

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

May 27, 2015

Council District: # 14

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

JOB ADDRESS: **118 SOUTH JULLIEN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5179-002-035**

On October 13, 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: **118 South Jullien Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.


Pursuant to Section 98.0421, the property owner was issued an order on October 13, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	88.56
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,377.12</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,377.12** 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 **\$1,377.12** 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



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

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**Property Title Report**

**Work Order No. T11286**  
**Dated as of: 04/23/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN#:** 5179-002-035

**Property Address:** 118 S JULLIEN ST ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** Katherine D. Armenta, a single woman

**Grantor :** Rebecca Armenta

**Deed Date :** 8/30/2004

**Recorded :** 9/17/2004

**Instr No. :** 04 2398163

**Mailing Address:** Katherine Armenta,  
118 Jullien Street, Los Angeles, CA 90063.

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot 41 of Tract Francesca in the City of Los Angeles, County of Los Angeles State of California, as shown on map filed in Book 31 Page 16 of Miscellaneous Records of said county as amended by map recorded in Book 30 Page 86 Miscellaneous Records of said county.

Assessor's Parcel No: 5179-002-035

**MORTGAGES/LIENS**

We find no Open Mortgages/Deeds of Trust of Record.

**Type of Document:** A Notice of Default under the terms of said Deed of Trust

**Executed by :** Northwest Trustee Services, Inc., as Trustee

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11286**

**SCHEDULE B (Continued)**

**Recorded :** 5/25/2012

**Instr No. :** 20120780864

**Mailing Address:** Northwest Trustee Services, Inc., 1241 E. Dyer road, Suite 250, Santa Ana, CA 92705.

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

**Executed by :** Northwest Trustee Services, Inc., as Trustee

**Time of Sale :** 9:00 AM

**Place of Sale :** 03/08/2013, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA

**Recorded :** 2/15/2013

**Instr No. :** 20130241336

**Mailing Address:** Northwest Trustee Services, Inc., 1241 E. Dyer road, Suite 250, Santa Ana, CA 92705.

DEC 27 1974

<b>RECORDING REQUESTED BY</b> Mary R. Valdivia <b>WHEN RECORDED MAIL TO</b> Mary R. Valdivia 4658 Strang St. Los Angeles, California	<b>3222</b> RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA 47 MIN. 3 P.M. DEC 27 1974 Recorder's Office
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(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**GRANT DEED**  
**JOINT TENANCY**

DOCUMENTARY TRANSFER TAX \$ none  
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.  
☐ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.  
B. R. R. for Geo. R. R.  
 Signature of Declarant or Agent determining tax. Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARY R. VALDIVIA, having acquired title as Mary R. Camacho ALSO KNOWN as Mary R. Comacho

GRANT to Virginia Valdez, a widower . do es hereby

the real property in the City of Los Angeles County of AS JOINT TENANTS, Los Angeles State of California, described as:  
 Lot Forty-one (41), of Francesca Tract, as per map recorded in Book 31, Page 16, Miscellaneous Records of said County as amended by map recorded in Book 30, Page 86, Miscellaneous Records of said County.

WITNESS my hand this 19 day of Dec, 19 74  
Mary R. Valdivia  
 MARY R. VALDIVIA

State of California, County of Los Angeles } ss.  
 On December 19 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary R. Valdivia

known to me to be the person whose name she subscribed to the within instrument and acknowledged that 2 executed the same.

WITNESS my hand and official seal.



(Seal) Wendy A. Ranagan  
 Notary Public in and for said State.  
 WENDY A. RANAGAN

MAIL TAX  
 STATEMENTS TO: Mary R. Valdivia 4658 Strang St. Los Angeles, CA  
 NAME ADDRESS ZIP

DEED-GRANT-JOINT TENANTS  
 WLS00770 Form 700- Rev 2-70

This standard form covers most usual problems in the field indicated. Before you sign, read it all through and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.

DEC 27 1974



Recording requested by  
Augustine and Seymour

When recorded return to.

Rebecca Armenta  
118 Jullien Street  
Los Angeles, California 90063

2  
99 0132222

MAIL TAX STATEMENTS TO SAME

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

Rebecca Armenta, of legal age, being first duly sworn, deposes and says

That Mary Ruth Valdivia, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Mary R Valdivia, named as one of the parties in that certain Joint Tenancy Grant Deed dated December 19, 1974, executed by Mary R Valdivia, to Virginia Valdez, a widower, as joint tenants, recorded as Instrument No 3222, on December 27, 1974, in book D6513, page 321, of Official Records of Los Angeles County, California, covering the following described property situated in the City of Los Angeles, County of Los Angeles, State of California, described as follows

Lot Forty-one (41) Francesca Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 31 Page 16, Miscellaneous Records of said County as amended by map recorded in Book 30, Page 86, Miscellaneous Records of said County

Commonly known as 118 Jullien Street, Los Angeles, California 90063

APN 5179-002-035

DATED January 19, 1999

Rebecca Armenta  
REBECCA ARMENTA

Subscribed and sworn to before me on the 19<sup>th</sup> day of January, 1999



Mary Ann Battaglia  
Notary Public

**STATE OF CALIFORNIA  
CERTIFICATION OF VITAL RECORD**

**COUNTY OF LOS ANGELES • REGISTRAR-RECORDEE 99 0132222**

**CERTIFICATE OF DEATH**

**389 1011350**

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY		LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER	
1A NAME OF DECEDENT—FIRST (GIVEN) <b>Mary</b>		1B MIDDLE <b>Ruth</b>		1C LAST (FAMILY) <b>VALDIVIA</b>	
4 RACE <b>CAUCASIAN</b>		5. SPANISH/Hispanic <input checked="" type="checkbox"/> <b>HISPANIC</b> SPECIFY _____		6 DATE OF BIRTH— MONTH DAY YEAR <b>JULY 4, 1902</b>	
8 STATE OF BIRTH <b>CA</b>		9 CITIZEN OF WHAT COUNTRY <b>U S A</b>		10A FULL NAME OF FATHER <b>ANTHONY BACA</b>	
10B STATE OF BIRTH <b>CA</b>		11A FULL MAIDEN NAME OF MOTHER <b>CLARA FIGUEROA</b>		11B STATE OF BIRTH <b>CA</b>	
12 MILITARY SERVICE <b>10 10 10 NONE</b>		13 SOCIAL SECURITY NUMBER <b>550 12 2482</b>		14 MARITAL STATUS <b>MARRIED</b>	
15 NAME OF SURVIVING SPOUSE (IF WIFE ENTER MAIDEN NAME) <b>ARISTEO VALDIVIA</b>		16A USUAL OCCUPATION <b>HOUSEWIFE</b>		16B USUAL KIND OF BUSINESS OR INDUSTRY <b>HOME</b>	
16C USUAL EMPLOYER <b>SMLF</b>		16D YEARS IN USUAL OCCUPATION <b>4</b>		17 NUMBER OF HIGHEST GRADE COMPLETED (11 12 OR COLLEGE 13 17) <b>4th GRADE</b>	
18A RESIDENCE—STREET AND NUMBER OR LOCATION <b>123 RIVERA STREET</b>		18B CITY <b>LOS ANGELES</b>		18C ZIP CODE <b>90063</b>	
18D COUNTY <b>LOS ANGELES</b>		18E NUMBER OF YEARS IN THIS COUNTY <b>86</b>		18F STATE OR FOREIGN COUNTRY <b>CALIFORNIA</b>	
19A PLACE OF DEATH <b>White Memorial Hosp.</b>		19B STREET ADDRESS—STREET AND NUMBER OR LOCATION <b>1720 Brooklyn Avenue</b>		19C CITY <b>Los Angeles</b>	
20 NAME, RELATIONSHIP, MAILING ADDRESS AND ZIP CODE OF INFORMANT <b>VIRGINIA LOZANO DAUGHTER</b>		21 DEATH WAS CAUSED BY—ENTER ONLY ONE CAUSE PER LINE FOR A, B AND C—TYPE OR PRINT <b>Arteriosclerotic Cardiovascular Disease</b>		22 WAS DEATH REPORTED TO CORONER? <input checked="" type="checkbox"/> YES <b>89-02395</b> <input type="checkbox"/> NO FEDERAL NUMBER	
23 WAS BIRTH REPORTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		24 WAS AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		25 IF YES, WAS IT USED IN DETERMINING CAUSE OF DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
26 OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 21 <b>None</b>		27 WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 21 OR 26? <b>No</b>		28 TYPE <b>No</b>	
29 I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. 27A. DECEDENT ATTENDED SINCE DECEASED LAST BEEN ALIVE MONTH DAY YEAR MONTH DAY YEAR		27B. SIGNATURE AND DISGREE OR TITLE OF PHYSICIAN <b>Dep Coroner</b>		27C. PHYSICIAN'S LICENSE NUMBER <b>3-2-89</b>	
27D. DATE SIGNED <b>3-2-89</b>		27E. TYPE ATTENDING PHYSICIAN'S NAME AND ADDRESS		27F. SIGNATURE OF CORONER OR DEPUTY CORONER <b>Dep Coroner</b>	
27G. DATE SIGNED <b>3-2-89</b>		27H. SIGNATURE OF CORONER OR DEPUTY CORONER <b>Dep Coroner</b>		27I. DATE SIGNED <b>3-2-89</b>	
27J. MANNER OF DEATH—Only one natural, accidental, suicide, homicide, pending investigation or could not be determined <b>Natural</b>		27K. PLACE OF INJURY <b>San Gabriel CA</b>		27L. DATE OF DISPOSITION MONTH DAY YEAR <b>MARCH 3, 1989</b>	
27M. LOCATION (STREET AND NUMBER OR LOCATION AND CITY) <b>VEIGA-ROBISON MORTUARY</b>		27N. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)		27O. SIGNATURE OF ENBALMER <b>Frank D. Vago</b>	
27P. DATE OF DISPOSITION MONTH DAY YEAR <b>MARCH 3, 1989</b>		27Q. SIGNATURE OF LOCAL REGISTRAR <b>John S. Blane</b>		27R. LICENSE NUMBER <b>4962</b>	
27S. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH) <b>VEIGA-ROBISON MORTUARY</b>		27T. LICENSE NO. <b>1035</b>		27U. REGISTRATION DATE <b>MAR 2 1989</b>	
27V. STATE REGISTRAR <b>A</b>		27W. CENSUS TRACT		27X. CENSUS TRACT	

VS-11 (REV 1-89) 2 2 MAKE NO ERASURES, WHITEOUTS, OR OTHER ALTERATIONS

This is to certify that this document is a true copy of the official record filed with the Registrar Recorder/County Clerk

*Conny B McCormack*

CONNIE B. MCCORMACK  
Registrar Recorder/County Clerk

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar Recorder/County Clerk

OCT 23 1988  
19-583982



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

ording requested by  
Augustine and Seymour

02-0982294

When recorded return to:

Rebecca Armenta  
118 Jullien Street  
Los Angeles, California 90063

MAIL TAX STATEMENTS TO: SAME

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:  
Documentary transfer tax is \$0.00.

There is no Documentary transfer tax due: This is a bonafide gift and the grantor received nothing in return. (R & T 11911).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GRANTOR(s): REBECCA ARMENTA,

hereby GRANT(s) to REBECCA ARMENTA and KATHERINE D. ARMENTA, as joint tenants,

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

Lot Forty-one (41) Francesca Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 31 Page 16, Miscellaneous Records of said County as amended by map recorded in Book 30, Page 86, Miscellaneous Records of said County.

APN: 5179-002-035

Commonly known as: 118 Jullien Street, Los Angeles, California 90063.

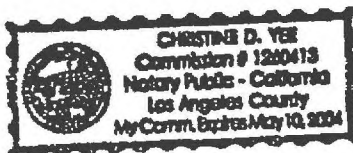
Dated: January \_\_, 2000

Rebecca Armenta  
REBECCA ARMENTA

STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES    )

On this 3<sup>rd</sup> day of January, 2000, before me, a Notary Public for the State of California, personally appeared Rebecca Armenta personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Christine D. Yee  
Notary Public

9/17/04

2

RECORDING REQUESTED BY:

Stewart Title  
Escrow No 10514-GCT  
Title Order No 37-00232641

When Recorded Mail Document  
and Tax Statement To:  
Katherine Armenta  
118 Jullien Street  
Los Angeles, CA 90063

04 2398163

APN 5179-002-035

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ 0.00

*Gift*

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

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances remaining at time of sale,
- ☐ Unincorporated Area City of Los Angeles

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

hereby GRANT(S) to Katherine Armenta, a Single Woman

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

Lot 41 of Tract Francesca in the City of Los Angeles, County of Los Angeles State of California, as shown on map filed  
in Book 31 Page 16 of Miscellaneous Records of said county as amended by map recorded in  
Book 30 Page 86 Miscellaneous Records of said county.

DATED August 30, 2004

*Rebecca Armenta*  
Rebecca Armenta

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

ON 9/4/04 before me,  
M. Miranda personally appeared  
Rebecca Armenta

~~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 *M. Miranda*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

5179-002-035



Trustee's Deed Upon Sale  
Page 2

Recording requested by:

When recorded mail to

Colonial Savings  
2626B West Freeway  
Fort Worth, TX 76102

10/27/08



20081902121

Forward tax statements to the address given above

Space above this line for recorders use

TS # CA-08-167780-PJ

Order # G841466

Loan # 364157

## Trustee's Deed Upon Sale

A P N 5179-002-035

Transfer Tax: \$0.00

The undersigned grantor declares

The grantee herein IS the foreclosing beneficiary

The amount of the unpaid debt together with costs was \$174,609.41

The amount paid by the grantee at the trustee sale was \$174,609.41

The documentary transfer tax is None

Said property is in the City of LOS ANGELES, County of LOS ANGELES

**QUALITY LOAN SERVICE CORPORATION**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

**Colonial Savings**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of LOS ANGELES, State of California, described as follows

**LOT FORTY-ONE (41) OF FRANCESCA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 16, MISCELLANEOUS RECORDS OF SAID COUNTY, AS AMENDED BY MAP RECORDED IN BOOK 30 PAGE 86, MISCELLANEOUS RECORDS OF SAID COUNTY.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KATHERINE D ARMENTA, A SINGLE WOMAN**, as trustor, dated 9/3/2004, and recorded on 9/17/2004 as instrument number 2004-2398164, in Book xxx, Page xxx of Official Records in the office of the Recorder of LOS ANGELES, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on 6/9/2008, instrument no 08-1011406, Book , Page , of Official records Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days



3

Trustee's Deed Upon Sale  
Page 2

after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with

Said property was sold by said Trustee at public auction on **10/20/2008** at the place named in the Notice of Sale, in the County of **LOS ANGELES**, California, in which the property is situated Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$174,609.41** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust

Date **10/21/2008**

**QUALITY LOAN SERVICE CORPORATION**

By

*Eva Alvarez*  
**Eva Alvarez, Assistant Secretary**

State of California )  
County of San Diego)

On **10/21/2008** before me, **Michelle Nguyen** a notary public, personally appeared **Eva Alvarez**, 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

*Michelle Nguyen*  
**Michelle Nguyen**

(Seal)



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

08 1902121

Recording requested by:

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
When recorded mail to:  
NORTHWEST TRUSTEE SERVICES, INC.  
1241 E. Dyer Road, Suite 250  
Santa Ana, CA 92705  
APN 5179-002-035



File No. 7490.20310

Property: 118 JULLIEN ST LOS ANGELES CA

MIN No. 100029003641571541

6633278

**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.** 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 **\$15,597.77** as of **05/23/12**, and will increase until your account becomes current.

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

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than 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 the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

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

**CU Members Mortgage, a division of Colonial Savings, F.A.  
C/O Northwest Trustee Services, Inc.  
1241 E. Dyer Road, Suite 250 Santa Ana, CA 92705  
Telephone (714) 277-4888  
Reinstatement and Pay-Off Request Line (866) 387-NWTS**

TS No.: 7490.20310

**Notice of Default and Election to Sell Under Deed of Trust**

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

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

NOTICE IS HEREBY GIVEN: That the undersigned is either the original Trustee, the duly appointed substituted trustee or acting as agent for the trustee or beneficiary under a Deed of Trust dated **09/03/04**, executed by **Katherine D Armenta, single woman**, as Trustor(s), to secure certain obligations in favor of **Mortgage Electronic Registration Systems, Inc. solely as nominee for California Bear Federal Credit Union**, as Beneficiary, recorded **09/17/04**, as Book No. , Page No. , and Instrument No. **04-2398164** and modified by agreement recorded **8/24/2007 as instrument No. 20071989613**, of Official Records in the Office of the Recorder of **Los Angeles** County, California, describing land therein **as more fully described in said Deed of Trust. 5179-002-035**

Said obligations including (1) NOTE(S) FOR THE ORIGINAL sum of **\$150,000.00**, that the beneficial interest under such Deed of trust and the obligation secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

**The monthly installment of principal and interest which became due on 04/01/11, and all subsequent installments, together with late charges as set forth in said Note and Deed of Trust, advances, assessments and attorney fees. Nothing in this notice shall be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms of the loan documents**

**A copy of CA Civil Code Section §2923.5(b) declaration is attached hereto and incorporated herein by reference.**

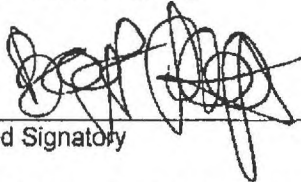
That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured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

Dated: 05/23/12

**Northwest Trustee Services, Inc.,  
As Trustee**

By:

Authorized Signatory



**Bosten Striegel**

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

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

④  
EL

**Notice of Default**  
**Declaration Made Pursuant to California Civil Code Section 2923.5(b)**

In respect to the property located at 118 Jullien St, Los Angeles, CA 90063  
and, on behalf of the mortgagee, beneficiary or authorized agent state below, the undersigned  
hereby declares as follows (Check one of the following):

1. ☐ The loan was made prior to January 1, 2003 or after December 31, 2007.
2. ☐ The loan is not secured by residential real property.
3. ☐ The loan is not secured by an owner-occupied residence as defined by California Civil Code Section 2923.5 (i).
4. ☐ The borrower has filed for bankruptcy and the proceedings have not been finalized.
5. ☐ The borrower has surrendered the property pursuant to California Civil Code Section 2923.5 (h) (1) as confirmed in a letter from the borrower to the mortgagee, trustee, beneficiary or authorized agent received on \_\_\_\_\_.
6. ☐ The borrower has surrendered the property pursuant to California Civil Code Section 2923.5 (h) (1) as evidenced by delivery of the keys to the property to mortgagee, trustee, beneficiary or authorized agent on \_\_\_\_\_.
7. ☐ The borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and avoid their contractual obligations to mortgagees or beneficiaries as provided in California Civil Code Section 2923.5 (h) (2).
8. ☒ The borrower has been contacted pursuant to, and in full compliance with, California Civil Code Section 2923.5 (a) (2). Compliance was completed on 5-3-12.
9. ☐ The borrower has designated an adviser and that adviser has been contracted pursuant to, and in full compliance with, California Civil Code Section 2923.5 (f). Compliance was completed on \_\_\_\_\_.
10. ☐ The borrower has not been contacted but the due diligence requirements described in California Civil Code Section 2923.5 (g) were completed on \_\_\_\_\_.

COLONIAL SAVINGS, F.A. [Enter name of company and check one of the following]  
☒ Mortgagee    ☐ Beneficiary    ☐ Authorized Agent

Date: 5-7-12

Charles Barnett [Sign here]

By: CHARLES BARNETT [Print name]

Its: SR LOAN COUNSELOR [Enter position of person signing]

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

Recording requested by:

When recorded mail to:  
**NORTHWEST TRUSTEE SERVICES, INC.**  
1241 E. Dyer Road, Suite 250  
Santa Ana, CA 92705



Space above this line for recorder's use only

File No. 7490.20310  
APN 5179-002-035

Title Order No. 6633676

MIN No. 100029003641571541

### NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/03/04. 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.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in §5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

Trustor(s): **Katherine D Armenta, single woman**

Recorded: **09/17/04**, as Instrument No. **04-2398164** and modified by agreement recorded **8/24/2007** as instrument No. **20071989613**, of Official Records of Los Angeles County, California.

Date of Sale: **03/08/13 at 9:00 AM**

Place of Sale: **Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA**

The purported property address is: **118 JULLIEN ST, LOS ANGELES, CA 90063**

Assessors Parcel No. **5179-002-035**

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is **\$219,106.45**.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid, plus interest. The purchaser shall have no further recourse against the beneficiary, the Trustor or the trustee.

**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.

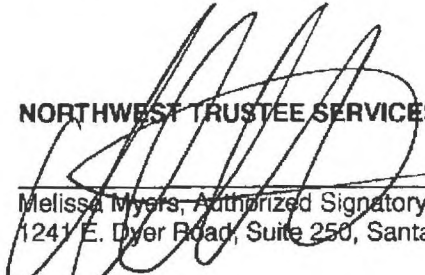


3

**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 877-484-9942 or 800-280-2832 or visit this Internet Web site [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com) or [www.Auction.com](http://www.Auction.com) using the file number assigned to this case 7490.20310. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

Date: February 13, 2013

**NORTHWEST TRUSTEE SERVICES, INC., as Trustee**

  
Melissa Myers, Authorized Signatory  
1241 E. Dyer Road, Suite 250, Santa Ana, CA 92705

Sale Info website: [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com) or [www.Auction.com](http://www.Auction.com)

Automated Sales Line: 877-484-9942

Reinstatement and Pay-Off Requests: 866-387-NWTS

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

# EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE** Date: **May 27, 2015**  
JOB ADDRESS: **118 SOUTH JULLIEN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5179-002-035**

Last Full Title: **04/23/2015** Last Update to Title:  
.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- |     |                                                                                        |                            |
|-----|----------------------------------------------------------------------------------------|----------------------------|
| 1). | KATHERINE D. ARMENTA<br>118 JULLIEN ST.<br>LOS ANGELES, CA. 90063                      | CAPACITY: OWNER            |
|     |                                                                                        |                            |
| 2). | NORTHWEST TRUSTEE SERVICES, INC.<br>1241 E. DYER RD., SUITE 250<br>SANTA ANA, CA 92705 | CAPACITY: INTERESTED PARTY |

## Property Detail Report

For Property Located At :  
**118 JULLIEN ST, LOS ANGELES, CA 90063-3038**



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: ARMENTA KATHERINE D  
 Mailing Address: 118 JULLIEN ST, LOS ANGELES CA 90063-3038 C031  
 Vesting Codes: //

### Location Information

Legal Description:	FRANCESCA TRACT LOT 41	APN:	5179-002-035
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2041.10 / 2	Subdivision:	FRANCESCA
Township-Range-Sect:		Map Reference:	45-B4 /
Legal Book/Page:		Tract #:	
Legal Lot:	41	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	BOYH	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	04/27/2009 / 04/16/2009	Deed Type:	CORPORATION GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	608341		

### Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

### Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	988	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1904 / 1937	Roof Type:		Style:	
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	ADDITION				

### Site Information

Zoning:	LAR2	Acres:	0.06	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,500	Lot Width/Depth:	25 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$238,782	Assessed Year:	2014	Property Tax:	\$3,037.49
Land Value:	\$181,932	Improved %:	24%	Tax Area:	4
Improvement Value:	\$56,850	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$238,782				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**118 JULLIEN ST, LOS ANGELES, CA 90063-3038****6 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: 6**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$250,000	\$355,000	\$298,833
Bldg/Living Area	988	870	1,120	999
Price/Sqft	\$0.00	\$223.21	\$364.69	\$301.69
Year Built	1904	1904	1926	1914
Lot Area	2,500	3,363	5,462	4,608
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$238,782	\$33,946	\$215,137	\$125,005
Distance From Subject	0.00	0.02	0.43	0.32

\* = 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
<b>Subject Property</b>										
		118 JULLIEN ST		1904	3	1		988	2,500	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	3030 E 1ST ST	\$355,000	1911	2	1	01/22/2015	1,003	3,363	0.02
<input checked="" type="checkbox"/>	2	2945 E 4TH ST	\$255,000	1908	2	1	05/14/2015	980	5,185	0.21
<input checked="" type="checkbox"/>	3	3327 E 3RD ST	\$250,000	1926	3	2	04/23/2015	1,120	5,000	0.4
<input checked="" type="checkbox"/>	4	424 N EZRA ST	\$280,000	1922	2	1	04/10/2015	870	4,640	0.41
<input checked="" type="checkbox"/>	5	3329 E 4TH ST	\$345,000	1913	3	1	03/06/2015	946	4,000	0.43
<input checked="" type="checkbox"/>	6	440 S CONCORD ST	\$308,000	1904	2	1	04/30/2015	1,076	5,462	0.43

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**118 JULLIEN ST, LOS ANGELES, CA 90063-3038****6 Comparable(s) Selected.**

Report Date: 05/27/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$250,000	\$355,000	\$298,833
Bldg/Living Area	988	870	1,120	999
Price/Sqft	\$0.00	\$223.21	\$364.69	\$301.69
Year Built	1904	1904	1926	1914
Lot Area	2,500	3,363	5,462	4,608
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$238,782	\$33,946	\$215,137	\$125,005
Distance From Subject	0.00	0.02	0.43	0.32

\*= user supplied for search only



Comp #1 Distance From Subject:0.02 (miles)

Address:	3030 E 1ST ST, LOS ANGELES, CA 90063-2845		
Owner Name:	KITCHING DIANA		
Seller Name:	DEBOLT GREGORY D		
APN:	5179-002-041	Map Reference:	45-B4 /
County:	LOS ANGELES, CA	Census Tract:	2041.10
Subdivision:	FRANCESCA	Zoning:	LAC2
Rec Date:	01/22/2015	Prior Rec Date:	01/11/2005
Sale Date:	01/12/2015	Prior Sale Date:	12/23/2004
Sale Price:	\$355,000	Prior Sale Price:	\$230,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	74613	Acres:	0.08
1st Mtg Amt:	\$337,250	Lot Area:	3,363
Total Value:	\$170,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,003
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1911 / 1926
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE

Comp #2 Distance From Subject:0.21 (miles)

Address:	2945 E 4TH ST, LOS ANGELES, CA 90033-4432		
Owner Name:	EAST LA COMMUNITY CORP		
Seller Name:	RODRIGUEZ RUDY		
APN:	5179-004-005	Map Reference:	45-B4 /
County:	LOS ANGELES, CA	Census Tract:	2041.10
Subdivision:	FREMONT HTS	Zoning:	LAC2
Rec Date:	05/14/2015	Prior Rec Date:	03/17/2015
Sale Date:	05/05/2015	Prior Sale Date:	02/18/2015
Sale Price:	\$255,000	Prior Sale Price:	\$205,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	558873	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,185
Total Value:	\$33,949	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	980
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1908 / 1916
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #3 Distance From Subject:0.4 (miles)

Address:	3327 E 3RD ST, LOS ANGELES, CA 90063-3015		
Owner Name:	FDZ HOMES INC		
Seller Name:	ZUBIATE RAYMOND		
APN:	5179-012-021	Map Reference:	45-B5 /
County:	LOS ANGELES, CA	Census Tract:	2041.10
Subdivision:	LA PALOMA HEIGHTS ADD	Zoning:	LAR2
Rec Date:	04/23/2015	Prior Rec Date:	08/31/1990
Sale Date:	04/14/2015	Prior Sale Date:	
Sale Price:	\$250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	453240	Acres:	0.11
1st Mtg Amt:	\$250,000	Lot Area:	5,000
Total Value:	\$33,946	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,120
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1926 / 1933
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			PARKING AVAIL

Comp #4 Distance From Subject:0.41 (miles)

Address:	424 N EZRA ST, LOS ANGELES, CA 90063-2824		
Owner Name:	RETANA DANNY & CLAUDIA		
Seller Name:	CORONA ALEJANDRA		
APN:	5178-024-014	Map Reference:	45-C4 /
County:	LOS ANGELES, CA	Census Tract:	2038.00
Subdivision:	4812	Zoning:	LAR2
Rec Date:	04/10/2015	Prior Rec Date:	01/23/2004
Sale Date:	04/06/2015	Prior Sale Date:	12/04/2003
Sale Price:	\$280,000	Prior Sale Price:	\$185,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	395552	Acres:	0.11
1st Mtg Amt:	\$274,928	Lot Area:	4,640
Total Value:	\$215,137	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	870
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1922
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION
		Parking:	SHINGLE
			PARKING AVAIL

<b>Comp #:</b> 5		<b>Distance From Subject:</b> 0.43 (miles)	
<b>Address:</b> 3329 E 4TH ST, LOS ANGELES, CA 90063-3106			
<b>Owner Name:</b> MONTEZ CARLOS T & GLORIA A/BACA MICHAEL D			
<b>Seller Name:</b> G CELESTE INVESTMENTS INC			
<b>APN:</b> 5179-012-051	<b>Map Reference:</b> 45-B5 /	<b>Living Area:</b> 946	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2041.10	<b>Total Rooms:</b> 4	
<b>Subdivision:</b> LA PALOMA HEIGHTS ADD	<b>Zoning:</b> LAC2	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 03/06/2015	<b>Prior Rec Date:</b> 05/30/2014	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 01/30/2015	<b>Prior Sale Date:</b> 03/28/2014	<b>Yr Built/Eff:</b> 1913 / 1916	
<b>Sale Price:</b> \$345,000	<b>Prior Sale Price:</b> \$145,000	<b>Air Cond:</b> YES	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 247741	<b>Acres:</b> 0.09	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b> \$338,751	<b>Lot Area:</b> 4,000	<b>Pool:</b>	
<b>Total Value:</b> \$86,930	<b># of Stories:</b>	<b>Roof Mat:</b> ROLL COMPOSITION	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

<b>Comp #:</b> 6		<b>Distance From Subject:</b> 0.43 (miles)	
<b>Address:</b> 440 S CONCORD ST, LOS ANGELES, CA 90063-3114			
<b>Owner Name:</b> SANCHEZ ALBERTO			
<b>Seller Name:</b> RAMIREZ FRANK			
<b>APN:</b> 5186-007-041	<b>Map Reference:</b> 45-B5 /	<b>Living Area:</b> 1,076	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2041.20	<b>Total Rooms:</b> 4	
<b>Subdivision:</b> KENYON & SMITH TR	<b>Zoning:</b> LAR2	<b>Bedrooms:</b> 2	
<b>Rec Date:</b> 04/30/2015	<b>Prior Rec Date:</b> 08/27/2007	<b>Bath(F/H):</b> 1 /	
<b>Sale Date:</b> 03/05/2015	<b>Prior Sale Date:</b> 07/03/2007	<b>Yr Built/Eff:</b> 1904 / 1913	
<b>Sale Price:</b> \$308,000	<b>Prior Sale Price:</b> \$230,000	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 492000	<b>Acres:</b> 0.13	<b>Fireplace:</b> /	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 5,462	<b>Pool:</b>	
<b>Total Value:</b> \$210,069	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> /	<b>Parking:</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **May 27, 2015**

JOB ADDRESS: **118 SOUTH JULLIEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5179-002-035**

CASE#: **428205**

ORDER NO: **A-2868581**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 13, 2011**

COMPLIANCE EXPECTED DATE: **November 12, 2011**

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

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2868581

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
VAN AMBATIELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

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

KATHERINE ARMENTA  
118 JULLIEN ST.  
LOS ANGELES, CA 90063

LPK  
OCT 11 2010

CASE #: 428205  
ORDER #: A-2868581  
EFFECTIVE DATE: October 13, 2011  
COMPLIANCE DATE: November 12, 2011

1010207201244255  
OF  
SITE ADDRESS: 118 S JULLIEN ST  
ASSESSORS PARCEL NO.: 5179-002-035  
ZONE: R2; Two 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. Plumbing permit is required for the relocation of the water heater.

You are therefore ordered to: 1) Obtain the required plumbing permit for the relocation of the water heater.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Comments: A water heater is presently installed at the south side of the house without the required plumbing permit.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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 (213)252-3051.

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

Inspector:

*John Stephens*

Date:

October 07, 2011

JOHN STEPHENS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3051

REVIEWED BY

*[Signature]*

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BOARD OF  
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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

FEDERAL NATIONAL MORTGAGE ASSN  
3900 WISCONSIN AVE  
WASHINGTON, DC 20016

LPK  
OCT 11 2011

CASE #: 428205  
ORDER #: A-2868581  
EFFECTIVE DATE: October 13, 2011  
COMPLIANCE DATE: November 12, 2011

OWNER OF  
SITE ADDRESS: 118 S JULLIEN ST  
ASSESSORS PARCEL NO.: 5179-002-035  
ZONE: R2; Two 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.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3051.

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

Inspector:

John Stephens

Date: October 07, 2011

JOHN STEPHENS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3051

REVIEWED BY

[Signature]