB		

Prior Sale Information

Prior Rec/Sale Date:	03/31/1986 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	391944	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,026	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1963 / 1963	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LAR1	Acres:	0.28	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	12,202	Lot Width/Depth:	96 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$312,900	Assessed Year:	2014	Property Tax:	\$4,024.21
Land Value:	\$145,617	Improved %:	53%	Tax Area:	37
Improvement Value:	\$167,283	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$305,900				

Comparable Summary

For Property Located At



5076 CAMPO RD, WOODLAND HILLS, CA 91364-1923

10 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 10

	Subject Property	Low	High	Average
Sale Price	\$176,000	\$400,000	\$792,000	\$642,200
Bldg/Living Area	2,026	1,728	2,304	1,981
Price/Sqft	\$86.87	\$208.66	\$393.52	\$325.95
Year Built	1963	1951	2000	1964
Lot Area	12,202	3,429	12,601	6,436
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	3	3
Stories	1.00	1.00	3.00	1.67
Total Value	\$312,900	\$332,751	\$645,000	\$487,514
Distance From Subject	0.00	0.06	0.44	0.33

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		5076 CAMPO RD	\$176,000	1963	4	2	09/11/1986	2,026	12,202	0.0
Comparables										
<input checked="" type="checkbox"/>	1	5099 CAMPO RD	\$680,000	1955	4	3	03/11/2015	2,272	5,198	0.06
<input checked="" type="checkbox"/>	2	5210 MEDINA RD	\$792,000	1981	3	3	10/27/2014	2,263	7,108	0.23
<input checked="" type="checkbox"/>	3	21808 PROVIDENCIA ST	\$680,000	1963	4	3	01/02/2015	1,827	6,806	0.32
<input checked="" type="checkbox"/>	4	21806 DUMETZ RD	\$680,000	1951	4	2	02/19/2015	1,728	6,092	0.35
<input checked="" type="checkbox"/>	5	21901 DE LA OSA ST	\$665,000	1954	3	2	02/25/2015	1,768	6,250	0.36
<input checked="" type="checkbox"/>	6	21908 DE LA OSA ST	\$700,000	1952	4	2	03/24/2015	2,053	6,247	0.36
<input checked="" type="checkbox"/>	7	21840 DUMETZ RD	\$525,000	1964	3	3	12/15/2014	1,732	3,429	0.38
<input checked="" type="checkbox"/>	8	21846 DUMETZ RD	\$640,000	1964	4	3	03/18/2015	1,944	4,389	0.39
<input checked="" type="checkbox"/>	9	5015 ESCOBEDO DR	\$400,000	2000	3	3	01/05/2015	1,917	12,601	0.4
<input checked="" type="checkbox"/>	10	5311 DE ROJA AVE	\$660,000	1964	3	2	11/25/2014	2,304	6,240	0.44

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5076 CAMPO RD, WOODLAND HILLS, CA 91364-1923**10 Comparable(s) Selected.**

Report Date: 04/16/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$176,000	\$400,000	\$792,000	\$642,200
Bldg/Living Area	2,026	1,728	2,304	1,981
Price/Sqft	\$86.87	\$208.66	\$393.52	\$325.95
Year Built	1963	1951	2000	1964
Lot Area	12,202	3,429	12,601	6,436
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	3	3
Stories	1.00	1.00	3.00	1.67
Total Value	\$312,900	\$332,751	\$645,000	\$487,514
Distance From Subject	0.00	0.06	0.44	0.33

* = user supplied for search only

Comp #:1		Distance From Subject:0.06 (miles)	
Address:	5099 CAMPO RD, WOODLAND HILLS, CA 91364-1924		
Owner Name:	TOPACIO AGNES M		
Seller Name:	VALDES MICHAEL A		
APN:	2168-009-003	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LARE40
Rec Date:	03/11/2015	Prior Rec Date:	03/04/2010
Sale Date:	02/12/2015	Prior Sale Date:	01/27/2010
Sale Price:	\$680,000	Prior Sale Price:	\$480,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	260353	Acres:	0.12
1st Mtg Amt:	\$417,000	Lot Area:	5,198
Total Value:	\$505,432	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	2,272
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1955 / 1960
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:2		Distance From Subject:0.23 (miles)	
Address:	5210 MEDINA RD, WOODLAND HILLS, CA 91364-1913		
Owner Name:	LEVY AFFILIATED HOLDINGS LLC		
Seller Name:	MOEZZI AMIR A		
APN:	2168-003-019	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LARE40
Rec Date:	10/27/2014	Prior Rec Date:	03/26/2013
Sale Date:	09/02/2014	Prior Sale Date:	03/13/2013
Sale Price:	\$792,000	Prior Sale Price:	\$150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1132171	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,108
Total Value:	\$410,856	# of Stories:	3.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,263
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1981 / 1981
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	SPA
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.32 (miles)	
Address:	21808 PROVIDENCIA ST, WOODLAND HILLS, CA 91364-3139		
Owner Name:	CHUTAN MARIO S & NATALIE		
Seller Name:	KOHUT LASZLO		
APN:	2171-014-056	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	01/02/2015	Prior Rec Date:	03/01/2000
Sale Date:	12/15/2014	Prior Sale Date:	01/21/2000
Sale Price:	\$680,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	3475	Acres:	0.16
1st Mtg Amt:	\$498,575	Lot Area:	6,806
Total Value:	\$357,320	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,827
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1963 / 1963
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	BUILT-IN

Comp #:4		Distance From Subject:0.35 (miles)	
Address:	21806 DUMETZ RD, WOODLAND HILLS, CA 91364-3134		
Owner Name:	DIAZ JORDAN/MORRIS MARINA		
Seller Name:	MARES FAMILY TRUST		
APN:	2171-018-061	Map Reference:	13-C3 /
County:	LOS ANGELES, CA	Census Tract:	1380.00
Subdivision:	6170	Zoning:	LAR1
Rec Date:	02/19/2015	Prior Rec Date:	09/22/1999
Sale Date:	01/07/2015	Prior Sale Date:	08/31/1999
Sale Price:	\$680,000	Prior Sale Price:	\$224,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	180439	Acres:	0.14
1st Mtg Amt:	\$621,692	Lot Area:	6,092
Total Value:	\$353,421	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,728
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1967
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	DETACHED GARAGE

Comp #5			Distance From Subject:0.36 (miles)		
Address: 21901 DE LA OSA ST, WOODLAND HILLS, CA 91364-3102					
Owner Name: DELANEY DOUGLAS H & HELEN					
Seller Name: TOY NORMAN JR & CHANIKA R					
APN:	2169-007-020	Map Reference:	13-C2 /	Living Area:	1,768
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	5
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/25/2015	Prior Rec Date:	06/19/2008	Bath(F/H):	2 /
Sale Date:	02/09/2015	Prior Sale Date:	06/10/2008	Yr Built/Eff:	1954 / 1963
Sale Price:	\$665,000	Prior Sale Price:	\$512,500	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	205899	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$532,000	Lot Area:	6,250	Pool:	
Total Value:	\$549,142	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #6			Distance From Subject:0.36 (miles)		
Address: 21908 DE LA OSA ST, WOODLAND HILLS, CA 91364-3101					
Owner Name: HOLDRIDGE JOHN					
Seller Name: MORONE M C 2014 TRUST					
APN:	2171-015-052	Map Reference:	13-C2 /	Living Area:	2,053
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	6
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/24/2015	Prior Rec Date:	11/30/2012	Bath(F/H):	2 /
Sale Date:	02/25/2015	Prior Sale Date:	10/23/2012	Yr Built/Eff:	1952 / 1967
Sale Price:	\$700,000	Prior Sale Price:	\$490,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	316995	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$625,000	Lot Area:	6,247	Pool:	
Total Value:	\$492,223	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #7			Distance From Subject:0.38 (miles)		
Address: 21840 DUMETZ RD, WOODLAND HILLS, CA 91364-3136					
Owner Name: VELEZ JESSE P					
Seller Name: VELEZ ANTERO					
APN:	2171-016-049	Map Reference:	13-C3 /	Living Area:	1,732
County:	LOS ANGELES, CA	Census Tract:	1380.00	Total Rooms:	6
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/15/2014	Prior Rec Date:	06/02/2004	Bath(F/H):	3 /
Sale Date:	11/18/2014	Prior Sale Date:	04/28/2004	Yr Built/Eff:	1964 / 1964
Sale Price:	\$525,000	Prior Sale Price:	\$525,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1355795	Acres:	0.08	Fireplace:	Y / 1
1st Mtg Amt:	\$417,000	Lot Area:	3,429	Pool:	
Total Value:	\$595,000	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #8			Distance From Subject:0.39 (miles)		
Address: 21846 DUMETZ RD, WOODLAND HILLS, CA 91364-3136					
Owner Name: LARSON MICHAEL & SANDRA					
Seller Name: MAJUMDAR RUPAK					
APN:	2171-016-065	Map Reference:	13-C3 /	Living Area:	1,944
County:	LOS ANGELES, CA	Census Tract:	1380.00	Total Rooms:	7
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/18/2015	Prior Rec Date:	09/21/2005	Bath(F/H):	3 /
Sale Date:	02/09/2015	Prior Sale Date:	08/26/2005	Yr Built/Eff:	1964 / 1964
Sale Price:	\$640,000	Prior Sale Price:	\$775,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	288207	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$650,057	Lot Area:	4,389	Pool:	POOL
Total Value:	\$634,000	# of Stories:	2.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:9	5015 ESCOBEDO DR, WOODLAND HILLS, CA 91364-3321		Distance From Subject:0.4 (miles)
Address:	5015 ESCOBEDO DR, WOODLAND HILLS, CA 91364-3321		
Owner Name:	CWH WHOLESALE HARDWARE & APART		
Seller Name:	ABED DIANA		
APN:	2167-017-007	Map Reference:	13-D2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LARE40
Rec Date:	01/05/2015	Prior Rec Date:	11/18/2002
Sale Date:	12/15/2014	Prior Sale Date:	11/01/2002
Sale Price:	\$400,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	8049	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,601
Total Value:	\$645,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,917
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	2000 / 2000
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:10	5311 DE ROJA AVE, WOODLAND HILLS, CA 91364-1910		Distance From Subject:0.44 (miles)
Address:	5311 DE ROJA AVE, WOODLAND HILLS, CA 91364-1910		
Owner Name:	SIBUL CHRISTINA/SIBUL HELE M		
Seller Name:	MARSHALL SCOTT		
APN:	2168-023-062	Map Reference:	13-C1 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	11/25/2014	Prior Rec Date:	04/01/1994
Sale Date:	10/29/2014	Prior Sale Date:	
Sale Price:	\$660,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1271652	Acres:	0.14
1st Mtg Amt:	\$528,000	Lot Area:	6,240
Total Value:	\$332,751	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,304
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **April 22, 2015**

JOB ADDRESS: **5076 NORTH CAMPO ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2168-008-033**

CASE#: **465815**

ORDER NO: **A-3013053**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 23, 2012**

COMPLIANCE EXPECTED DATE: **June 22, 2012**

DATE COMPLIANCE OBTAINED: **November 15, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3013053

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
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VICTOR H. CUEVAS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JOB,STEPHEN A
5076 CAMPO RD
WOODLAND HLS, CA 91364

On MAY 17 2012 the EFFECTIVE DATE: May 23, 2012
undersigned mailed this notice by COMPLIANCE DATE: June 22, 2012
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

OWNER OF
SITE ADDRESS: 5076 N CAMPO ROAD
ASSESSORS PARCEL NO.: 2168-008-033
ZONE: R1; One-Family Zone

Signature

Close File 11-15-12

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Excessive or overgrown vegetation on the premises.**
You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.
Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
- 2. The dwelling or portion thereof is in need of general maintenance and repair.**
You are therefore ordered to: 1) Repair, replace and or maintain the dwelling
2) Continue to maintain in good repair.
Code Section(s) in Violation: 91.8104, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
- 3. Rubbish, garbage, trash and debris on the premises.**
You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.
Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services
www.ladbs.org
INSPECTOR COPY

4. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), 12.08 A and 12.21A.8.(b) of the L.A.M.C.

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.

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)374-9863. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: BR

Date: May 17, 2012

ROBERT REESE
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 9140
(818)374-9863


REVIEWED BY