

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 28, 2015

Council District: # 12

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

JOB ADDRESS: **17117 WEST GERMAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2695-007-011**

On October 16, 2008 and March 07, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **17117 West Germain 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 February 10, 2014 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%)	2,465.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	588.61
Title Report fee	42.00
Grand Total	\$ 4,052.17

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 **\$4,052.17** 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 **\$4,052.17** 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 WOLCOTT, CITY CLERK

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. T11022
 Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2695-007-011

Property Address: 17117 W GERMAIN ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument:

Grantee : Maam Group Trust, Akram Shafipour as trustee

Grantor : Akram Shafipour

Deed Date : 5/28/2005

Recorded : 6/10/2005

Instr No. : 05 1371466

Mailing Address: Maam Group Trust, Akram Shafipour as trustee
 P.O. Box 12375, Marina Del Rey, CA 90295.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 20 of Tract No. 18226 in the City of Los Angles, County of Los Angeles, State of California, as per Map recorded in Book 447 Pages 22 and 23 of Maps, in the Office of the County recorder of said County.

Assessor's Parcel No: 2695-007-01

MORTGAGES/LIENS

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

Amount : \$25,000.00

Dated : 7/1/2006

Trustor : Maam Group Trust, Akram Shafipour (Trustee)

Trustee : Investors Title Company, a California Corporation

Beneficiary : Ali R. Yaraghchian

Recorded : 7/10/2006

Instr No. : 06 1513665

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. T11022

SCHEDULE B (Continued)

Mailing Address: Investors Title Company, a California Corporation, Not Shown.
Mailing Address: Ali R. Yaraghchian, P.O. Box 3754, P.V.P, CA 90274.

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

Amount : \$336,000.00

Dated : 5/23/2008

Trustor : Akram Shafipoor

Trustee : Old Republic Title Co.

Beneficiary : MERS, Inc., as nominee for Brighten Lending

Loan No. : MIN 1003791-0000010224-3

Recorded : 6/5/2008

Instr No. : 20080993112

Maturity Date is: 6/1/2038

Mailing Address: Old Republic Title Co., 450 N. Brand Blvd., 8th Fl., Glendale, California 91203.

Mailing Address: Brighten Lending, 11100 Valley Blvd., No. 218, El Monte, California 91731.

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

The assignment of the beneficial interest under said deed of trust which names:

Assignee : JP Morgan Chase Bank, N.A.

Recorded : 6/14/2011

Instr No. : 20110807398

Mailing Address: JP Morgan Chase Bank, N.A., 780 Kansas Lane, Monroe, LA 71203.

An agreement to modify the terms and provisions of said deed of trust as therein provided

Recorded : 6/14/2011

Instr No. : 20110807403

A Notice of Default under the terms of said Deed of Trust

Executed by : MTC Financial Inc.,

Recorded : 1/7/2011

Instr No. : 20110034697

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building And Safety Financial Services Division

Recorded : 8/8/2014

Instr No. : 20140830397

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

Mailing address: MAAM Group Trust Akram Shafipoor: PO Box 12375, Marina Del Rey CA, 90295

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building And Safety Financial Services Division

Recorded : 5/8/2009

Instr No. : 20090681943

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

Mailing address: Shafipoor Tr MAAM Group Trust Akra: PO Box 661063, Los Angeles, CA, 90295

5/25/05

2

FATCOLA/RESALE

05 1223025

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

Akram Shafipoor
17117 Germain Street
Granada Hills, CA 91344

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 1856870-60 Escrow No.: 091750-MK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ⁽⁸⁰⁾ ⁽⁴⁴⁾
DOCUMENTARY TRANSFER TAX is \$594.00 CITY TRANSFER TAX \$2,430.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale
 Unincorporated area City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 Lea Reyes Santiago, a Single Woman

hereby GRANT(s) to:
Akram Shafipoor, a single woman

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as,
 Lot 20 of Tract No. 18226 as per Map recorded in Book 447, Pages 22 and 23 of Maps, in the Office of the County
 Recorder of Los Angeles County, California **COMPLETE LEGAL DESCRIPTION**
 Also Known as: 17117 Germain Street, Granada Hills, CA 91344 **ATTACHED HERETO AS EXHIBIT "A"**
 AP#: 2695-007-011

DATED April 12, 2005
 STATE OF CALIFORNIA Los Angeles
 COUNTY OF Los Angeles
 On 04/18/05
 Before me, Leonor Garcia
 A Notary Public in and for said State, personally appeared
Lea Reyes Santiago

[Signature]
 Lea Reyes Santiago



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
 WITNESS my hand and official seal.

[Signature]
 Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

RECORDING REQUESTED BY

05 1371466

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: MAAM GROUP TRUST
STREET ADDRESS: P.O. BOX 12375
CITY: MDR, Ca 90295
STATE: CA
ZIP: 90295

Title Order No. / Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 10
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME

LIVING TRUST TRUST

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), AKRAM SHAFIPOOR (NAME OF GRANTEE(S))

grant to MAAM GROUP TRUST (NAME OF GRANTEE(S))

all that real property situated in the City of 17117 Germaine street [or in an unincorporated area of] LOS ANGELES County, State of CALIFORNIA, described as follows (insert legal description):

Lot 20 of tract No. 18226 in the city of Los Angeles, county of Los Angeles, State of California, as per map Recorded in Book 447 pages 22 and 23 of maps, in the office of the county Recorder of said county

Assessor's parcel No. 2695-007-011
Executed on May, 28, 2005 at

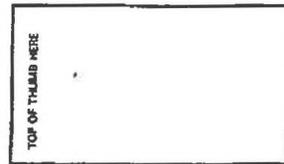
AKRAM SHAFIPOOR (Signature)

STATE OF CA
COUNTY OF LA

AKRAM SHAFIPOOR

On 5-28-05 before me, IRVING SELMAN, Notary Public, personally appeared AKRAM SHAFIPOOR

RIGHT THUMBPRINT (Optional)



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)



MAIL TAX STATEMENT TO: P.O. Box 12375, MDR, CA 90295

CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE

OFFICERS (TITLE)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

SIGNER IS REPRESENTING: (NAME OF PERSON(S) OR ENTITY(IES))

WOLCOTTS FORM 778 - rev. 7-99
GRANT DEED - (price class 3A)
© 1999 WOLCOTTS FORMS, INC.



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

2

NAME | Al. R. Yaraghchian |
STREET ADDRESS | P.O. Box 3754 |
CITY, STATE, ZIP | P.V.P., Ca. 90274 |

06 1513665

TITLE CHECK NO. _____ ESCROW NO. _____

SPACE ABOVE THIS LINE FOR RECORDERS USE

A.P.N. 2695-007-011

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(Short Form)

This DEED OF TRUST, made July 1st, 2006, between

Maam Group Trust, Akram shafiqour (Trustee) herein called TRUSTOR,

whose address is 17117 Germain st, Granada Hills, Ca. 91344
(Number and Street) (City) (State)

INVESTORS TITLE COMPANY, a California Corporation, herein called TRUSTEE, AND

Al. R. Yaraghchian

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the
Granada Hills County of Los Angeles, State of California, described as:

Address: 17117 Germain st, Granada Hills, Ca. 91344

Lot 20 of Tract NO. 18226 in the city of Los Angeles, County of
Los Angeles, state of California, as per map Recorded in Book
447 Pages 22 and 23 of Maps, in the office of the County Recorder
of said County.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 25000⁰⁰ with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein, and (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

Initial AS

06 1513665

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	752
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	18
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on the reverse side of page 1 hereof) are by the within reference hereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA
 COUNTY OF Los Angeles } SS
 On 2-1-06 before me,
Irving Selman Notary Public, a Notary Public
 personally appeared
AKRAM SHAFI FOUR - Only

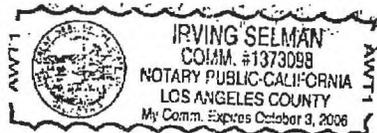
AKRAM SHAFI FOUR
 Trustee

AKRAM SHAFI FOUR / Trustee

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 _____



(This area for official notarial seal)

2

ORIC

Recording Requested By:
BRIGHTEN LENDING

And After Recording Return To.
BRIGHTEN LENDING
11100 VALLEY BLVD. #218
EL MONTE, CALIFORNIA 91731
Loan Number: 2008043005

08/05/08



20080993112

2607072393 SA

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DEED OF TRUST

MIN: 1003791-0000010224-3

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 MAY 23, 2008, together with all Riders to this document.

(B) "Borrower" is AKRAM SHAFIPOOR, A SINGLE WOMAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is BRIGHTEN LENDING

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 11100 VALLEY BLVD. #218, EL MONTE, CALIFORNIA 91731

(D) "Trustee" is OLD REPUBLIC TITLE CO.
450 N. BRAND BLVD. 8TH FL., GLENDALE, CALIFORNIA 91203

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P O Box 2026, Flint, MI 48501-2026, tel (888) 679-MERS

(F) "Note" means the promissory note signed by Borrower and dated MAY 23, 2008
The Note states that Borrower owes Lender THREE HUNDRED THIRTY-SIX THOUSAND AND 00/100 Dollars (U.S. \$ 336,000.00) plus interest



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Recording Requested By:
BRIGHTEN LENDING

And After Recording Return To:
BRIGHTEN LENDING
11100 VALLEY BLVD. #218
EL MONTE, CALIFORNIA 91731
Loan Number: 2008043005

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1003791-0000010224-3

DEFINITIONS

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The Note states that Borrower owes Lender THREE HUNDRED THIRTY-SIX THOUSAND AND 00/100 Dollars (U.S. \$ 336,000.00) plus interest.

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS
Form 3005 01/01 Page 1 of 14

DocMagic eForms 800-640-1362
www.docmagic.com



08 0993112

Ca3005.pdf.xml

APN: 2695-007-011
Recording Requested By
LSI Title Company
and When Recorded Mail to:

2



MTC FINANCIAL Inc. dba Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

Trustee Sale No: CA09001410-10-1 Title Order No: 100495813-CA-LPI

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 three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **\$60,593.22** as of **January 6, 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 the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

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

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CHASE HOME FINANCE, LLC
c/o MTC FINANCIAL Inc. dba Trustee Corps
17100 Gillette Ave
Irvine, CA 92614
Phone: 949-252-8300 REF# CA09001410-10-1

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:

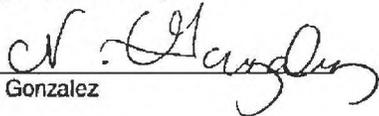
MTC FINANCIAL Inc. dba Trustee Corps is the original Trustee, duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated as of May 23, 2008, executed by AKRAM SHAFIPOOR, A SINGLE WOMAN, as trustor, to secure obligations in favor of BRIGHTEN LENDING, as Beneficiary, recorded June 5, 2008, as Instrument No. 20080993112 of the Official Records in the office of the Recorder of Los Angeles County, California, as more fully described on said Deed of Trust. Including a Note(s) for the sum of \$336,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which said 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 ON 12/01/2008 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES. PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED LOAN DOCUMENTS.

That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to MTC FINANCIAL Inc. dba Trustee Corps, said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the 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.

Date: January 6, 2011

MTC FINANCIAL Inc. dba Trustee Corps as Agent for the Beneficiary
By: LSI Title Agency, Inc., as Agent

By: 
Norma Gonzalez

TRUSTEE CORPS IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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After Recording Return To:
 JP Morgan Chase Bank, N.A.
 780 Kansas Lane-Attn:2nd Floor
 Monroe, LA 71203

BORROWER: Maam Group Trust
 Loan NO: 1880699987

ASSIGNMENT OF DEED OF TRUST

That, Mortgage Electronic Registration Systems, Inc. 64318 Miller Road, Flint, Michigan 48098, as nominee for Brighten Lending, 11100 Valley Blvd. #218, El Monte, California, 91733 hereinafter designated as Assignor for valuable consideration in an amount of not less than outstanding principal amount plus accrued and unpaid interest, the receipt whereof is hereby acknowledged, does by the presents hereby grant, bargain, sell, assign, transfer and set over to:

JP Morgan Chase Bank, N.A.
780 Kansas Lane
Monroe, LA 71203

hereinafter designated as Assignee, all of it rights, title and interest, as holder thereof, in and to the following described lien in the form of a mortgage or deed of trust, the property therein described and the indebtedness thereby secured:

DEED OF TRUST:

Executed by: **KRAM SHAFIPOOR**
 Payable to: **Mortgage Electronic Registration Systems, Inc. as nominee for Brighten Lending**
 Trustee: **Old Republic Title Co.**
 Note dated: **05/23/2008** **Original Principal Amt: \$336,000.00**
 Recorded on: **06/05/2008** **DOC#20080993112**
 County of: **Los Angeles** **State of: California**
 Property Add:**17117 Germain St. Los Angeles, CA 91344**
 Parcel ID: **2695007011**

Together with the note or obligation described in said mortgage, endorsed to the Assignee this date and all money due to and become due thereon, with interest. The Assignee is not acting as nominee of the mortgagor and the mortgage continues to secure a bonafide obligation. This Assignment is not subject to the requirements of Section 275 of the Real Property Law because it is an Assignment within the Secondary Mortgage Market

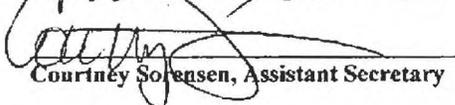
3

BORROWER: Maam Group Trust
LOAN NO.: 1880699987

TO HAVE AND TO HOLD the same unto Assignee and to the successors, legal representatives and assigns to the Assignee forever and Assignor hereby constitute and appoints said Assignee its attorney irrevocable to collect and receive said debt, and to foreclose, enforce, and satisfy said lien the same as it might or could have done were these presents not executed, but at the cost and expense of the Assignee, subject however to the right and equity of redemption, if any there be, of the maker(s) of the mortgage or deed of trust herein above described.

Date: 05/16/2011

Mortgage Electronic Registration Systems, Inc. "MERS"


Courtney Sorensen, Assistant Secretary

STATE OF LOUISIANA

PARISH OF OUACHITA

On 05/16/2011, before me, Helen P. Tubbs, personally appeared Courtney Sorensen, personally known to me (or proved to me the basis of satisfactory evidence) to be 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.



Helen P. Tubbs#40392, Notary Public
Commission expires: Lifetime

HELEN P. TUBBS, NOTARY PUBLIC
MOREHOUSE, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 40392

Prepared by: Gloria A. Kimes

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: May 28, 2015

JOB ADDRESS: **17117 WEST GERMAIN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2695-007-011**

Last Full Title: **03/07/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). AKRAM SHAFIPOUR, TRUSTEE
MAAM GROUP TRUST
P.O. BOX 12375
MARINA DEL REY, CA 90295
CAPACITY: OWNER

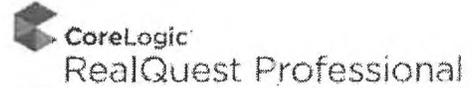
- 2). ALI R. YARAGHCHIAN
P.O. BOX 3754
PALOS VERDES PENINSULA, CA 90274
CAPACITY: INTERESTED PARTY

- 3). BRIGHTEN LENDING
11100 VALLEY BLVD., NO. 218
EL MONTE, CA 91731
CAPACITY: INTERESTED PARTIES

- 4). J.P. MORGAN CHASE BANK, N.A.
780 KANSAS LANE
MONROE, LA 71203
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
17117 GERMAIN ST, GRANADA HILLS, CA 91344-6215



Owner Information

Owner Name: SHAFIPOOR AKRAM/MAAM GROUP
 Mailing Address: PO BOX 12375, MARINA DEL REY CA 90295-3375 B028
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT # 18226 LOT 20	APN:	2695-007-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1113.01 / 1	Subdivision:	18226
Township-Range-Sect:		Map Reference:	7-E2 /
Legal Book/Page:	447-22	Tract #:	18226
Legal Lot:	20	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	GH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/10/2005 / 05/28/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1371466		

Last Market Sale Information

Recording/Sale Date:	05/25/2005 / 04/12/2005	1st Mtg Amount/Type:	\$185,000 / CONV
Sale Price:	\$540,000	1st Mtg Int. Rate/Type:	4.94 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1223026
Document #:	1223025	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$415.38
New Construction:		Multi/Split Sale:	

Title Company: FIRST AMERICAN TITLE/LOS ANGEL
 Lender: WASHINGTON MUTUAL BK FA
 Seller Name: SANTIAGO LEA R

Prior Sale Information

Prior Rec/Sale Date:	07/28/2004 / 06/24/2004	Prior Lender:	MORTGAGE STORE FIN'L INC
Prior Sale Price:	\$430,000	Prior 1st Mtg Amt/Type:	\$344,000 / CONV
Prior Doc Number:	1926685	Prior 1st Mtg Rate/Type:	6.75 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,300	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1953 / 1953	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	AVERAGE

Other Improvements: FENCE;PLAY/RMPS ROOM;FENCED YARD

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0103)
Lot Area:	6,991	Lot Width/Depth:	50 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$443,000	Assessed Year:	2014	Property Tax:	\$5,554.43
Land Value:	\$324,000	Improved %:	27%	Tax Area:	16
Improvement Value:	\$119,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$443,000				

Comparable Summary

For Property Located At



17117 GERMAIN ST, GRANADA HILLS, CA 91344-6215

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$540,000	\$107,000	\$950,000	\$443,125
Bldg/Living Area	1,300	1,107	1,477	1,326
Price/Sqft	\$415.38	\$72.44	\$652.47	\$335.04
Year Built	1953	1921	1987	1950
Lot Area	6,991	4,599	45,230	8,651
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.11
Total Value	\$443,000	\$20,754	\$686,502	\$242,530
Distance From Subject	0.00	1.13	45.05	27.23

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			17117 GERMAIN ST	\$540,000	1953	3		2	05/25/2005	1,300	6,991	0.0
Comparables												
<input checked="" type="checkbox"/>	1		110 ANITA DR	\$720,000	1948	2		2	11/21/2014	1,153	7,108	20.46
<input checked="" type="checkbox"/>	2		856 HENDRICKS ST	\$390,000	1947	3		2	11/21/2014	1,477	6,159	26.34
<input checked="" type="checkbox"/>	3		11036 ZELZAH AVE	\$395,000	1946	3		2	11/21/2014	1,435	10,210	1.13
<input checked="" type="checkbox"/>	4		3660 VERDUGO VISTA TER	\$575,000	1956	2		2	11/21/2014	1,420	4,599	18.95
<input checked="" type="checkbox"/>	5		41304 154TH ST E	\$118,000	1987	3		2	11/21/2014	1,134	45,230	45.05
<input checked="" type="checkbox"/>	6		16114 GARO ST	\$390,000	1955	3		2	11/21/2014	1,414	7,917	36.23
<input checked="" type="checkbox"/>	7		1553 W 113TH ST	\$320,000	1947	3		1	11/21/2014	1,110	5,250	25.6
<input checked="" type="checkbox"/>	8		133 W SCENIC DR	\$682,000	1954	3		2	08/29/2014	1,334	14,982	29.6
<input checked="" type="checkbox"/>	9		9502 REICHLING LN	\$380,000	1950	3		1	10/20/2014	1,159	5,419	30.77
<input checked="" type="checkbox"/>	10		756 W AVENUE H6	\$107,000	1968	3		2	01/09/2015	1,477	6,017	37.27
<input checked="" type="checkbox"/>	11		1344 E 89TH ST	\$170,000	1930	3		1	12/17/2014	1,343	6,733	25.73
<input checked="" type="checkbox"/>	12		16005 WHITESPRING DR	\$451,000	1960	3		2	09/10/2014	1,300	6,829	37.7
<input checked="" type="checkbox"/>	13		822 E 75TH ST	\$215,000	1923	2		2	12/17/2014	1,107	5,106	24.51
<input checked="" type="checkbox"/>	14		2237 LYRIC AVE	\$775,000	1965	2		2	04/03/2015	1,352	5,600	17.31
<input checked="" type="checkbox"/>	15		2148 W 84TH PL	\$340,000	1939	2		1	04/03/2015	1,464	5,606	23.43
<input checked="" type="checkbox"/>	16		8626 PAINTER AVE	\$312,500	1953	2		1	11/05/2014	1,388	6,122	34.07
<input checked="" type="checkbox"/>	17		5326 HUDDART AVE	\$550,000	1950	3		2	10/28/2014	1,366	6,597	29.87
<input checked="" type="checkbox"/>	18		2241 JOSIE AVE	\$580,000	1952	3		2	10/28/2014	1,173	5,298	39.51
<input checked="" type="checkbox"/>	19		207 SIERRA VIEW RD	\$950,000	1950	2		2	10/23/2014	1,456	7,039	20.9
<input checked="" type="checkbox"/>	20		3877 3RD AVE	\$442,000	1921	4		2	10/28/2014	1,452	5,200	20.1

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

17117 GERMAIN ST, GRANADA HILLS, CA 91344-6215**20 Comparable(s) Selected.**

Report Date: 05/27/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$540,000	\$107,000	\$950,000	\$443,125
Bldg/Living Area	1,300	1,107	1,477	1,326
Price/Sqft	\$415.38	\$72.44	\$652.47	\$335.04
Year Built	1953	1921	1987	1950
Lot Area	6,991	4,599	45,230	8,651
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.11
Total Value	\$443,000	\$20,754	\$686,502	\$242,530
Distance From Subject	0.00	1.13	45.05	27.23

* = user supplied for search only

Comp #1 Distance From Subject: 20.46 (miles)
 Address: **110 ANITA DR, PASADENA, CA 91105-1316**
 Owner Name: **TSUI MICHAEL/SUDHINARASET AMY**
 Seller Name: **RUE LYNNE**
 APN: **5709-021-002** Map Reference: **26-D5 /** Living Area: **1,153**
 County: **LOS ANGELES, CA** Census Tract: **4638.00** Total Rooms: **5**
 Subdivision: **12571** Zoning: **PSR6** Bedrooms: **2**
 Rec Date: **11/21/2014** Prior Rec Date: **12/17/2003** Bath(F/H): **2 /**
 Sale Date: **10/22/2014** Prior Sale Date: **12/03/2003** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$720,000** Prior Sale Price: **\$479,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1254748** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$540,000** Lot Area: **7,108** Pool:
 Total Value: **\$555,552** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #2 Distance From Subject: 26.34 (miles)
 Address: **856 HENDRICKS ST, MONTEBELLO, CA 90640-1553**
 Owner Name: **SOTO JUAN & VERONICA**
 Seller Name: **ARVIZU OF SOTO-ARVIZU TRUST**
 APN: **5267-015-031** Map Reference: **46-B5 /** Living Area: **1,477**
 County: **LOS ANGELES, CA** Census Tract: **5302.02** Total Rooms: **6**
 Subdivision: **11481** Zoning: **MNR1YY** Bedrooms: **3**
 Rec Date: **11/21/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **11/04/2014** Prior Sale Date: Yr Built/Eff: **1947 / 1948**
 Sale Price: **\$390,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1254754** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$312,000** Lot Area: **6,159** Pool:
 Total Value: **\$87,519** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #3 Distance From Subject: 1.13 (miles)
 Address: **11036 ZELZAH AVE, GRANADA HILLS, CA 91344-4437**
 Owner Name: **TANZMAN RON**
 Seller Name: **TORRES LUIS E & CLAUDIA**
 APN: **2712-010-002** Map Reference: **7-D1 /** Living Area: **1,435**
 County: **LOS ANGELES, CA** Census Tract: **1112.02** Total Rooms: **6**
 Subdivision: **9668** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/21/2014** Prior Rec Date: **11/17/2009** Bath(F/H): **2 /**
 Sale Date: **11/12/2014** Prior Sale Date: **09/23/2009** Yr Built/Eff: **1946 / 1946**
 Sale Price: **\$395,000** Prior Sale Price: **\$398,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1252784** Acres: **0.23** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **10,210** Pool:
 Total Value: **\$419,087** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **SHINGLE**
PARKING AVAIL

Comp #4 Distance From Subject: 18.95 (miles)
 Address: **3660 VERDUGO VISTA TER, LOS ANGELES, CA 90065-4342**
 Owner Name: **REARDON ROBIN R**
 Seller Name: **YAHINIAN HARRY A & CARINE S**
 APN: **5472-013-016** Map Reference: **35-F1 /** Living Area: **1,420**
 County: **LOS ANGELES, CA** Census Tract: **1862.02** Total Rooms: **4**
 Subdivision: **9449** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **11/21/2014** Prior Rec Date: **01/13/2006** Bath(F/H): **2 /**
 Sale Date: **10/23/2014** Prior Sale Date: **12/14/2005** Yr Built/Eff: **1956 / 1956**
 Sale Price: **\$575,000** Prior Sale Price: **\$610,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1255709** Acres: **0.11** Fireplace: **Y / 1**
 1st Mtg Amt: **\$460,000** Lot Area: **4,599** Pool:
 Total Value: **\$519,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**45.05 (miles)**
 Address: **41304 154TH ST E, LANCASTER, CA 93535-7029**
 Owner Name: **MURPHY MARTIN & INDE**
 Seller Name: **GONZALEZ AMANDA E**
 APN: **3169-007-010** Map Reference: **174-H2 /** Living Area: **1,134**
 County: **LOS ANGELES, CA** Census Tract: **9001.03** Total Rooms:
 Subdivision: **28490** Zoning: **LCRA40000*** Bedrooms: **3**
 Rec Date: **11/21/2014** Prior Rec Date: **02/20/1987** Bath(F/H): **2 /**
 Sale Date: **09/08/2014** Prior Sale Date: **01/1987** Yr Built/Eff: **1987 / 1987**
 Sale Price: **\$118,000** Prior Sale Price: **\$75,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1252322** Acres: **1.04** Fireplace: **/**
 1st Mtg Amt: **\$115,862** Lot Area: **45,230** Pool:
 Total Value: **\$90,700** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**6** Distance From Subject:**36.23 (miles)**
 Address: **16114 GARO ST, HACIENDA HEIGHTS, CA 91745-2917**
 Owner Name: **SUN YI F**
 Seller Name: **GILBERT FAMILY TRUST**
 APN: **8243-004-012** Map Reference: **85-F2 /** Living Area: **1,414**
 County: **LOS ANGELES, CA** Census Tract: **4086.31** Total Rooms: **6**
 Subdivision: **17218** Zoning: **LCR106** Bedrooms: **3**
 Rec Date: **11/21/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **09/19/2014** Prior Sale Date: Yr Built/Eff: **1955 / 1957**
 Sale Price: **\$390,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1252328** Acres: **0.18** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **7,917** Pool:
 Total Value: **\$53,152** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**25.6 (miles)**
 Address: **1553 W 113TH ST, LOS ANGELES, CA 90047-4932**
 Owner Name: **HERNANDEZ OMAR I D & LUZ D**
 Seller Name: **MALDONADO MARIO E**
 APN: **6077-018-024** Map Reference: **57-E5 /** Living Area: **1,110**
 County: **LOS ANGELES, CA** Census Tract: **6003.02** Total Rooms: **5**
 Subdivision: **14243** Zoning: **LCR1YY** Bedrooms: **3**
 Rec Date: **11/21/2014** Prior Rec Date: **05/03/2005** Bath(F/H): **1 /**
 Sale Date: **11/18/2014** Prior Sale Date: **04/27/2005** Yr Built/Eff: **1947 / 1947**
 Sale Price: **\$320,000** Prior Sale Price: **\$310,000** Air Cond: **WALL**
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **1252802** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$304,000** Lot Area: **5,250** Pool:
 Total Value: **\$290,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE ATTACHED GARAGE**

Comp #:**8** Distance From Subject:**29.6 (miles)**
 Address: **133 W SCENIC DR, MONROVIA, CA 91016-1610**
 Owner Name: **YOUNG KEVEN/PERKINS MAGGIE**
 Seller Name: **STABB JONATHAN & KRISTEN**
 APN: **8520-016-009** Map Reference: **29-B2 /** Living Area: **1,334**
 County: **LOS ANGELES, CA** Census Tract: **4303.01** Total Rooms: **5**
 Subdivision: **13657** Zoning: **MORL*** Bedrooms: **3**
 Rec Date: **08/29/2014** Prior Rec Date: **12/20/2000** Bath(F/H): **2 /**
 Sale Date: **07/25/2014** Prior Sale Date: **10/30/2000** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$682,000** Prior Sale Price: **\$305,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **913504** Acres: **0.34** Fireplace: **Y / 1**
 1st Mtg Amt: **\$477,400** Lot Area: **14,982** Pool:
 Total Value: **\$374,898** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:30.77 (miles)
 Address: 9502 REICHLING LN, PICO RIVERA, CA 90660-2941
 Owner Name: HUERTA STEVE & AUREA E
 Seller Name: QUICKSTOP LLC
 APN: 6376-017-010 Map Reference: 55-A4 / Living Area: 1,159
 County: LOS ANGELES, CA Census Tract: 5009.00 Total Rooms: 5
 Subdivision: 14374 Zoning: PRSF* Bedrooms: 3
 Rec Date: 10/20/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 10/13/2014 Prior Sale Date: Yr Built/Eff: 1950 / 1970
 Sale Price: \$380,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1101922 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$388,170 Lot Area: 5,419 Pool:
 Total Value: \$325,650 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:37.27 (miles)
 Address: 756 W AVENUE H6, LANCASTER, CA 93534-1518
 Owner Name: FIGUEROA ARTURO C
 Seller Name: BANK OF NY MELLON 2004-2
 APN: 3135-029-009 Map Reference: 160-A2 / Living Area: 1,477
 County: LOS ANGELES, CA Census Tract: 9008.04 Total Rooms: 6
 Subdivision: 23026 Zoning: LRRRA6000* Bedrooms: 3
 Rec Date: 01/09/2015 Prior Rec Date: 10/05/2000 Bath(F/H): 2 /
 Sale Date: 12/17/2014 Prior Sale Date: 09/14/2000 Yr Built/Eff: 1968 / 1968
 Sale Price: \$107,000 Prior Sale Price: \$88,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 27304 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$74,900 Lot Area: 6,017 Pool:
 Total Value: \$80,100 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:25.73 (miles)
 Address: 1344 E 89TH ST, LOS ANGELES, CA 90002-1222
 Owner Name: SANTANA INVESTORS LLC
 Seller Name: IMPAR INVESTMENTS INC
 APN: 6043-027-010 Map Reference: 58-D2 / Living Area: 1,343
 County: LOS ANGELES, CA Census Tract: 5352.00 Total Rooms:
 Subdivision: PARDEE TR Zoning: LCR2* Bedrooms: 3
 Rec Date: 12/17/2014 Prior Rec Date: 12/02/2014 Bath(F/H): 1 /
 Sale Date: 12/09/2014 Prior Sale Date: 11/07/2014 Yr Built/Eff: 1930 / 1930
 Sale Price: \$170,000 Prior Sale Price: \$100,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1372206 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$102,000 Lot Area: 6,733 Pool:
 Total Value: \$24,955 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:37.7 (miles)
 Address: 16005 WHITESPRING DR, WHITTIER, CA 90604-3751
 Owner Name: ESQUEDA OMAR R
 Seller Name: JIMENEZ YAMIL & RAQUEL
 APN: 8035-008-013 Map Reference: 84-C5 / Living Area: 1,300
 County: LOS ANGELES, CA Census Tract: 5037.02 Total Rooms: 6
 Subdivision: 24961 Zoning: LCRA06 Bedrooms: 3
 Rec Date: 09/10/2014 Prior Rec Date: 12/09/2002 Bath(F/H): 2 /
 Sale Date: 08/08/2014 Prior Sale Date: 10/21/2002 Yr Built/Eff: 1960 / 1960
 Sale Price: \$451,000 Prior Sale Price: \$285,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 947973 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$442,831 Lot Area: 6,829 Pool:
 Total Value: \$336,713 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:13 Distance From Subject:24.51 (miles)
 Address: 822 E 75TH ST, LOS ANGELES, CA 90001-2318
 Owner Name: OBSIDIAN DEV LLC
 Seller Name: WALKER IMOGENE
 APN: 6023-014-006 Map Reference: 52-C6 / Living Area: 1,107
 County: LOS ANGELES, CA Census Tract: 2395.01 Total Rooms: 2
 Subdivision: 6 Zoning: LAR2 Bedrooms: 2
 Rec Date: 12/17/2014 Prior Rec Date: 01/06/1993 Bath(F/H): 2 /
 Sale Date: 11/19/2014 Prior Sale Date: Yr Built/Eff: 1923 / 1933
 Sale Price: \$215,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1370216 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$182,750 Lot Area: 5,106 Pool:
 Total Value: \$20,754 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:17.31 (miles)
 Address: 2237 LYRIC AVE, LOS ANGELES, CA 90027-4751
 Owner Name: URBANITE INC
 Seller Name: KIYOHARA A & R E TRUST
 APN: 5433-016-002 Map Reference: 35-B3 / Living Area: 1,352
 County: LOS ANGELES, CA Census Tract: 1952.02 Total Rooms: 5
 Subdivision: 4944 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/03/2015 Prior Rec Date: 11/12/1975 Bath(F/H): 2 /
 Sale Date: 03/12/2015 Prior Sale Date: Yr Built/Eff: 1965 / 1965
 Sale Price: \$775,000 Prior Sale Price: \$50,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 368160 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$543,000 Lot Area: 5,600 Pool:
 Total Value: \$97,994 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:15 Distance From Subject:23.43 (miles)
 Address: 2148 W 84TH PL, LOS ANGELES, CA 90047-2905
 Owner Name: BERRIOS PATRICIA
 Seller Name: JONES SHERRY T
 APN: 6035-028-003 Map Reference: 57-D1 / Living Area: 1,464
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/03/2015 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 03/20/2015 Prior Sale Date: Yr Built/Eff: 1939 / 1943
 Sale Price: \$340,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: SPANISH
 Document #: 368212 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$333,841 Lot Area: 5,606 Pool:
 Total Value: \$45,746 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION PARKING AVAIL

Comp #:16 Distance From Subject:34.07 (miles)
 Address: 8626 PAINTER AVE, WHITTIER, CA 90602-3337
 Owner Name: PAINTER TRUST 8626
 Seller Name: STOCKPILE PROPERTY VENTURES LL
 APN: 8164-010-004 Map Reference: 61-E1 / Living Area: 1,388
 County: LOS ANGELES, CA Census Tract: 5019.00 Total Rooms: 5
 Subdivision: 18592 Zoning: WHR1YY Bedrooms: 2
 Rec Date: 11/05/2014 Prior Rec Date: 11/05/2014 Bath(F/H): 1 /
 Sale Date: 10/16/2014 Prior Sale Date: 10/16/2014 Yr Built/Eff: 1953 / 1954
 Sale Price: \$312,500 Prior Sale Price: \$310,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1176657 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$184,958 Lot Area: 6,122 Pool:
 Land Use: SFR Park Area/Cap#: / 2 Roof Mat: GRAVEL & ROCK
 Parking: PARKING AVAIL

Comp #:17 Distance From Subject:29.87 (miles)
 Address: 5326 HUDDART AVE, ARCADIA, CA 91006-5953
 Owner Name: LUU LUAN Q/TRAN NANCY
 Seller Name: LUU BE & WAE H
 APN: 8572-018-008 Map Reference: 38-F3 / Living Area: 1,366
 County: LOS ANGELES, CA Census Tract: 4315.02 Total Rooms: 5
 Subdivision: 16917 Zoning: LCR105 Bedrooms: 3
 Rec Date: 10/28/2014 Prior Rec Date: 10/03/1995 Bath(F/H): 2 /
 Sale Date: 10/01/2014 Prior Sale Date: Yr Built/Eff: 1950 / 1952
 Sale Price: \$550,000 Prior Sale Price: \$181,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1136439 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$278,000 Lot Area: 6,597 Pool:
 Total Value: \$245,273 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:18 Distance From Subject:39.51 (miles)
 Address: 2241 JOSIE AVE, LONG BEACH, CA 90815-2337
 Owner Name: SLATERRY JOSHUA & BELIA
 Seller Name: BELLE ROSE INDUSTRIES LLC
 APN: 7232-025-013 Map Reference: 76-E2 / Living Area: 1,173
 County: LOS ANGELES, CA Census Tract: 5744.00 Total Rooms: 5
 Subdivision: 17177 Zoning: LBR1N Bedrooms: 3
 Rec Date: 10/28/2014 Prior Rec Date: 07/18/2014 Bath(F/H): 2 /
 Sale Date: 09/30/2014 Prior Sale Date: 07/02/2014 Yr Built/Eff: 1952 / 1952
 Sale Price: \$580,000 Prior Sale Price: \$460,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1139266 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$592,470 Lot Area: 5,298 Pool:
 Total Value: \$72,954 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:19 Distance From Subject:20.9 (miles)
 Address: 207 SIERRA VIEW RD, PASADENA, CA 91105-1449
 Owner Name: WORKMAN MARK L & HOLLY R
 Seller Name: KROCK LIVING TRUST
 APN: 5715-008-011 Map Reference: 26-D5 / Living Area: 1,456
 County: LOS ANGELES, CA Census Tract: 4638.00 Total Rooms: 4
 Subdivision: 3850 Zoning: PSR6 Bedrooms: 2
 Rec Date: 10/23/2014 Prior Rec Date: 06/11/2012 Bath(F/H): 2 /
 Sale Date: 10/03/2014 Prior Sale Date: 05/02/2012 Yr Built/Eff: 1950 / 1950
 Sale Price: \$950,000 Prior Sale Price: \$670,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1122222 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$625,500 Lot Area: 7,039 Pool:
 Total Value: \$686,502 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:20 Distance From Subject:20.1 (miles)
 Address: 3877 3RD AVE, LOS ANGELES, CA 90008-1903
 Owner Name: IVARSSON NIKLAS H
 Seller Name: TRIMAR PROPERTIES LLC
 APN: 5034-016-032 Map Reference: 51-D1 / Living Area: 1,452
 County: LOS ANGELES, CA Census Tract: 2340.00 Total Rooms: 4
 Subdivision: 809 Zoning: LAR1 Bedrooms: 4
 Rec Date: 10/28/2014 Prior Rec Date: 04/23/2014 Bath(F/H): 2 /
 Sale Date: 10/06/2014 Prior Sale Date: 04/21/2014 Yr Built/Eff: 1921 / 1936
 Sale Price: \$442,000 Prior Sale Price: \$360,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1135963 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$417,000 Lot Area: 5,200 Pool:
 Total Value: \$339,100 # of Stories: 2.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / 1 Parking: NONE

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **May 28, 2015**

JOB ADDRESS: **17117 WEST GERMAIN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2695-007-011**

CASE#: **541036**

ORDER NO: **A-3434509**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 10, 2014**

COMPLIANCE EXPECTED DATE: **March 07, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3434509

NON-COMPLIANCE FEE WARNING:

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II 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 chage 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 LosAngeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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)374-9840.

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

Inspector: _____



Date: February 03, 2014

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


REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **May 28, 2015**

JOB ADDRESS: **17117 WEST GERMAIN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2695-007-011**

CASE#: **236397**

ORDER NO: **A-1925882**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 06, 2008**

COMPLIANCE EXPECTED DATE: **October 16, 2008**

DATE COMPLIANCE OBTAINED: **March 17, 2009**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1925882

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATTILOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

AKRAM SHAFIPOOR, TR MAAM GROUP TRUST 10/16/08 the
P.O. BOX 12375 Date
MARINA DEL REY, CA 90295

CASE #: 236397
ORDER #: A-1925882
EFFECTIVE DATE: October 06, 2008
COMPLIANCE DATE: October 16, 2008

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

[Signature]
Signature

OWNER OF
SITE ADDRESS: 17117 W GERMAIN ST
ASSESSORS PARCEL NO.: 2695-007-011
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.) as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of miscellaneous household items in the required Yard(s).
By removing all such items.

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

Location: Entire property

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

PENALTY WARNING:

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

APPEAL PROCEDURES:

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



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

102050520091838

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$100.00 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (818)374-9840. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:



Date: October 03, 2008

WILLIE ROSS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9840


REVIEWED BY