

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

April 24, 2015

Council District: # 6

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

JOB ADDRESS: **8154 NORTH MATILJA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2213-015-019**

On June 18, 2011, 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: **8154 North Matilja Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order June 08, 2011 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)	1,273.46
Title Report fee	<u>42.00</u>
Grand Total	\$ 4,487.02

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 **\$4,487.02** 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 **\$4,487.02** 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

fw
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. T11222
Dated as of: 03/26/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2213-015-019

Property Address: 8154 N MATILJA AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : Monica Camacho, a widow
Grantor : Leslie Lipps, a single man
Deed Date : 5/31/2005
Instr No. : 05 1788633

Recorded : 7/28/2005

Mailing Address: Monica Camacho,
8154 Matilija Ave., Panorama City, CA 91402.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 130 of Tract No. 16679, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 386, Pages 15 to 20 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2213-015-019

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 : \$352,000.00

Dated : 7/15/2005

Trustor : Monica Camacho

Trustee : DSL Service Company, a California Corporation

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. T11222

SCHEDULE B (Continued)

Beneficiary : Downey Savings and Loan Association, F.A.
Recorded : 7/28/2005
Instr No. : 05 1788634
Maturity Date is: 8/1/2045
This Deed of Trust is an ARM

Mailing Address: Downey Savings and Loan Association, F.A.,
3501 Jamboree Road, Newport Beach, CA 92660.

Mailing Address: DSL Service Company – None Shown.

Assignment of the above referenced security instrument is as follows:

Assignee : U.S. Bank National Association
Recorded : 7/28/2011 **Instr No. :** 20111009330

Mailing Address: U.S. Bank National Association 809 S. 60th Street, West Allis, WI 53214.

A Notice of Default under the terms of said Deed of Trust
Executed by : FCI Lender Services, Inc.
Recorded : 12/28/2011 **Instr No. :** 20111767656

Mailing Address: FCI Lender Services, Inc., 8180 East Kaiser Boulevard, Anaheim Hills, CA 92808.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:
Trustee : Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company
Recorded : 3/4/2014 **Instr No. :** 20140219603

Mailing Address: Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, 500 City Parkway West, Suite 200, Orange, California 92868.

A Notice of Trustee's Sale under said Deed of Trust
Executed by : Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company
Time of Sale : 9:00 AM
Place of Sale : Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA
Recorded : 3/4/2014 **Instr No. :** 20140219604

Mailing Address: Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, as Trustee, 500 City Parkway west, Suite 200, Orange, CA 92868-2913.

Type of Document: A claim of lien for the amount shown and any other amounts due.
Claimant : Department of Building and Safety Financial Services Division
Recorded : 11/18/2011 **Instr No. :** 20111571956

Mailing Address: Department of Building and Safety Financial Services Division,

*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. T11222

SCHEDULE B (Continued)

201 N. Figueroa St. 9th Floor Los Angeles, CA 90012.

Mailing Address: Monica Camacho, 8154 Matilija Ave Panorama City, CA 91402.

7/28/05

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RECORDING REQUESTED BY
Alliance Title Company
AND WHEN RECORDED MAIL TO

Name: Monica Camacho
Street Address: 8154 Matilija Ave.
City, State Zip: Panorama City, CA 91402

05 1788633

Order No. 15074099-364-IS2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

SD

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

City of Los Angeles
Conveyance Tax is \$ 1980.00 (4)
Parcel No 2213-015-019

Documentary Transfer Tax is \$ 484.00
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale

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

Leslie Lipps, a single man

hereby GRANT(s) to

Monica Camacho, a widow

the following real property in the city of Los Angeles, county of Los Angeles, state of California:
Lot 130 of Tract no. 16679, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 386, pages 15 to 20 of maps, in the office of the county recorder of said county.

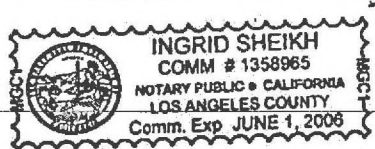
Dated: May 31, 2005

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} ss Leslie V. Lipps
Leslie Lipps

On 7-19-2005 before me,
INGRID SHEIKH

a Notary Public in and for said County and State, personally appeared
Leslie V. Lipps
~~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: Ingrid Sheikh

(This area for official notarial seal)

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

Name Street Address City & State

7/28/05

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Alliance

Recording Requested By:
Downey Savings and Loan
Association, F.A.

Return To:
Downey Savings and Loan
Association, F.A.
P.O. Box 6060, 3501 Jamboree
Rd, Newport Beach, CA
92658-6060

05 1788634

Prepared By:
Downey Savings and Loan
Association, F.A.
P.O. Box 6060, 3501 Jamboree Rd.
Newport Beach, CA 92658-6060

15074099-15
221305-09

[Space Above This Line For Recording Data]

DEED OF TRUST

Title Order No.: 15074099-115
Escrow No.: 15074099-364-IS
APN: 2213-015-019

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 July 15, 2005 together with all Riders to this document
- (B) "Borrower" is MONICA CAMACHO, A Widow

Borrower's address is 11500 SPROULE AVENUE, CHATSWORTH CA 91311

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Downey Savings and Loan Association, F.A.

Lender is a federally chartered savings association organized and existing under the laws of the United States of America

9032808552

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

Form 3005 1/01

VMP -6(CA) (0207)

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Initials *ml*

VMP MORTGAGE FORMS - (800)521-7291

7/28/05

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Lender's address is 3501 Jamboree Road, Newport Beach, CA 92660

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is DSL Service Company, A California Corporation

(E) "Note" means the promissory note signed by Borrower and dated July 15, 2005

The Note states that Borrower owes Lender three hundred fifty-two thousand and 00/100 Dollars

(U.S. \$352,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2045

(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].

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

Rider to Promissory Note and Security Instrument

(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

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Initials ml

VMP-8(CA) (0207)

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7/28/05

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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]

LOT 130 OF TRACT NO 16679, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 386 PAGES 15 TO 20 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2213-015-019
8154 MATILIJA AVENUE
PANORAMA CITY
("Property Address").

which currently has the address of
[Street]
[City], California 91402 [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 seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

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

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

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

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UAB -6(CA) (0207)

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05 1788634

7/28/05

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

Witnesses:


MONICA CAMACHO (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

 -8(CA) (0207)

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05 1788634

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State of California
County of Los Angeles

On July 20, 2005

MONICA CAMACHO

} ss.
before me, Susan Anne Delaney, Notary Public
personally appeared

(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

Susan Anne Delaney (Seal)



UAD-6(CA) (0207)

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Initials MC

9032808552

Form 3005 1/01

05 1788634

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PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

MARY JO IRWIN

AND WHEN RECORDED MAIL TO

U.S. BANK HOME MORTGAGE
809 S. 60TH STREET, SUITE 210
WEST ALLIS, WI 53214
414-773-3831 1-866-787-9167 x3831



11 115

THIS SPACE FOR RECORDER'S USE ONLY

3:5 P

51

BLANKET ASSIGNMENT OF DEED OF TRUST
(Please fill in document title(s) on this line.)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

9/95
Rec Form #R25

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This document prepared by and returns to:
MARYJO IRWIN
U.S. BANK NATIONAL ASSOCIATION
809 S. 60th Street, West Allis, WI 53214
(414) 773-3831 1-866-787-91671x3831

ASSIGNMENT OF DEEDS OF TRUST

For value received, the undersigned FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF ~~DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION~~ UNDER LIMITED POWER OF ATTORNEY DATED SEPTEMBER 29, 2010 RECORDED SEPTEMBER 29, 2010 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 201000250121, (herein "Assignor"), whose address is 3501 Jamboree Road, Newport Beach, CA 92660, does hereby grant, sell, assign, transfer and convey unto U.S. BANK NATIONAL ASSOCIATION (herein "Assignee") whose address is 4801 FREDERICA STREET, OWENSBORO, KY 42301, all interest under that certain mortgage described as follows: Those Deeds of Trust which encumber the real property described therein, and are described in Schedule "A", attached hereto and made a part hereof, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Said Deeds of Trust are recorded in the State of CA, County of LOS ANGELES.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above described Deeds of Trust.
IN WITNESS WHEREOF, the undersigned has executed this Assignment of Deeds of Trust on MAY 17, 2011, but effective JULY 1, 2009.

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF ~~DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION~~ UNDER LIMITED POWER OF ATTORNEY DATED SEPTEMBER 29, 2010 RECORDED SEPTEMBER 29, 2010 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 201000250121


KAREN J. CANON, ASSOCIATE GENERAL COUNSEL

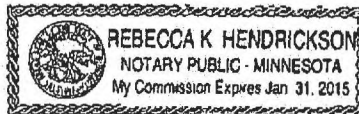
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT
STATE OF MINNESOTA)SS
COUNTY OF HENNEPIN)

On MAY 17, 2011 before me, Rebecca K. Hendrickson, Notary Public, personally appeared Karen J. Canon 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.

Signature *Rebecca K. Hendrickson*
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This area for official notarial seal.

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



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SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5268304)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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

TR 16679 130 M B 386-15/20

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

APN 2213-015-019
AKA 8154 N MATILJA AVE
LOS ANGELES

Owner:

CAMACHO MONICA
8154 MATILJA AVE
PANORAMA CITY CA, 91402

DATED: This 04th Day of November, 2011

CITY OF LOS ANGELES

By *Steve Ongele*

Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

FCI LENDER SERVICES, INC.
8180 EAST KAISER BOULEVARD
ANAHEIM HILLS, CA 92808

Space above this line for recorder's use only

Title Order No. 1060674

Trustee Sale No. 76738

Loan No. 9032808562

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

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

This amount is \$19,661.80 as of 12/27/2011 and will increase until your account becomes current.

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

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

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



76738



TS-ADD

TRUST

090724

Continued from page 1

Trustee Sale No. 76738

To find out the amount you must pay, in the form of Cash, in U.S. Dollars, Cashiers Check or Money Order and to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: **U.S. BANK NATIONAL ASSOCIATION, CUSTOMER SERVICE DEPARTMENT (800) 824-6902 or Toll Free # - 1-855-MYUSMAP (or 855-698-7627)** c/o FCI LENDER SERVICES, INC., 8180 EAST KAISER BOULEVARD, ANAHEIM HILLS, CA 92808-2277; mortgageassistancepoint@usbank.com

If you have any questions, you should contact a lawyer or contact any governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN THAT: FCI LENDER SERVICES, INC., is the duly appointed Trustee, or duly authorized agent for the Trustee, or duly designated Agent for the Beneficiary (or its assignee) under a Deed of Trust dated 07/15/2005, executed by MONICA CAMACHO, A WIDOW, as trustor, to secure obligations in favor of DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A., as Beneficiary

RECORDED ON 7/28/05 AS DOC #05 1788634 of official records in the Office of the Recorder of Los Angeles County, California, as more fully described on the Deed of Trust, securing the note(s) for the sum of \$352,000.00. The beneficial interest under the Deed of Trust and the obligations secured thereby is presently held by Beneficiary (or its assignee). A default in the obligations for which the Deed of Trust is security has occurred in that the payment has not been made of: THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE 03/01/2011 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH ALL LATE CHARGES, ADVANCES TO SENIOR LIENS, INTEREST, INSURANCE, TAXES AND ASSESSMENTS ADVANCED BY THE BENEFICIARY (OR ITS ASSIGNEES)

The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code § 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5.

Due to the default, Beneficiary (or its assignee) has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with the Trustee, the Deed of Trust and all documents evidencing the obligations secured thereby, and has declared all sums secured thereby immediately due and payable and has elected to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: 12/27/2011

For: THE BENEFICIARY

By: FCI LENDER SERVICES, INC., as agent for the Beneficiary; By ServiceLink, as Agent for FCI LENDER SERVICES, INC.

Through SPL EXPRESS, Inc. as authorized agent for Service Link Title


BENJAMIN LADORES

**FCI LENDER SERVICES, INC., IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Recording Requested By
ServiceLink



2

RECORDING REQUESTED BY:

Service Link

AND WHEN RECORDED MAIL TO:

U.S. BANK NATIONAL ASSOCIATION
3121 Michelson Drive
Irvine, Ca 92612

1060674

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3

APN: 2213-015-019 TS No.: 13-51428 TSG Order No.: 1060674

SUBSTITUTION OF TRUSTEE

WHEREAS, MONICA CAMACHO A WIDOW was the original Trustor, DSL SERVICE COMPANY, A CALIFORNIA CORPORATION was the original Trustee, and DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A. A FEDERALLY CHARTERED SAVINGS ASSOCIATION was the original Beneficiary under that certain Deed of Trust dated 7/15/2005 and recorded on 7/28/2005 as Instrument No. 05 1788634, of Official Records of Los Angeles County, California, and

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

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

NOW, THEREFORE, the undersigned hereby substitutes Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, 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: 1/22/14

U.S. BANK NATIONAL ASSOCIATION

Eloise U. Carillo
By: Eloise U. Carillo, Officer

State of _____
County of _____

On _____ before me, _____ Notary Public in and for said county, personally appeared, _____ 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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Orange }

On 1/22/14 before me, Myles Mack
Date Here Insert Name and Title of the Officer

personally appeared Eloise U. Carrillo
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature: [Signature] Myles Mack
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: SOI Document Date: 1/22/14

Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Eloise U. Carrillo

Signer's Name: _____

- Corporate Officer — Title(s): Officer
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: U.S. Bank

Signer Is Representing: _____

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**AFFIDAVIT OF MAILING
FOR SUBSTITUTION OF TRUSTEE BY CODE**

TS No.: **13-51428**

Trutor: **MONICA CAMACHO A WIDOW**

I, **Alcira Sorensen - Foreclosure Assistant**, declare: That I am an officer, agent or employee of **Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company** whose business address is:

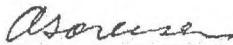
500 City Parkway West, Suite 200
Orange, California 92868

I am over the age of eighteen years; On **3/4/2014**, by Certified and First Class mail, enclosed in a sealed envelope with postage fully prepaid, I caused to be deposited in the United States Mail, a copy of the attached Substitution of Trustee to the trustee of record under the Deed of Trust described in said Substitution, and;

A copy of the attached Substitution has been mailed prior to the recording thereof, in the manner provided in Section 2924(b) of the Civil Code of the State of California to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: **3/4/2014**



Alcira Sorensen - Foreclosure Assistant

Recording Requested By
ServiceLink



RECORDING REQUESTED BY
Old Republic Default Management Services

AND WHEN RECORDED MAIL TO:
U.S. BANK NATIONAL ASSOCIATION
3121 Michelson Drive
Suite 500
Irvine, Ca 92612

1060674

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 13-51428 TSG Order No.: 1060674 A.P.N.: 2213-015-019

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CA CIVIL CODE 2923.3

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/15/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 3/28/2014 at 9:00 AM, Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company as duly appointed Trustee pursuant to the Deed of Trust, Recorded 7/28/2005 as Instrument No. 05 1788634 in book --, page -- of Official Records in the office of the Recorder of Los Angeles County, California, executed by: MONICA CAMACHO A WIDOW, as Trustor, DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A. A FEDERALLY CHARTERED SAVINGS ASSOCIATION as Beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust.

The street address and other common designation, if any, of the real property described above is purported to be: 8154 MATILJA AVE, PANORAMA CITY, CA 91402

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$427,118.18 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 573-1965 or visit this Internet Web site www.priorityposting.com, using the file number assigned to this case 13-51428. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

The Declaration pursuant to California Civil Code, Section 2923.5(a) was fulfilled when the Notice of Default was recorded on 12/28/2011

Date: 2/27/2014

Old Republic Default Management Services, A Division of Old Republic National
Title Insurance Company, as Trustee
500 City Parkway West, Suite 200, Orange, CA 92868-2913
(866) 263-5802
For Sale Information Contact: Priority Posting & Publishing (714) 573-1965


Dalayna Ramirez, Trustee Sale Officer

"We are attempting to collect a debt, and any information we obtain will be used for that purpose."

EXHIBIT B

ASSIGNED INSPECTOR: JASON SUMMERS

Date: April 24, 2015

JOB ADDRESS: 8154 NORTH MATILIJA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2213-015-019

Last Full Title: 03/26/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MONICA CAMACHO
8154 MATILIJA AVE.
PANORAMA CITY, CA 91402
CAPACITY: OWNER

- 2). DOWNEY SAVINGS & LOAN ASSN., F.A.
3501 JAMBOREE RD.
NEWPORT BEACH, CA 92660
CAPACITY: INTERESTED PARTIES

- 3). U.S. BANK NATL. ASSN.
809 S. 60TH ST.
WEST ALLIS, WI 53214
CAPACITY: INTERESTED PARTIES

- 4). FCI LENDER SERVICES, INC.
8180 E. KAISER BLVD.
ANAHEIM HILLS, CA 92808
CAPACITY: INTERESTED PARTIES

- 5). OLD REPUBLIC DEFAULT MANAGEMENT SERVICES
A DIVISION OF OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
500 CITY PARKWAY WEST, SUITE 200
ORANGE, CA 92868
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
8154 MATILJA AVE, PANORAMA CITY, CA 91402-5431



♥ For Sale

Owner Information

Owner Name: **CAMACHO MONICA**
 Mailing Address: **8154 MATILJA AVE, PANORAMA CITY CA 91402-5431 C007**
 Vesting Codes: **WD //**

Location Information

Legal Description:	TRACT NO 16679 LOT 130	APN:	2213-015-019
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1204.00 / 4	Subdivision:	16679
Township-Range-Sect:		Map Reference:	15-E1 /
Legal Book/Page:	386-15	Tract #:	16679
Legal Lot:	130	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	07/28/2005 / 05/31/2005	1st Mtg Amount/Type:	\$352,000 / CONV
Sale Price:	\$440,000	1st Mtg Int. Rate/Type:	5.72 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1788634
Document #:	1788633	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$362.44
New Construction:		Multi/Split Sale:	
Title Company:	ALLIANCE TITLE CO		
Lender:	DOWNEY S&L ASSN FA		
Seller Name:	LIPPS LESLIE		

Prior Sale Information

Prior Rec/Sale Date:	10/26/2001 / 10/24/2001	Prior Lender:	
Prior Sale Price:	\$172,000	Prior 1st Mtg Amt/Type:	\$115,000 / PRIVATE PARTY
Prior Doc Number:	2046871	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,214	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1953	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,309	Lot Width/Depth:	61 x 102	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$381,000	Assessed Year:	2014	Property Tax:	\$4,772.44
Land Value:	\$304,800	Improved %:	20%	Tax Area:	13
Improvement Value:	\$76,200	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$374,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8154 MATILIJA AVE, PANORAMA CITY, CA 91402-5431**16 Comparable(s) Selected.**

Report Date: 04/23/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$440,000	\$165,000	\$430,000	\$350,625
Bldg/Living Area	1,214	1,040	1,350	1,179
Price/Sqft	\$362.44	\$151.38	\$387.39	\$299.38
Year Built	1950	1949	1958	1950
Lot Area	6,309	5,498	7,499	6,290
Bedrooms	2	2	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$381,000	\$58,558	\$401,000	\$211,476
Distance From Subject	0.00	0.01	0.48	0.31

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.01 (miles)
Address:	8146 MATILIJA AVE, PANORAMA CITY, CA 91402-5431		
Owner Name:	ESPINOZA JOSE M G/GOMEZ MARILOU G		
Seller Name:	BROIDA FAMILY TRUST		
APN:	2213-015-018	Map Reference:	15-E1 /
County:	LOS ANGELES, CA	Census Tract:	1204.00
Subdivision:	16679	Zoning:	LAR1
Rec Date:	03/20/2015	Prior Rec Date:	04/23/2009
Sale Date:	02/18/2015	Prior Sale Date:	02/13/2009
Sale Price:	\$376,000	Prior Sale Price:	\$270,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	302759	Acres:	0.14
1st Mtg Amt:	\$369,189	Lot Area:	6,287
Total Value:	\$283,629	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,040
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1959
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.07 (miles)
Address:	8157 CANTALOUPE AVE, PANORAMA CITY, CA 91402-5410		
Owner Name:	ZALMANOV ALEXANDER/MUSAYEVA BELLA		
Seller Name:	LIBERATO A FAMILY TRUST		
APN:	2213-010-021	Map Reference:	15-E1 /
County:	LOS ANGELES, CA	Census Tract:	1204.00
Subdivision:	14887	Zoning:	LAR1
Rec Date:	03/10/2015	Prior Rec Date:	07/08/1988
Sale Date:	02/09/2015	Prior Sale Date:	05/1988
Sale Price:	\$340,000	Prior Sale Price:	\$134,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	257924	Acres:	0.13
1st Mtg Amt:	\$250,000	Lot Area:	5,498
Total Value:	\$205,107	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,040
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.16 (miles)
Address:	8016 RANCHITO AVE, PANORAMA CITY, CA 91402-6133		
Owner Name:	MEDRANO MILAGRO		
Seller Name:	GONZALEZ CHAD M		
APN:	2213-008-017	Map Reference:	15-E2 /
County:	LOS ANGELES, CA	Census Tract:	1204.00
Subdivision:	16499	Zoning:	LAR1
Rec Date:	11/03/2014	Prior Rec Date:	09/15/1994
		Living Area:	1,286
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /

Sale Date:	10/09/2014	Prior Sale Date:		Yr Built/Eff:	1950 / 1952
Sale Price:	\$340,000	Prior Sale Price:		Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1163139	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$255,000	Lot Area:	6,278	Pool:	
Total Value:	\$180,851	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #:4		Distance From Subject:0.18 (miles)			
Address:	8053 CHERRYSTONE AVE, PANORAMA CITY, CA 91402-5414				
Owner Name:	CAIVANO EDGARDO & JULIANA				
Seller Name:	FEDERAL NATL MTG ASSN FNMA				
APN:	2213-006-024	Map Reference:	15-E2 /	Living Area:	1,350
County:	LOS ANGELES, CA	Census Tract:	1203.00	Total Rooms:	5
Subdivision:	14887	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/30/2014	Prior Rec Date:	02/21/1996	Bath(F/H):	1 /
Sale Date:	04/17/2014	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	\$400,000	Prior Sale Price:	\$139,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	786408	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$392,755	Lot Area:	6,438	Pool:	POOL
Total Value:	\$365,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5		Distance From Subject:0.23 (miles)			
Address:	13933 LANARK ST, PANORAMA CITY, CA 91402-5407				
Owner Name:	CHERDAK IGOR				
Seller Name:	HUD-HOUSING OF URBAN DEV				
APN:	2213-007-020	Map Reference:	15-E2 /	Living Area:	1,040
County:	LOS ANGELES, CA	Census Tract:	1203.00	Total Rooms:	5
Subdivision:	14887	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/29/2014	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	09/25/2014	Prior Sale Date:		Yr Built/Eff:	1950 / 1952
Sale Price:	\$367,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1028706	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,593	Pool:	POOL
Total Value:	\$314,421	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6		Distance From Subject:0.25 (miles)			
Address:	8258 REDBUSH LN, PANORAMA CITY, CA 91402-5317				
Owner Name:	MORAN MALLELY/CARDENAS JOSE L				
Seller Name:	TAPIA VERONICA				
APN:	2213-002-027	Map Reference:	15-E1 /	Living Area:	1,206
County:	LOS ANGELES, CA	Census Tract:	1203.00	Total Rooms:	5
Subdivision:	14887	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/19/2015	Prior Rec Date:	11/04/2002	Bath(F/H):	1 /
Sale Date:	02/17/2015	Prior Sale Date:	09/26/2002	Yr Built/Eff:	1950 / 1951
Sale Price:	\$261,000	Prior Sale Price:	\$226,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	298653	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$253,170	Lot Area:	6,002	Pool:	
Total Value:	\$267,595	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:0.29 (miles)			
Address:	7949 CLEARFIELD AVE, PANORAMA CITY, CA 91402-6107				
Owner Name:	CHAVEZ LILIANA				
Seller Name:	BLANKENBILLER FAMILY TRUST				
APN:	2214-005-016	Map Reference:	15-E2 /	Living Area:	1,040
County:	LOS ANGELES, CA	Census Tract:	1203.00	Total Rooms:	5
Subdivision:	16499	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/03/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	02/20/2015	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	\$390,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	365959	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$382,936	Lot Area:	6,192	Pool:	
Total Value:	\$58,558	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8		Distance From Subject:0.31 (miles)
Address:	7924 PEACHTREE AVE, PANORAMA CITY, CA 91402-6110	
Owner Name:	SAAKYAN GAYANE	
Seller Name:	TATULYAN VARUZHAN	

*APN:	2214-010-003	Map Reference:	15-E2 /	Living Area:	1,292
County:	LOS ANGELES, CA	Census Tract:	1203.00	Total Rooms:	6
Subdivision:	16499	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/24/2014	Prior Rec Date:	03/31/2011	Bath(F/H):	1 /
Sale Date:	06/25/2014	Prior Sale Date:	03/25/2011	Yr Built/Eff:	1950 / 1952
Sale Price:	\$395,000	Prior Sale Price:	\$225,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1008339	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$316,000	Lot Area:	6,159	Pool:	
Total Value:	\$235,152	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9		Distance From Subject:	0.32 (miles)
Address:	7901 MAMMOTH AVE, PANORAMA CITY, CA 91402-6205		
Owner Name:	COHEN ABRAHAM		
Seller Name:	BLECHMAN ROSLYN H TRUST		
APN:	2214-012-009	Map Reference:	15-F2 /
County:	LOS ANGELES, CA	Census Tract:	1204.00
Subdivision:	1668	Zoning:	LAR1
Rec Date:	09/04/2014	Prior Rec Date:	
Sale Date:	08/25/2014	Prior Sale Date:	
Sale Price:	\$310,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	929076	Acres:	0.16
1st Mtg Amt:	\$201,000	Lot Area:	7,055
Total Value:	\$67,146	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,330
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:10		Distance From Subject:	0.36 (miles)
Address:	8215 ALLOTT AVE, PANORAMA CITY, CA 91402-5501		
Owner Name:	ALI ASGAR		
Seller Name:	HSBC BANK USA NA 2007-3		
APN:	2301-002-023	Map Reference:	15-F1 /
County:	LOS ANGELES, CA	Census Tract:	1197.00
Subdivision:	23016	Zoning:	LARS
Rec Date:	02/04/2015	Prior Rec Date:	12/01/2006
Sale Date:	01/21/2015	Prior Sale Date:	10/19/2006
Sale Price:	\$337,000	Prior Sale Price:	\$495,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	126209	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,499
Total Value:	\$401,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,145
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:11		Distance From Subject:	0.42 (miles)
Address:	8079 KATHERINE AVE, PANORAMA CITY, CA 91402-5337		
Owner Name:	MORRIS JAMES E		
Seller Name:	GUNNETT FREDERICK B		
APN:	2212-018-017	Map Reference:	15-E1 /
County:	LOS ANGELES, CA	Census Tract:	1203.00
Subdivision:	1569	Zoning:	LAR1
Rec Date:	09/11/2014	Prior Rec Date:	06/15/1979
Sale Date:	04/15/2014	Prior Sale Date:	
Sale Price:	\$165,000	Prior Sale Price:	\$71,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	961140	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,762
Total Value:	\$128,577	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,090
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:12		Distance From Subject:	0.44 (miles)
Address:	8433 COLBATH AVE, PANORAMA CITY, CA 91402-3703		
Owner Name:	CARRON V L 2014 LIVING TRUST		
Seller Name:	FAUSTINO MAXWELL & EVELYN		
APN:	2638-034-030	Map Reference:	8-E6 /
County:	LOS ANGELES, CA	Census Tract:	1199.00
Subdivision:	15478	Zoning:	LAR1
Rec Date:	11/12/2014	Prior Rec Date:	09/11/1979
Sale Date:	11/04/2014	Prior Sale Date:	
Sale Price:	\$355,000	Prior Sale Price:	\$58,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	1202312	Acres:	0.14
1st Mtg Amt:	\$230,000	Lot Area:	6,163
Total Value:	\$164,109	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,148
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1952
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:13		Distance From Subject:	0.45 (miles)
Address:	8485 SNOWDEN AVE, ARLETA, CA 91331-6338		

Owner Name:	GOMEZ JESUS/SALGADO AIRY		
Seller Name:	MISSION ENTS GROUP LLC		
APN:	2637-012-005	Map Reference:	15-F1 /
County:	LOS ANGELES, CA	Census Tract:	1197.00
Subdivision:	15849	Zoning:	LAR1
Rec Date:	11/26/2014	Prior Rec Date:	07/08/2014
Sale Date:	11/17/2014	Prior Sale Date:	06/24/2014
Sale Price:	\$383,000	Prior Sale Price:	\$335,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1283648	Acres:	0.15
1st Mtg Amt:	\$376,062	Lot Area:	6,600
Total Value:	\$64,354	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,271
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1954
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:14		Distance From Subject:0.47 (miles)	
Address:	7833 CLEARFIELD AVE, PANORAMA CITY, CA 91402-6509		
Owner Name:	KARAYAN KHACHIK/TSOTSIKYAN ANI		
Seller Name:	KPS ENT LLC		
APN:	2214-020-012	Map Reference:	15-E2 /
County:	LOS ANGELES, CA	Census Tract:	1203.00
Subdivision:	1668	Zoning:	LAR1
Rec Date:	03/06/2015	Prior Rec Date:	10/08/2014
Sale Date:	02/27/2015	Prior Sale Date:	09/23/2014
Sale Price:	\$401,000	Prior Sale Price:	\$294,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	245685	Acres:	0.14
1st Mtg Amt:	\$387,616	Lot Area:	6,068
Total Value:	\$373,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,313
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:15		Distance From Subject:0.48 (miles)	
Address:	7827 BROADLEAF AVE, PANORAMA CITY, CA 91402-6101		
Owner Name:	KHATCHIKIAN ARSEN		
Seller Name:	RUIZ JUANA A		
APN:	2214-002-004	Map Reference:	15-E2 /
County:	LOS ANGELES, CA	Census Tract:	1203.00
Subdivision:	16499	Zoning:	LAR1
Rec Date:	02/19/2015	Prior Rec Date:	10/21/2011
Sale Date:	01/21/2015	Prior Sale Date:	10/06/2011
Sale Price:	\$360,000	Prior Sale Price:	\$210,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	183271	Acres:	0.14
1st Mtg Amt:	\$324,000	Lot Area:	6,053
Total Value:	\$215,172	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,166
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1951
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:16		Distance From Subject:0.48 (miles)	
Address:	8515 RANCHITO AVE, PANORAMA CITY, CA 91402-3803		
Owner Name:	CHAVEZ ROBERT/LOPEZ DULCE M O		
Seller Name:	SEPNA LLC		
APN:	2638-035-007	Map Reference:	15-E1 /
County:	LOS ANGELES, CA	Census Tract:	1199.00
Subdivision:	15479	Zoning:	LAR1
Rec Date:	10/22/2014	Prior Rec Date:	03/27/2014
Sale Date:	09/16/2014	Prior Sale Date:	03/20/2014
Sale Price:	\$430,000	Prior Sale Price:	\$287,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1116155	Acres:	0.14
1st Mtg Amt:	\$417,000	Lot Area:	5,997
Total Value:	\$59,953	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,110
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JASON SUMMERS**

Date: **April 24, 2015**

JOB ADDRESS: **8154 NORTH MATILIJA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2213-015-019**

CASE#: **420425**

ORDER NO: **A-2787527**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 08, 2011**

COMPLIANCE EXPECTED DATE: **June 18, 2011**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2787527

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

CAMACHO, MONICA
8154 MATILJA AVE
PANORAMA CITY, CA 91402

CASE #: 420425

ORDER #: A-2787527

EFFECTIVE DATE: June 08, 2011

COMPLIANCE DATE: June 18, 2011

On JUN 08 2011 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature

OWNER OF

SITE ADDRESS: 8154 N MATILJA AVE

ASSESSORS PARCEL NO.: 2213-015-019

ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) 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. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

- 2. The pool enclosure is not constructed to code.

You are therefore ordered to: Construct the pool enclosure with all of the following characteristics:
1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground.
2) The minimum allowable height of the enclosure is 60 inches.
3) The maximum allowable vertical clearance from the ground to the bottom of the enclosure is 2 inches.
4) Gaps or voids shall not allow the passage of a sphere equal to or greater than 4 inches



CODE ENFORCEMENT BUREAU
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www.ladbs.org

in diameter.

5) The outside surface of the enclosure shall be free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

Code Section(s) in Violation: 91.3109, 91.3109.4.4.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The approximate 12' x 12' construction of a shed in the rear yard was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

4. The approximate 31' x 27' L shaped addition of a carport to the front of the house was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

5. The approximate 16' x 8' construction of a patio cover to the front of the garage was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

6. The approximate 12'x 6' construction of a patio cover to the side of the dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) 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.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

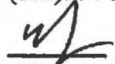
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when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

If you have any questions or require any additional information please feel free to contact me at (818)374-9845. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: June 06, 2011

JASON SUMMERS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9845


REVIEWED BY

