

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

May 27, 2015

Council District: # 7

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

JOB ADDRESS: **10300 NORTH JOHANNA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2549-025-004**

On September 29, 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: **10300 North Johanna Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 29, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	30.75
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,319.31</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 **\$1,319.31** 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 **\$1,319.31** 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

## **Property Title Report**

**Work Order No. T11278**  
**Dated as of: 04/23/2015**

**Prepared for: City of Los Angeles**

### **SCHEDULE A** (Reported Property Information)

**APN #: 2549-025-004**

**Property Address: 10300 N JOHANNA AVE**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : Rita F. Salem, an unmarried woman, as her sole and separate property**

**Grantor : Naseb R. Foronjy and Angela T. Foronjy, husband and wife**

**Deed Date : 6/3/1974**

**Recorded : 7/26/1974**

**Instr No. : 4612**

**Mailing Address: Rita F. Salem- Not shown.**

**420 MULBERRY ST NE #A ALBUQUERQUE NM 87106**

### **SCHEDULE B**

#### **LEGAL DESCRIPTION**

*The following described property:*

*That portion of Lot 77 of Hansen Heights, County of Los Angeles, as per map recorded in Book 13 Page 142 of Maps, described as follows:*

*Beginning at the intersection of the Northerly line of the Southerly 7.2 acres of said Lot 77 with the Westerly line of said Lot 77; thence the Northwesterly corner of said Lot 77 bears North 18 degrees 22' West 47.63 feet distance marked by a 2 inch iron pipe; thence along the Westerly line of said Lot 77 South 18 degrees 22' East 93.04 feet to the Northwest corner of the land described in the deed recorded in Book 23053 Page 274, Official Records; thence along the North line of said land of Cox and said line prolonged South 89 degrees 56' 30" East 226.58 feet; thence along a line parallel with the Westerly line of said Lot 77 North 18 degrees 22' West 93.04 feet to an intersection with a line parallel with the Southerly line of said Lot 77 which passes through the point of beginning; thence North 89 degrees 56' 30" West 226.58 feet to the point of beginning. The exact quantity of land or number of acres and/or square feet contained within the property described herein is not guaranteed by this company.*

**Assessor's Parcel No: 2549-025-004**

**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. T11278

**SCHEDULE B (Continued)**

**MORTGAGES/LIENS**

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

**Amount :** \$37,600.00

**Dated :** 7/9/1974

**Trustor :** Rita F. Salem

**Trustee :** Golden State Service Corporation, a California Corporation

**Beneficiary :** Verdugo Savings and Loan Association, a California Corporation

**Recorded :** 7/26/1974

**Instr No. :** 4613

**Mailing Address:** Verdugo Savings and Loan Association,  
707 Foothill Boulevard, La Canada, Ca 91011.

**Mailing Address:** Golden State Service Corporation - Not Shown.

Assignment of the above referenced security instrument is as follows:

**Assignee :** The First National Bank of Chicago, as trustee under that Certain Pooling and Servicing agreement dated as of April 1, 1995, for RTC Mortgage Pass-through Certificates, series 1995-1

**Recorded :** 1/19/1996

**Instr No. :** 96 99646

**Mailing Address:** The First National Bank of Chicago-Not shown.

Assignment of the above referenced security instrument is as follows:

**Assignee :** Beal Bank S.S.B., a Texas State Savings Bank

**Recorded :** 6/24/2003

**Instr No. :** 03 1803207

**Mailing Address:** Beal Bank, 6000 Legacy Dr./2E, Plano, TX 75024-3601.

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

**Trustee :** Gramercy Mortgage Corporation, a California Corporation

**Recorded :** 12/16/1985

**Instr No. :** 85 1480215

**Mailing Address:** Gramercy Mortgage Corporation P. O. Box 6008, Millbrae, California 94030.

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

**Trustee :** Gramercy Mortgage Corporation

**Recorded :** 8/22/1989

**Instr No. :** 89-1350069

**Mailing Address:** Gramercy Mortgage 979 Broadway, Millbrae, CA, 94030.

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

**Trustee :** Gramercy Mortgage Corporation

**Recorded :** 6/7/1991

**Instr No. :** 91 856645

**Mailing Address:** Gramercy Mortgage Corporation, 979 Broadway Millbrae, CA, 94030.

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

**Trustee :** Winslow Service Corporation

**Recorded :** 12/5/1991

**Instr No. :** 91 1911720



**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. T11278

**SCHEDULE B (Continued)**

**Mailing Address:** Winslow Service Corporation, 979 Broadway, Millbrae, CA, 94030.

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

**Trustee :** Winslow Service Corporation

**Recorded :** 7/7/1992

**Instr No. :** 92 1228389

**Mailing Address:** Winslow Service Corporation 979 Broadway, Millbrae, CA, 94030.

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

**Trustee :** Lonestar Mortgage Services, L.L.C

**Recorded :** 12/30/1997

**Instr No. :** 97 2033505

**MAILING ADDRESS:** Lonestar Mortgage Services, L.L.C P.O. Box 616388, Dallas, TX 76251-6388

**Type of Document:** A deed of trust to secure the payment of the amount of \$0.00 under that certain bond and any other obligations secured thereby.

**Dated :** 10/12/1985

**Trustor :** Rita Salem

**Trustee :** Joseph Joblin or Robert W. Nairin or Ernest Donato of Los Angeles

**Beneficiary :** Donald Horowitz

**Bail Bond No. :** ML 497864

**Recorded :** 11/25/1985

**Instr No. :** 85-1400129

**Mailing Address:** Joseph Joblin Mailing - Not Shown.

**Mailing Address:** Robert W. Nairin - Not Shown.

**Mailing Address:** Ernest Donato - Not Shown.

**Mailing Address:** Donald Horowitz - Not Shown.

**Type of Document:** A deed of trust to secure the payment of the amount of \$0.00 under that certain bond and any other obligations secured thereby.

**Dated :** 12/8/1985

**Trustor :** Rita Salem

**Trustee :** Joseph Joblin or Robert W. Nairin or Ernest Donato of Los Angeles

**Beneficiary :** Donald Horowitz

**Bail Bond No. :** ML 503210

**Recorded :** 1/27/1986

**Instr No. :** 86 102579

**Mailing Address:** Joseph Joblin Mailing - Not Shown.

**Mailing Address:** Robert W. Nairin - Not Shown.

**Mailing Address:** Ernest Donato - Not Shown.

**Mailing Address:** Donald Horowitz - Not Shown.

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** Beal Bank S.S.B.

**Recorded :** 6/24/2003

**Instr No. :** 03 1803207

**MAILING ADDRESS:** Beal Bank S.S.B. 6000 Legacy Dr. / 2E Plano, TX 75024-3601



JUL 26 1974

TITLE INSURANCE & TRUST CO.

RECORDING REQUESTED BY

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

NAME Mr. & Mrs. Ibrahim J. Salem  
STREET ADDRESS 10300 Johanna Avenue  
Sunland, California  
CITY, STATE ZIP

TITLE ORDER NO. 734776 ESCROW NO. 3718-H

SAWYER

4612



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

FEE  
\$3  
8

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 51.70

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

NASEB R. FORONJY AND ANGELA T. FORONJY, Husband and Wife

hereby GRANT(S) to

RITA F. SALEM, an unmarried woman, as her  
sole and separate property

the following described real property in the City and

County of Los Angeles

, State of California:

That portion of Lot 77 of Hansen Heights, County of Los Angeles, as per map recorded in Book 13 Page 142 of Maps, described as follows:

Beginning at the intersection of the northerly line of the southerly 7.2 acres of said Lot 77 with the westerly line of said Lot 77 whence the northwesterly corner of said Lot 77 bears North 18 degrees 22' West 47.63 feet distance marked by a 2 inch iron pipe; thence along the westerly line of said Lot 77 South 18 degrees 22' East 93.04 feet to the northwest corner of the land described in the deed recorded in Book 23053 Page 274, Official Records; thence along the north line of said land of Cox and said line prolonged South 89 degrees 56' 30" East 226.58 feet; thence along a line parallel with the westerly line of said Lot 77 North 18 degrees 22' West 93.04 feet to an intersection with a line parallel with the southerly line of said Lot 77 which passes through the point of beginning; thence North 89 degrees 56' 30" West 226.58 feet to the point of beginning.

Dated June 3, 1974

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 18, 1974

before me, the undersigned, a Notary Public in and for said State, personally appeared

Naseb R. Foronjy

Angela T. Foronjy

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

Signature Helen M. Smith

Naseb R. Foronjy

Angela T. Foronjy



(This area for official notarial seal)

JUL 26 1974

JUL 26 1974

TITLE INSURANCE & TRUST CO.

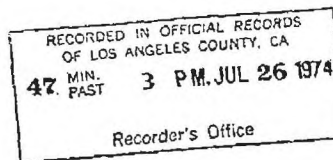
Recorded at the request of:

4613

WHEN RECORDED MAIL TO  
VERDUGO SAVINGS AND LOAN  
ASSOCIATION

707 Foothill Boulevard  
La Canada, Ca. 91011

Escrow or 80990 Title  
Loan No. 8161 Order No. 7347276  
Shawna Sawyer



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Trust and Assignment of Rents (Short Form)

Incorporating by reference certain provisions of a fictitious deed of trust recorded in Los Angeles County.  
A copy of said provisions is set forth on the reverse hereof.

This Deed of Trust, Made this 9th day of July, 1974, between

RITA F. SALEM, an unmarried woman

, herein called TRUSTOR,

whose address is 10300 Johanna Avenue  
(Number and Street)

Sunland  
(City)

91040  
(Zip)

California  
(State)

GOLDEN STATE SERVICE CORPORATION, a California corporation, herein called TRUSTEE, and  
VERDUGO SAVINGS AND LOAN ASSOCIATION, a California corporation, herein called BENEFICIARY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST,  
WITH POWER OF SALE, that property in Los Angeles County, California, described as:

Per legal description attached and made a part hereto.

TOGETHER WITH (a) all buildings, improvements and fixtures now, or hereafter placed thereon, it being understood and agreed that all clauses of property  
attached or unattached used in connection therewith shall be deemed fixtures, and (b) the rents, issues and profits thereof, subject, however, to the right,  
power and authority given to Beneficiary by Paragraph (18) of the provisions incorporated herein by reference to collect and apply such rents, issues, and  
profits.

FOR THE PURPOSE OF SECURING:

1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promis-  
sory note of even date herewith, and any extensions or renewal thereof, in the principal sum of \$ 37,600.00, executed by Trustor in favor  
of Beneficiary or order. 3. Payment of such additional sums, with interest thereon (a) as may be hereafter borrowed from Beneficiary by the then record  
owner or owners of the above property and evidenced by other promissory note or notes reciting that they are secured by this Deed of Trust, or (b) as may  
be added to the indebtedness secured hereby in accordance with the provisions of this Deed of Trust. 4. Performance of and compliance with every obli-  
gation, covenant and agreement incorporated by reference or contained in such note or notes and this Deed of Trust. 5. Performance of all agreements  
of Trustor to pay fees and charges of the Beneficiary whether or not herein set forth.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

That Paragraphs numbered (1) through (24), both inclusive, of the provisions of the fictitious Deed of Trust, recorded in the County in which the above  
property is located on September 23, 1959, in Los Angeles County, Book T943, Page 140, shall be and they are hereby adopted and included in this  
Deed of Trust by reference as though written in full herein (which provisions are printed on the reverse hereof); that Trustor is bound by and will observe  
the provisions so adopted and included by reference in the same manner and with like effect for all purposes as though such provisions were set forth  
in full in this Deed of Trust; and that the references to property, obligations and parties in such provisions shall be construed to refer to the property,  
obligations and parties set forth in this Deed of Trust. Trustor acknowledges that a full copy of said provisions is set forth in full on the reverse hereof,  
and that he has read the same and is familiar therewith.

Trustor requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to him at his address set forth above.

STATE OF CALIFORNIA, } ss.  
COUNTY OF Los Angeles

On July 12, 1974  
before me, the undersigned, a Notary Public in and  
for said County and State, personally appeared  
Rita F. Salem

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

WITNESS my hand and official seal.

(Seal) Helen M. Smith  
Notary Public in and for said County and State.

If executed by a Corporation the Corporation Form of  
Acknowledgment must be used.



Signature of Trustor

Rita F. Salem  
Rita F. Salem

JUL 26 1974

JUL 26 1974

**Acceleration Clause: Right of Beneficiary to Declare All Sums Due on any Transfer or Encumbrance.** That Beneficiary shall have the right, at its option, to declare any indebtedness secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately, without demand or notice, due and payable if,

(b) if Trustor is a partnership and the interest of a general partner is assigned or transferred, or

(c) if Trustor is a corporation and more than 25% of the corporate stock thereof is sold, transferred or assigned during a 12 month period.

Failure to exercise such option on the occasion of the occurrence of any one or more of the events above specified shall not constitute waiver of the right to exercise the option in the event of a subsequent occurrence of any one or more such events.



34843-4234  
RECORDING REQUESTED BY  
**S & H Bail Bonds - 3113**  
14419 SYLVAN ST., VAN 91401  
781-6011, 873-1007  
AND WHEN RECORDED MAIL TO

ASSOCIATED BOND & INSURANCE AGENCY  
650 South Spring Street, Suite 910  
Los Angeles, California 90014

85-1400129

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

21 MIN. 2 P.M. NOV 25 1985  
PAST.

FEE  
\$5  
G

### DEED OF TRUST

This Deed of Trust, Made this 12 day of October, 1985  
Between Rita Salem, herein called TRUSTOR,  
Joseph Jublin, or Robert W. Nairn or Ernest Donato of Los Angeles, California, herein called TRUSTEE,  
and DONALD HOBOWITZ, herein called BENEFICIARY.

WITNESSETH: That Trustor hereby GRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property  
in the County of Los Angeles, State of California, described as:

Lot 212, 77 Block Tract Hansen Heights

as per map recorded in Book 288 of Maps, Miscellaneous Records

in the office of the County Recorder of Los Angeles County.

10300 JOHANNA AVE, SUNLAND

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures  
and liability suffered, sustained, made or incurred by the National Automobile and Casualty Insurance Co., hereinafter called the Surety  
or Beneficiary (and as more fully set forth and described in a certain indemnity agreement, which agreement is made a part hereof by  
reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of

Victor Louis Kelley in the matter of PEOPLE OF THE STATE OF CALIFORNIA

vs. Victor Louis Kelley AND FOR WHICH AMOUNTS and the matters set forth in the said  
indemnity agreement, the presents are security, (and the ML 47782)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said  
bond has been declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account  
of the aforesaid Undertaking; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment  
has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss,  
damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall  
be the warrant of the Trustor to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after  
deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten  
per cent per annum from demand to date of payment and attorney's fees.

IT IS FURTHER AGREED THAT: UPON Delivery of said Certificate to Trustor, Beneficiary may declare all sums or obligations  
secured hereby due and payable by delivery to Trustor of written declaration of default and demand for sale and of written notice of  
default and of election to cause to be sold said property, which notice Trustor shall cause to be duly filed for record.

IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-  
named Trustors and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustors; and, said one  
Trustor shall be deemed to be the attorney-in-fact for the other Trustors for those purposes. The authority thus granted herein shall be  
deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustors for whom such one  
Trustor shall be acting.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to  
him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder  
for a copy of such notice.

Signature of Trustor	STREET AND NUMBER	CITY	STATE
<u>Rita Salem</u>	<u>10300</u>	<u>Johanna Ave, Sunland</u>	<u>Cal.</u>
<u>Rita Salem</u>	<u>10300</u>	<u>Johanna Ave, Sunland</u>	<u>Cal.</u>

Witness by Stanley J. Porter 14419 Sylvan, Van Nuys, Cal.  
STATE OF CALIFORNIA Stanley J. Porter  
COUNTY OF Los Angeles

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in

and for said State, personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person \_\_\_\_\_ whose name \_\_\_\_\_

subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.

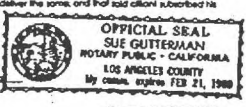
WITNESS my hand and official seal.

Official Notarial Seal:

NOTARY PUBLIC

FORM 5104-C

STATE OF CALIFORNIA, County of Los Angeles 1st 85-1400129 2  
On this 15 day of November, 1947, before me, the undersigned,  
a Notary Public in and for said County and State, personally appeared  
Anthony Spector  
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, as a Witness thereto, who being by me duly sworn, depose and say: that  
this Witness was present and saw \_\_\_\_\_  
\_\_\_\_\_ personally known to the said Witness (or proved to me on the basis of sat-  
isfactory evidence) to be the same person described in and whose name is subscribed to the within and  
on record instrument as a party thereto, execute and deliver the same, and that said client subscribed his  
name to the within instrument as a Witness.  
WITNESS my hand and official seal.  
Signed Sue Gutterman  
Notary Public - California  
My comm. expires FEB 21, 1948



Notary (25 Nov 47)

(This space for official seal)

WORLD TITLE COMPANY

AND WHEN RECORDED MAIL TO

Pacific Sentinel Corporation,  
P. O. Box 90734,  
Los Angeles, California  
90009-0734.

808161-4

808161-4

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

DEC 16 '85 AT 8 A.M.

Recorder's Office

FEE  
\$5  
J

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Substitution of Trustee

PSC 11-294  
808161-4

WHEREAS Rita P. Salem, an unmarried woman was the original Trustor, Golden State Service Corporation, a California corporation was the original Trustee, and Verdugo Savings and Loan Association, a California corporation was the original Beneficiary under that certain Deed of Trust dated July 9, 1974 and recorded on July 26, 1974 as instrument number 4613, Book T8954, Page 507 of Records of Los Angeles County, California and

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

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

NOW, THEREFORE, the undersigned hereby substitutes Gramercy Mortgage Corporation, a California corporation, whose home office address is P.O. Box 6008, Millbrae, California 94030., as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated November 23, 1985 Homestead Savings

BY

PAT KOLLEN  
PAT KOLLEN, ASSISTANT SECRETARY  
HOMESTEAD SAVINGS A FEDERAL SAVINGS  
AND LOAN ASSOCIATION

### Corporation Acknowledgment

STATE OF CALIFORNIA

COUNTY OF SAN MATEO } ss.

On November 23, 1985

before me, the undersigned, a Notary Public in and for said State, personally appeared PAT KOLLEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Secretary, and

personally known to me (or proved to me on the basis of satisfactory evidence) to be ASSISTANT Secretary of the Corporation that executed the within instrument, I know to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Leann Robertson  
Notary's Name (Typed or Printed)



(This area for official notarial seal)

PSC 2

253390-11

68



35226-4919  
RECORDING REQUESTED BY  
**S & H Bail Bonds - 3113**  
14419 SYLVAN ST., VAN. 91401  
781-6011 • 873-1007  
AND WHEN RECORDED MAIL TO

86 102579

ASSOCIATED BOND & INSURANCE AGENCY  
650 South Spring Street, Suite 910  
Los Angeles, California 90014

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY,  
CALIFORNIA  
I MIN. 2 PM JAN 27 1986  
PAST.

FEE  
\$5  
R

## DEED OF TRUST

This Deed of Trust, Made this 8 day of DECEMBER, 1985

Between RITA SALEM, herein called TRUSTOR,  
Joseph Joblin, or Robert W. Nairn or Ernest Deane of Los Angeles, California, herein called TRUSTEE,

and JOHN D. HOROWITZ, herein called BENEFICIARY.

WITNESSETH That Trustor hereby GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property

In the County of LOS ANGELES, State of California, described as:

Lot Portion 77 Block 77 Tract HANSEN Heights

as per map recorded in Book 10300 Page 10300 of Maps, Miscellaneous Records

in the office of the County Recorder of LOS ANGELES County.

10300 JOHANNA AVE, SUNLAND

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by the National Automobile and Casualty Insurance Co., hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain Indemnity agreement, which agreement is made a part hereof by reference as though herein fully set forth) an account of, growing out of, or resulting from the execution of a certain bond on behalf of

Andrew James Salem the matter of PEOPLE OF THE STATE OF CALIFORNIA

Amleen James Salem AND FOR WHICH AMOUNTS and the matters set forth in the said Indemnity agreement, the presents are security. (Bond No. MS03210)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Undertaking; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustor to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten per cent per annum from demand to date of payment and attorney's fees.

IT IS FURTHER AGREED THAT: UPON Delivery of said Certificate to Trustor, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustor of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustor shall cause to be duly filed for record.

IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and, said one Trustee shall be deemed to be the attorney-in-fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

Signature of Trustor	STREET AND NUMBER	CITY	STATE
<u>Rita Salem</u>	<u>10300 JOHANNA AVE,</u>	<u>SUNLAND,</u>	<u>CA 91060</u>
<u>Rita Salem</u>			

Witness by Stanley Specter 14419 SYLVAN, VAN NUS, CALIF.  
STATE OF CALIFORNIA, Stanley Specter  
) ss.

COUNTY OF LOS ANGELES

On this 8 day of DECEMBER, 1985, before me, the undersigned, a Notary Public in

and for said State, personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person \_\_\_\_\_ whose name \_\_\_\_\_

subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.

WITNESS my hand and official seal.

Official Notarial Seal:

NOTARY PUBLIC

FORM 5104-C

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } ss

86- 102579

On this 20 day of January, 1986, before me the undersigned  
a Notary Public in and for said County and State personally appeared

Stanley Spector  
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, as a Witness thereto, who being by me duly sworn, deposes and says that  
this Witness was present and saw Peter Stalen

Peter Stalen, personally known to the said Witness (or proved to me on the basis of satis-  
factory evidence) to be the same person described in and whose name is subscribed to the within and  
annexed instrument as a party thereto execute and deliver the same and that said affiant subscribed his  
name to the within instrument as a Witness.

WITNESS my hand and official seal.

Signature Sue Cutlerman



CALIFORNIA  
RECORDING REQUESTED BY

9242061  
Fidelity National Title  
Insurance Company

AND WHEN RECEIVED MAIL TO  
GRAMERCY MORTGAGE  
979 BROADWAY  
MILLBRAE, CA. 94030

ATTN: Trustee Department

Trustee Sale No. 808161-4

89-1350069

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

1 MIN. 4 P.M. AUG 22 1989

FEE  
\$5  
S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, RITA F. SALEN, an unmarried woman was the original Trustor.  
GOLDEN STATE SERVICE CORPORATION, A California Corporation was the original Trustee, and  
VERDUGO SAVINGS AND LOAN ASSOCIATION, A California Corporation

was the original Beneficiary  
under that certain Deed of Trust made the 9th day of July 1974 and recorded the 26th day  
of July 1974, as Instrument No. 4613 in Book T8954, Page 507 of Official Records of

LOS ANGELES County, California, and WHEREAS, the undersigned desire to substitute a new Trustee under said  
Deed of Trust, in the place and stead of the original Trustee hereunder.

NOW, THEREFORE, the undersigned hereby substitutes GRAMERCY MORTGAGE CORPORATION  
whose address is 979 BROADWAY  
MILLBRAE, CALIFORNIA 94030

as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the  
singular number includes the plural.

DATED: This 18th day of AUGUST 1989

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

BY: Janice Angelot  
JANICE ANGELOT, ASST. SECRETARY

\*FORMERLY KNOWN AS VERDUGO SAVINGS AND LOAN ASSOCIATION  
Present Owner of Note secured by said Deed of Trust  
(Beneficiary or present successor in interest)

STATE OF CALIFORNIA  
County of \_\_\_\_\_

On \_\_\_\_\_ 19\_\_\_\_  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared \_\_\_\_\_

to me to be the person who executed the within and  
ing instrument and acknowledged to me that  
ad the same.

TARY  
SIGNATURE  
STATE OF CALIFORNIA  
County of \_\_\_\_\_

On this \_\_\_\_\_ 19\_\_\_\_  
before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared \_\_\_\_\_

to be \_\_\_\_\_ known to me  
of the partners of the partnership that executed the within instru-  
ment, and acknowledged to me that such partnership executed the  
same. WITNESS my hand and official seal.

NOTARY  
SIGNATURE \_\_\_\_\_

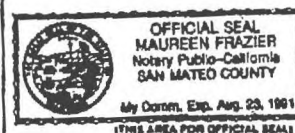
STATE OF CALIFORNIA  
County of SAN MATEO

On August 18, 1989  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared  
Janice Angelot

Known to me to be the \_\_\_\_\_ President and

known to me to be the \_\_\_\_\_ Asst. Secretary of the  
corporation that executed the within instrument, and known to  
me to be the persons who executed the within instrument on  
behalf of the corporation therein named, and acknowledged to  
me that such corporation executed the within instrument pur-  
suant to its by-laws or a resolution of its board of directors.

NOTARY  
SIGNATURE Maureen Frazier  
MAUREEN FRAZIER





**91 856645**

050300/

AND WHEN RECEIVED MAIL TO  
GRAMERCY MORTGAGE  
979 BROADWAY  
MILLBRAE, CA. 94030

**ATTN: Trustee Department**

Trustee Sale No. 808161-4

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

**JUN 7 1991 AT 8 A.M.**

Recorder's Office

**FEE**  
**\$5**  
**P**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SUBSTITUTION OF TRUSTEE

WHEREAS, RITA F. SALEN, an unmarried woman was the original Trustor,  
GOLDEN STATE SERVICE CORP., A CALIFORNIA CORP. was the original Trustor, and  
VERDUGO SAVINGS AND LOAN ASSOC., A CALIF. CORP.

\_\_\_\_\_ was the original Beneficiary  
under that certain Deed of Trust made the 9th day of JULY, 19 74 and recorded the 26th day  
of JULY, 19 74 as Instrument No. 4613 in Book T8954 Page 507 of Official Records of \_\_\_\_\_

**LOS ANGELES** County, California, and WHEREAS, the undersigned desire to substitute a new Trustee under said **Deed of Trust**, in the place and stead of the original Trustee hereunder.

NOW, THEREFORE, the undersigned hereby substitutes \_\_\_\_\_ GRAMERCY MORTGAGE CORPORATION  
whose address is \_\_\_\_\_ 979 BROADWAY  
\_\_\_\_\_ MILLBRAE, CALIFORNIA 94030

as Trustee under said Deed of Trust.

Wherever the context heretofore requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

**DATED:** This 4th day of JUNE, 1991,  
HOMESTEAD SAVINGS, A FEDERAL  
SAVINGS AND LOAN ASSOCIATION \*

BY: \_\_\_\_\_ BY: Kathleen Paulsen  
KATHLEEN PAULSEN, ASST. SECRETARY

\*formerly known as Verdugo Savings and Loan Assoc., a Calif. Corp.

Present Owner of Note secured by said Deed of Trust  
(Beneficiary or present successor in interest)

RECORDER'S MEMO:  
POOR RECORD IS DUE TO  
QUALITY OF ORIGINAL DOCUMENT

STATE OF CALIFORNIA  
County of \_\_\_\_\_ } ss.

18  
herein, the undersigned, a Notary Public in and for said  
state, personally appeared \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

o me to be the person\_\_\_\_\_who executed the within and  
g instrument and acknowledged to me that\_\_\_\_\_  
| the same.

TARY \_\_\_\_\_  
 URE \_\_\_\_\_  
 OF CALIFORNIA  
 County of \_\_\_\_\_ } EL

On this \_\_\_\_\_, 19\_\_\_\_,  
before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared \_\_\_\_\_

*(continued)*

is partner in the partnership that existed in within reason-  
and acknowledged to me that such partnership existed then  
WITNES: my hand and official seal.

DATE \_\_\_\_\_  
BY \_\_\_\_\_

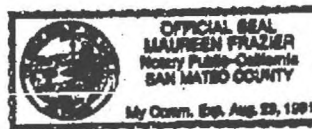
STATE OF CALIFORNIA }  
County of SAN MATEO } ss.

On June 4 1991,  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared KATHLEEN PAULSEN.

known to me to be the ASST. SECRETARY HAKKEM and

knows me to be the \_\_\_\_\_ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

NOTARY SIGNATURE Maureen Frazier  
MAUREEN FRAZIER



CALIFORNIA  
RECORDING REQUESTED BY

91 1911720

AND WHEN RECORDED MAIL TO

WINSLOW SERVICE CORPORATION  
979 BROADWAY  
MILLBRAE, CA 94030

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

DEC 5 1991 AT 8 A.M.

Recorder's Office

FEE  
\$5  
G

Trustee Sale No. 808161-4.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

RITA F. SALEM, an unmarried woman

WHEREAS, \_\_\_\_\_ was the original Trustor,  
GOLDEN STATE SERVICE CORPORATION, A California Corporation  
\_\_\_\_\_ was the original Trustee, and  
VERDUGO SAVINGS AND LOAN ASSOCIATION, A California Corporation

\_\_\_\_\_ was the original Beneficiary  
under that certain Deed of Trust made the 9th day of July 19 74, and recorded the 26th day  
of July 74, 4613 T8954 507, as Instrument No. \_\_\_\_\_ in Book \_\_\_\_\_ Page \_\_\_\_\_ of Official Records of  
Los Angeles County, California, and WHEREAS, the undersigned desire to substitute a new Trustee under said  
Deed of Trust, in the place and stead of the original Trustee hereunder.

NOW, THEREFORE, the undersigned hereby substitutes WINSLOW SERVICE CORPORATION  
whose address is 979 BROADWAY  
MILLBRAE, CA 94030

as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the  
singular number includes the plural.

DATED: This Nov. 29th day of 19 91

BY:

BY:

\*formerly known as Verdugo Savings and  
Loan Association, a California Corp.

HOMESTEAD SAVINGS, A FEDERAL  
SAVINGS AND LOAN ASSOCIATION \*

KATHLEEN PAULSEN, ASST. SECRETARY

Present Owner of Note secured by said Deed of Trust  
(Beneficiary or present successor in interest)

STATE OF CALIFORNIA  
County of \_\_\_\_\_

On \_\_\_\_\_ 19 \_\_\_\_\_  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared \_\_\_\_\_

known to me to be the person \_\_\_\_\_ who executed the within and  
foregoing Instrument and acknowledged to me that \_\_\_\_\_  
executed the same.

NOTARY  
SIGNATURE \_\_\_\_\_

STATE OF CALIFORNIA  
County of \_\_\_\_\_

On this \_\_\_\_\_ 19 \_\_\_\_\_  
before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared \_\_\_\_\_

known to me  
to be \_\_\_\_\_  
of the partners of the partnership that executed the within instru-  
ment, and acknowledged to me that such partnership executed the  
same. WITNESS my hand and official seal.

NOTARY  
SIGNATURE \_\_\_\_\_

STATE OF CALIFORNIA  
County of SAN MATEO

On Nov. 29, 19 91  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared  
KATHLEEN PAULSEN

known to me to be the \_\_\_\_\_ President and

known to me to be the ASST. Secretary of the  
corporation that executed the within instrument, and known to  
me to be the persons who executed the within instrument on  
behalf of the corporation therein named, and acknowledged to  
me that such corporation executed the within instrument pur-  
suant to its by-laws or resolution of its board of directors.

NOTARY  
SIGNATURE \_\_\_\_\_

MARIANNE BRYANT



(THIS AREA FOR OFFICIAL SEAL)

06504535





95 1662923

RECORDING REQUESTED BY

T.O. SERVICE COMPANY

and when recorded mail to

T.O. Service Company  
1750 E. 4th Street, Ste 700  
P.O. Box 11988  
Santa Ana, CA 92711-1988

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

OCT 16 1995 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE  
SUBSTITUTION OF TRUSTEE

Inv. No. 1190912  
T.S. No. E225380  
Unit Code: E  
Loan No. 891295-7/AMMON

FEE \$40 1  
2

NOTICE IS HEREBY GIVEN: That the beneficiary desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner provided for in said Deed of Trust and does hereby substitute

ANCHOR MORTGAGE SERVICES, INC. FKA  
SUBURBAN COASTAL CORP.

231 East Avenue  
Albion, NY 14411

U.F. SERVICE CORPORATION

was the original Trustee in the Deed of Trust hereinafter described:

TRUSTOR: DOUGLAS H. AMMON  
CHERYL L. AMMON

BENEFICIARY: UNITED SAVINGS BANK, F.S.B.

Recorded April 13, 1989 as Instr. No. 89 579522 in Book

Page of Official Records in the office  
of the Recorder of Los Angeles County;

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated September 28, 1995

CURRENT BENEFICIARY:

BANKAMERICA NATIONAL TRUST COMPANY (NEW YORK) FKA SECURITY PACIFIC

NATIONAL TRUST COMPANY (NEW YORK) AS TRUSTEE BY

RESIDENTIAL FUNDING CORPORATION AS ATTORNEY IN FACT

BY Stephen L. Sherman, Director

BY

Residential Funding Corporation, Attorney-In-Fact

CORPORATION

State of California

County of Los Angeles

} ss

On this 9th day of October, in the year 1995,  
before me, the undersigned, a Notary Public in and for said State, personally  
appeared Stephen L. Sherman, Director

and

{ } personally known to me

{ } proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as

and

respectively,

of the corporation therein named and acknowledged to me that the corporation executed it pursuant to its by-laws or a resolution of its board of directors.

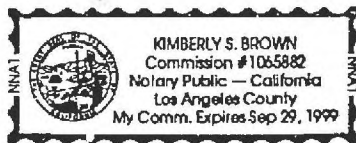
Signature

NOTARY PUBLIC IN AND FOR SAID STATE

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
 County of Los Angeles  
 On 10/9/95 before me, Kimberly S. Brown, Notary Public  
 personally appeared Stephen L. Sherman  
Name(s) of Signer(s)

☒ 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.

Kimberly S. Brown  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Substitution of Trustee  
 Document Date: 9/28/95 Number of Pages: 1  
 Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Stephen L. Sherman

- ☐ Individual
- ☒ Corporate Officer
- Title(s): Director
- ☐ Partner — ☐ Limited ☐ General
- ☒ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: Residential Funding Corp.

Signer's Name: \_\_\_\_\_

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

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

**95 1662923**

96 99646

When recorded, return to:  
RCG, INC.  
505 San Marin Dr., #110  
Novato CA 94945

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

8:04 AM JAN 19 1996

Cntrl # : 10112799.1  
Loan# : 60593850  
Fin# : 1236 NEWPORT/KISSAL

FEE \$13 Z

3

#### ASSIGNMENT OF DEED OF TRUST

This Assignment of **DEED OF TRUST** is made and entered into as of the 1st day of April, 1995 from **Homestead Savings, A Federal Savings and Loan Association**, successor-in-interest to or formerly known as, as the case may be **Verdugo Savings and Loan Association**, (collectively, the 'Assignor') by and through the **Resolution Trust Corporation** acting in its capacity as conservator or receiver for the Assignor, to **The First National Bank of Chicago**, as Trustee under that certain Pooling and Servicing Agreement dated as of April 1, 1995, for RTC Mortgage Pass-Through Certificates, Series 1995-1 (the 'Assignee').

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Assignor does by these presents hereby grant, bargain, sell, assign, convey, transfer and set over unto the Assignee, its successors, transferees, and assigns forever, all of the rights, title and interest owned or held by said Assignor in and to the following instrument, duly recorded in the Office of the County Recorder of **Los Angeles**, County, State of **CA**, described as follows:

Borrower Name(s):  
Rita F. Salem, an unmarried woman

Original Lender: Verdugo Savings and Loan Association

Orig. Trustee: Golden State Service Corporation

Date of Instrument: 7/09/74      Loan Amt:\$ 37,600.00  
Date of Recording: 7/26/74  
Book : T8954  
Page/Folio : 507  
Instr/Ref # : 4613

7  
→ ASSIGNMENT OF DEED OF TRUST for 10112799.1 continued

Together with any and all notes and obligations therein described or referred to, the debt respectively secured thereby and all sums of money due and to become due thereon, with interest thereon, and attorney's fees and all other charges.

This Assignment is made without recourse, representation or warranty.

Dated: 4-13-95

RESOLUTION TRUST CORPORATION, as  
Conservator or Receiver for  
Homestead Savings, A Federal Savings and Loan Association  
successor in interest to or  
formerly known as, as the case may be  
Verdugo Savings and Loan Association

BY: Annie Bonner

Annie Bonner

Its Attorney-in-Fact

State of California  
County of ~~Orange~~ Los Angeles

On APR 13 1995, before me, CHERYL MARTIN-HOWARD  
personally appeared Annie Bonner, 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 he/she executed the  
same in his/her authorized capacity, and that by his/her signature  
on the instrument the person, or the entity on behalf of which  
the person acted, executed the instrument.

WITNESS my hand and official seal.

Cheryl Martin-Howard  
Notary Signature



My Commission Expires:

Prepared by S. Richardson  
RCG, Inc. 505 San Marin Dr, #110A, Novato, CA, 94945-4115-898-7200

96- 099646



CNTRL# : 10112799.1

JOINDER

RESOLUTION TRUST CORPORATION, acting in its capacity as conservator or receiver for **Homestead Federal Savings Association**, hereby assigns, conveys and transfers to Assignee any and all interest it may have in the above referenced DEED OF TRUST and hereby joins in the assignment to the Assignee of the interests described herein, without recourse, representation or warranty.

Dated: 4-13-95

RESOLUTION TRUST CORPORATION,  
as conservator or receiver for  
**Homestead Federal Savings Association**

By: Annie Bonner

Annie Bonner

Its Attorney-in-Fact

State of California  
County of ~~Orange~~ Los Angeles

On APR 13 1995 before me, CHERYL MARTIN-HOWARD, personally appeared Annie Bonner, 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 he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Cheryl Martin-Howard  
Notary Signature



My Commission Expires:

Page 3

96- 099646

97 2033595

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO  
LONESTAR MORTGAGEE SERVICES, L.L.C.  
P.O. BOX 616388  
Dallas, Texas 75261-6388

7/18/77 ST  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No. : 97-0774-1110  
Loan No.: 0108990997

### SUBSTITUTION OF TRUSTEE

WHEREAS, RITA F. SALEM, AN UNMARRIED WOMAN was the original Trustor, GOLDEN STATE SERVICE CORPORATION was the original Trustee, and VERDUGO SAVINGS AND LOAN ASSOCIATION was the original Beneficiary under that certain Deed of Trust dated 7/9/74 and recorded on 7/28/74 as Instrument No. 4613, in Book T8954, Page 607, and re-recorded of Official Records of LOS ANGELES County, California; and

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

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

NOW, THEREFORE, the undersigned hereby substitute LONESTAR MORTGAGEE SERVICES, L.L.C. WHOSE ADDRESS IS: P.O. BOX 616388, DALLAS, TX 75261-6388, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

PROD. 44170

REC. 2 A 4007

SUBSTITUTION OF TRUSTEE - PAGE 2

T.S. # 97-0794-1116  
Client #:

0106990997



Dated:

9-25-97

NATIONSBANK MORTGAGE CORPORATION  
AS ATTORNEY IN FACT FOR FIRST NATIONAL BANK  
OF CHICAGO AS TRUSTEE  
*[Signature]*  
DONNA L. MOFFITT  
ASSISTANT VICE PRESIDENT

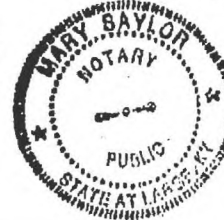
State of KENTUCKY  
County of JEFFERSON

SS.

On 9-25-97 before me, MARY SAYLOR, Notary Public, personally appeared DONNA L. MOFFITT, 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 Mary Saylor (Seal)



My commission expires: Mary Saylor, Notary Public  
State of Large - Kentucky  
My commission Expires Feb. 21, 2001

97 2033595

RECEIVED  
SEP 25 1997  
REC 00 4807

**AFFIDAVIT**

T.S. NUMBER: 97-0774-1110

TRUSTOR: RITA F. DALEM, AN UNMARRIED WOMAN

I, Pat Moya, TRUSTEE SALE OFFICER, DECLARE: THAT I AM AN OFFICER, AGENT OR EMPLOYEE OF LONESTAR MORTGAGE SERVICES, L.L.C. WHOSE ADDRESS IS: P.O. BOX 515388, DALLAS, TEXAS 75251-5388.

I AM OVER THE AGE OF EIGHTEEN YEARS; ON DEC 29 1997 BY CERTIFIED MAIL, ENCLOSED IN A SEALED ENVELOPE WITH POSTAGE FULLY PREPAID, I DEPOSITED IN THE UNITED STATES POST OFFICE AT DALLAS, TEXAS A COPY OF THE ATTACHED SUBSTITUTION OF TRUSTEE TO THE TRUSTEE OF RECORD UNDER THE DEED OF TRUST DESCRIBED IN SAID SUBSTITUTION, AND;

A COPY OF THE ATTACHED SUBSTITUTION HAS BEEN MAILED PRIOR TO THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2924 (b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SAID SECTION.

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: DEC 29 1997

BY: Pat Moya

Pat Moya, DECLARANT

97 2033595

FILED  
DEC 30 1997  
FBI - DALLAS



This instrument prepared by, Record at  
Request of & After recording Mail to:  
Allison Martin  
Paralegal  
Beal Bank  
6000 Legacy Dr. / 2E  
Plano, TX 75024-3601  
(800) 404-4494

03. 1803207

LOS ANGELES County, CA  
Borrower: SALEM, RITA  
Ln: 120008490  
Barcode: 532316

### ASSIGNMENT OF DEED OF TRUST AND OTHER COLLATERAL DOCUMENTS

**BANK ONE, NA, formerly known as The First National Bank of Chicago, as Trustee under that certain Pooling and Servicing Agreement, dated as of April 1, 1995 for Resolution Trust Corporation Mortgage Pass-Through Certificates, Series 1995-1, whose address is 153 West 51<sup>st</sup> Street, 6<sup>th</sup> Floor, New York, New York 10019 ("Assignor"), pursuant to the terms of that certain Loan Sale Agreement between Assignor and Beal Bank S.S.B., a Texas state savings bank whose address is 6000 Legacy Dr., Plano, TX 75024 ("Assignee"), dated as of September 13, 2002, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Assignee, hereby assigns, transfers, sets over and conveys, effective as of September 13, 2002, to Assignee and its successors and assigns, without recourse, representation or warranty, all of Assignor's right, title and interest (including, without limitation, any and all rights Assignor may have to enforce payment and performance of the Loan, as defined below, and the other documents referenced below, including any rights under Section 3-309 of the Uniform Commercial Code) in and to the following:**

1. that certain DEED OF TRUST dated July 9, 1974, made by RITA F. SALEM, AN UNMARRIED WOMAN to VERDUGO SAVINGS AND LOAN ASSOCIATION and recorded in BK. T8954, PG. 507, INSTR. 4613 ON JULY 26, 1974 at the County Recorder's Office of LOS ANGELES County, CALIFORNIA, as further assigned, amended or modified (the "Mortgage"), which Mortgage refers to that certain promissory note dated July 9, 1974 in the original amount of \$37,600.00 (the "Note"), covering such property described below;

10300 JOHANNA AVE, SUNLAND, CA 91040

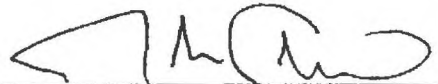
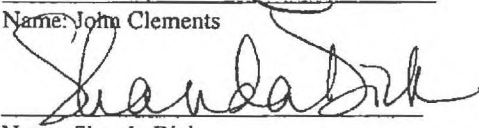
Legal Description: SEE EXHIBIT A

2. those certain documents, agreements, instruments and other collateral that evidence, secure or otherwise relate to Assignor's right, title or interest in and to the Loan and/or the Note, by reference, as such documents, agreements, instruments and other collateral have been modified, amended, revised or extended; and
3. such other documents, agreements, instruments and other collateral that evidence, secure or otherwise relate to Assignor's right, title or interest in and to the Loan and/or the Note, including without limitation the title insurance policies and hazard insurance policies that might presently be in effect.

4

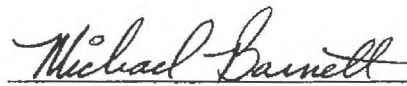
IN WITNESS WHEREOF, Assignor has caused this, Assignment to be executed this 30th day of April 2003.

WITNESSES:

  
Name: John Clements  
  
Name: Shanda Dick

ASSIGNOR:

BANK ONE, NA, formerly known as The First National Bank of Chicago, as Trustee under that certain Pooling and Servicing Agreement, dated as of April 1, 1995 for Resolution Trust Corporation Mortgage Pass-Through Certificates, Series 1995-1

  
Name: Michael Barnett  
Title: ATTORNEY-IN-FACT

Recorded 3/27/03, Doc. #03-0865310

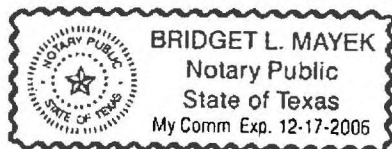
ACKNOWLEDGEMENT

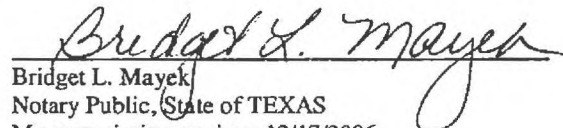
STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

Before me, the undersigned, a Notary Public, on this day personally appeared Michael Barnett, who is personally well known to me (or sufficiently proven) and is an ATTORNEY-IN-FACT of Bank One, NA and the person who executed the foregoing instrument by virtue of the authority vested in him/her, and s/he acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

Given under my hand and seal this 30th day of April 2003.

[SEAL]



  
Bridget L. Mayek  
Notary Public, State of TEXAS  
My commission expires: 12/17/2006

03 1803207

# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

**Date: May 27, 2015**

JOB ADDRESS: **10300 NORTH JOHANNA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2549-025-004**

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

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |  |                              |
|-----|--|------------------------------|
| 1). | RITA F. SALEM<br>420 MULBERRY ST., NE #A<br>ALBUQUERQUE, NM 87106            | CAPACITY: OWNER              |
| 2). | VERDUGO SAVINGS & LOAN ASSN.<br>707 FOOTHILL BLVD.<br>LA CANADA, CA 91011    | CAPACITY: INTERESTED PARTIES |
| 3). | BEAL BANK<br>6000 LEGACY DR. 2E<br>PLANO, TX 75024-3601                      | CAPACITY: INTERESTED PARTIES |
| 4). | GRAMERCY MORTGAGE CORP.<br>P.O. BOX 6008<br>MILLBRAE, CA 94030               | CAPACITY: INTERESTED PARTIES |
| 5). | WINSLOW SERVICE CORP.<br>979 BROADWAY<br>MILLBRAE, CA 94030                  | CAPACITY: INTERESTED PARTIES |
| 6). | LONESTAR MORTGAGEE SERVICES, LLC<br>P.O. BOX 616388<br>DALLAS, TX 76251-6388 | CAPACITY: INTERESTED PARTIES |

## Property Detail Report

For Property Located At :  
**10300 JOHANNA AVE, SUNLAND, CA 91040-1642**



### Owner Information

Owner Name: SALEM RITA F  
 Mailing Address: 420 MULBERRY ST NE #A, ALBUQUERQUE NM 87106-4336 C011  
 Vesting Codes: //

### Location Information

Legal Description: HANSEN HEIGHTS 0.47 AC COM S 1822' E 47.63 FT FROM MOST W COR OF LOT 77 TH S 1822' E 93.04 FT WITH A UNIFORM DEPTH OF 226.58 FT S 8956' E PART OF LOT 77  
 County: LOS ANGELES, CA APN: 2549-025-004  
 Census Tract / Block: 1033.00 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision: HANSEN HEIGHTS  
 Legal Book/Page: 10-36 Map Reference: 10-B3 /  
 Legal Lot: 77 Tract #: LOS ANGELES  
 Legal Block: School District:  
 Market Area: 672 School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date: 07/26/1974 / 1st Mtg Amount/Type: \$37,600 / CONV  
 Sale Price: \$47,000 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: /  
 Document #: 2nd Mtg Amount/Type: /  
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$28.66  
 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:	1,640	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:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	GOOD
Other Improvements:	FENCE; ADDITION; FENCED YARD				

### Site Information

Zoning:	LARA	Acres:	0.46	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	20,085	Lot Width/Depth:	94 x 226	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$51,154	Assessed Year:	2014	Property Tax:	\$846.19
Land Value:	\$25,178	Improved %:	51%	Tax Area:	13
Improvement Value:	\$25,976	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$44,154				



**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**10300 JOHANNA AVE, SUNLAND, CA 91040-1642****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	\$47,000	\$107,000	\$1,645,000	\$566,975
Bldg/Living Area	1,640	1,414	1,851	1,603
Price/Sqft	\$28.66	\$72.44	\$964.24	\$350.29
Year Built	1947	1926	1981	1950
Lot Area	20,085	4,599	13,287	7,502
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$51,154	\$45,746	\$787,000	\$299,273
Distance From Subject	0.00	1.93	36.44	19.86

\*= 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>											
			10300 JOHANNA AVE	\$47,000	1947	3	1	07/26/1974	1,640	20,085	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		517 S POINSETTIA AVE	\$295,000	1929	4	2	11/21/2014	1,631	6,715	26.41
<input checked="" type="checkbox"/>	2		856 HENDRICKS ST	\$390,000	1947	3	2	11/21/2014	1,477	6,159	19.52
<input checked="" type="checkbox"/>	3		11036 ZELZAH AVE	\$395,000	1946	3	2	11/21/2014	1,435	10,210	10.21
<input checked="" type="checkbox"/>	4		3660 VERDUGO VISTA TER	\$575,000	1956	2	2	11/21/2014	1,420	4,599	11.81
<input checked="" type="checkbox"/>	5		510 FOXPARK DR	\$385,000	1958	3	2	11/24/2014	1,568	7,551	36.17
<input checked="" type="checkbox"/>	6		8930 SOPHIA AVE	\$465,000	1954	3	2	11/24/2014	1,851	9,245	8.34
<input checked="" type="checkbox"/>	7		16114 GARO ST	\$390,000	1955	3	2	11/21/2014	1,414	7,917	28.37
<input checked="" type="checkbox"/>	8		1981 GLEN AVE	\$569,000	1958	3	2	12/30/2014	1,614	6,630	12.1
<input checked="" type="checkbox"/>	9		1832 BRIDGEPORT AVE	\$595,000	1960	4	2	04/10/2015	1,796	13,287	36.44
<input checked="" type="checkbox"/>	10		756 W AVENUE H6	\$107,000	1968	3	2	01/09/2015	1,477	6,017	33.45
<input checked="" type="checkbox"/>	11		2507 26TH ST	\$1,645,000	1941	4	2	11/07/2014	1,706	7,489	17.68
<input checked="" type="checkbox"/>	12		16222 MONTBROOK ST	\$403,500	1957	4	2	04/15/2015	1,727	6,083	28.2
<input checked="" type="checkbox"/>	13		1302 W PUENTE AVE	\$515,000	1954	4	3	04/15/2015	1,773	7,262	26.5
<input checked="" type="checkbox"/>	14		31602 ARROW POINT DR	\$420,000	1981	4	3	04/15/2015	1,624	6,596	22.85
<input checked="" type="checkbox"/>	15		2148 W 84TH PL	\$340,000	1939	2	1	04/03/2015	1,464	5,606	20.5
<input checked="" type="checkbox"/>	16		11034 ELDORA AVE	\$515,000	1947	2	3	04/03/2015	1,752	11,170	1.93
<input checked="" type="checkbox"/>	17		705 ROYCE ST	\$560,000	1928	3	1	10/28/2014	1,498	6,715	11.31
<input checked="" type="checkbox"/>	18		207 SIERRA VIEW RD	\$950,000	1950	2	2	10/23/2014	1,456	7,039	12.85
<input checked="" type="checkbox"/>	19		1022 HAUSER BLVD	\$1,250,000	1926	3	2	10/28/2014	1,849	7,251	13.88
<input checked="" type="checkbox"/>	20		4427 W 59TH PL	\$575,000	1947	2	2	10/28/2014	1,528	6,492	18.74

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**10300 JOHANNA AVE, SUNLAND, CA 91040-1642****20 Comparable(s) Selected.**

Report Date: 05/27/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$47,000	\$107,000	\$1,645,000	\$566,975
Bldg/Living Area	1,640	1,414	1,851	1,603
Price/Sqft	\$28.66	\$72.44	\$964.24	\$350.29
Year Built	1947	1926	1981	1950
Lot Area	20,085	4,599	13,287	7,502
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$51,154	\$45,746	\$787,000	\$299,273
Distance From Subject	0.00	1.93	36.44	19.86

\*= user supplied for search only

Comp #1 Distance From Subject: 26.41 (miles)

Address: 517 S POINSETTIA AVE, COMPTON, CA 90221-3925

Owner Name: PEREZ JOSE L

Seller Name: ELLIS EDWARD L

APN: 6179-024-019 Map Reference: 65-B3 / Living Area: 1,631

County: LOS ANGELES, CA Census Tract: 5424.01 Total Rooms: 7

Subdivision: 8482 Zoning: CORL\* Bedrooms: 4

Rec Date: 11/21/2014 Prior Rec Date: 01/10/1985 Bath(F/H): 2 /

Sale Date: 08/14/2014 Prior Sale Date: Yr Built/Eff: 1929 / 1929

Sale Price: \$295,000 Prior Sale Price: \$90,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: SPANISH

Document #: 1254593 Acres: 0.15 Fireplace: Y / 1

1st Mtg Amt: \$265,500 Lot Area: 6,715 Pool:

Total Value: \$149,100 # of Stories: 1.00 Roof Mat: ROLL

Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
PARKING AVAIL

Comp #2 Distance From Subject: 19.52 (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#: / 2 Parking: SHINGLE  
PARKING AVAIL

Comp #3 Distance From Subject: 10.21 (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#: / 2 Parking: SHINGLE  
PARKING AVAIL

Comp #4 Distance From Subject: 11.81 (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#: / 2 Parking: PARKING AVAIL

Comp #:5 Distance From Subject:36.17 (miles)  
 Address: 510 FOXPARC DR, POMONA, CA 91767-1528  
 Owner Name: ZHANG YI  
 Seller Name: RIZVI SYED M  
 APN: 8367-010-013 Map Reference: 90-F3 / Living Area: 1,568  
 County: LOS ANGELES, CA Census Tract: 4017.04 Total Rooms: 7  
 Subdivision: 22678 Zoning: POR17500\* Bedrooms: 3  
 Rec Date: 11/24/2014 Prior Rec Date: 09/01/2010 Bath(F/H): 2 /  
 Sale Date: 11/17/2014 Prior Sale Date: 05/26/2010 Yr Built/Eff: 1958 / 1960  
 Sale Price: \$385,000 Prior Sale Price: \$190,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1256773 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,551 Pool:  
 Total Value: \$198,571 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: 12 Parking: ATTACHED GARAGE

Comp #:6 Distance From Subject:8.34 (miles)  
 Address: 8930 SOPHIA AVE, NORTH HILLS, CA 91343-4115  
 Owner Name: MEDINA JOSE M & JOELEN A  
 Seller Name: WESSEL G & C FAMILY TRUST  
 APN: 2688-006-016 Map Reference: 8-A6 / Living Area: 1,851  
 County: LOS ANGELES, CA Census Tract: 1173.03 Total Rooms: 7  
 Subdivision: 20472 Zoning: LARS Bedrooms: 3  
 Rec Date: 11/24/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 10/14/2014 Prior Sale Date: Yr Built/Eff: 1954 / 1955  
 Sale Price: \$465,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1256774 Acres: 0.21 Fireplace: Y / 1  
 1st Mtg Amt: \$474,950 Lot Area: 9,245 Pool: POOL  
 Total Value: \$75,747 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: 12 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:28.37 (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#: 12 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:12.1 (miles)  
 Address: 1981 GLEN AVE, PASADENA, CA 91103-1521  
 Owner Name: GURRY LUKE/MEACHAM SARAH  
 Seller Name: 4 PEOPLE RENOVATION LLC  
 APN: 5825-010-001 Map Reference: 19-F6 / Living Area: 1,614  
 County: LOS ANGELES, CA Census Tract: 4609.00 Total Rooms: 6  
 Subdivision: LINCOLN AVE SYNDICATE TR Zoning: PSR6 Bedrooms: 3  
 Rec Date: 12/30/2014 Prior Rec Date: 02/18/2014 Bath(F/H): 2 /  
 Sale Date: 12/11/2014 Prior Sale Date: 01/21/2014 Yr Built/Eff: 1958 / 1962  
 Sale Price: \$569,000 Prior Sale Price: \$447,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1421557 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$512,100 Lot Area: 6,630 Pool: POOL  
 Total Value: \$443,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: 11 Parking: PARKING AVAIL



Comp #:9 Distance From Subject:36.44 (miles)  
 Address: 1832 BRIDGEPORT AVE, CLAREMONT, CA 91711-2520  
 Owner Name: MARROQUIN STEVEN J & MURIEL  
 Seller Name: BETANCOURT MARIA L  
 APN: 8303-006-033 Map Reference: 91-A2 / Living Area: 1,796  
 County: LOS ANGELES, CA Census Tract: 4018.00 Total Rooms: 7  
 Subdivision: 25282 Zoning: CLRS10000\* Bedrooms: 4  
 Rec Date: 04/10/2015 Prior Rec Date: 04/17/1997 Bath(F/H): 2 /  
 Sale Date: 04/02/2015 Prior Sale Date: Yr Built/Eff: 1960 / 1960  
 Sale Price: \$595,000 Prior Sale Price: \$188,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 396821 Acres: 0.30 Fireplace: Y / 1  
 1st Mtg Amt: \$584,223 Lot Area: 13,287 Pool:  
 Total Value: \$277,160 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:33.45 (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:17.68 (miles)  
 Address: 2507 26TH ST, SANTA MONICA, CA 90405-2819  
 Owner Name: ASHBY CONSTRUCTION CO INC  
 Seller Name: BIGELOW FAMILY TRUST  
 APN: 4270-012-034 Map Reference: 41-D6 / Living Area: 1,706  
 County: LOS ANGELES, CA Census Tract: 7023.00 Total Rooms: 8  
 Subdivision: 12757 Zoning: SMR1\* Bedrooms: 4  
 Rec Date: 11/07/2014 Prior Rec Date: 02/24/1995 Bath(F/H): 2 /  
 Sale Date: 10/27/2014 Prior Sale Date: Yr Built/Eff: 1941 / 1946  
 Sale Price: \$1,645,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1184761 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: \$1,155,000 Lot Area: 7,489 Pool:  
 Total Value: \$99,155 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:12 Distance From Subject:28.2 (miles)  
 Address: 16222 MONTBROOK ST, LA PUENTE, CA 91744-3229  
 Owner Name: BUTLER EMANUEL & GRICELDA A  
 Seller Name: JAPAN PERIPHERAL NETWORK CORP  
 APN: 8745-003-019 Map Reference: 92-B5 / Living Area: 1,727  
 County: LOS ANGELES, CA Census Tract: 4078.02 Total Rooms: 7  
 Subdivision: 21864 Zoning: LCA16000\* Bedrooms: 4  
 Rec Date: 04/15/2015 Prior Rec Date: 04/11/1986 Bath(F/H): 2 /  
 Sale Date: 04/11/2015 Prior Sale Date: Yr Built/Eff: 1957 / 1960  
 Sale Price: \$403,500 Prior Sale Price: \$97,000 Air Cond:  
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 415183 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$412,175 Lot Area: 6,083 Pool:  
 Total Value: \$267,427 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:13 Distance From Subject:26.5 (miles)  
 Address: 1302 W PUENTE AVE, WEST COVINA, CA 91790-1222  
 Owner Name: BON SOL ALEXIS & KATHLEEN M S  
 Seller Name: SUNSET PTSHP  
 APN: 8440-017-009 Map Reference: 88-B5 / Living Area: 1,773  
 County: LOS ANGELES, CA Census Tract: 4055.00 Total Rooms: 5  
 Subdivision: 18019 Zoning: WCR17500\* Bedrooms: 4  
 Rec Date: 04/15/2015 Prior Rec Date: 11/21/2003 Bath(F/H): 3 /  
 Sale Date: 03/23/2015 Prior Sale Date: 11/11/2003 Yr Built/Eff: 1954 / 1967  
 Sale Price: \$515,000 Prior Sale Price: \$369,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 416037 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: \$500,762 Lot Area: 7,262 Pool:  
 Total Value: \$458,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:14 Distance From Subject:22.85 (miles)  
 Address: 31602 ARROW POINT DR, CASTAIC, CA 91384-2556  
 Owner Name: TOLENTINO SAMUEL & LYNDEY  
 Seller Name: SANDERS SHAUN G & DANA M  
 APN: 2865-026-022 Map Reference: 123-G2 / Living Area: 1,624  
 County: LOS ANGELES, CA Census Tract: 9201.16 Total Rooms: 5  
 Subdivision: 31224 Zoning: LCR17000\* Bedrooms: 4  
 Rec Date: 04/15/2015 Prior Rec Date: 07/12/2002 Bath(F/H): 3 /  
 Sale Date: 01/29/2015 Prior Sale Date: 06/03/2002 Yr Built/Eff: 1981 / 1991  
 Sale Price: \$420,000 Prior Sale Price: \$250,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY  
 Document #: 416030 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$412,294 Lot Area: 6,596 Pool:  
 Total Value: \$340,164 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:15 Distance From Subject:20.5 (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:1.93 (miles)  
 Address: 11034 ELDORA AVE, SUNLAND, CA 91040  
 Owner Name: HAVENS JAMES D/GUIGNY LUCE C  
 Seller Name: KPL SELECT PROPERTY MANAGEMENT  
 APN: 2551-023-046 Map Reference: 10-D2 / Living Area: 1,752  
 County: LOS ANGELES, CA Census Tract: 1031.01 Total Rooms: 5  
 Subdivision: 6991 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 04/03/2015 Prior Rec Date: 03/14/2014 Bath(F/H): 3 /  
 Sale Date: 03/31/2015 Prior Sale Date: 03/07/2014 Yr Built/Eff: 1947 / 1947  
 Sale Price: \$515,000 Prior Sale Price: \$350,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 368408 Acres: 0.26 Fireplace: /  
 1st Mtg Amt: \$412,000 Lot Area: 11,170 Pool:  
 Total Value: \$325,819 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:11.31 (miles)  
 Address: 705 ROYCE ST, ALTADENA, CA 91001-5220  
 Owner Name: COLBERT TRUST  
 Seller Name: OCEAN RIDGE EQUITIES LLC  
 APN: 5823-023-020 Map Reference: 19-E5 / Living Area: 1,498  
 County: LOS ANGELES, CA Census Tract: 4610.00 Total Rooms: 6  
 Subdivision: 6386 Zoning: LCR175 Bedrooms: 3  
 Rec Date: 10/28/2014 Prior Rec Date: 10/30/1996 Bath(F/H): 1 /  
 Sale Date: 10/23/2014 Prior Sale Date: Yr Built/Eff: 1928 / 1928  
 Sale Price: \$560,000 Prior Sale Price: \$165,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1135618 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 6,715 Pool: POOL  
 Total Value: \$219,208 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: 1 2 Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:18 Distance From Subject:12.85 (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 1 Parking: PARKING AVAIL

Comp #:19 Distance From Subject:13.88 (miles)  
 Address: 1022 HAUSER BLVD, LOS ANGELES, CA 90019-2557  
 Owner Name: CASTRO MARIA A  
 Seller Name: RUN GROUP LLC  
 APN: 5085-007-004 Map Reference: 43-A2 / Living Area: 1,849  
 County: LOS ANGELES, CA Census Tract: 2162.00 Total Rooms: 6  
 Subdivision: 5798 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/28/2014 Prior Rec Date: 01/06/2006 Bath(F/H): 2 /  
 Sale Date: 10/01/2014 Prior Sale Date: 11/09/2005 Yr Built/Eff: 1926 / 1928  
 Sale Price: \$1,250,000 Prior Sale Price: \$933,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 1135325 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,251 Pool:  
 Total Value: \$787,000 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: 1 2 Parking: COMPOSITION  
 ATTACHED  
 GARAGE

Comp #:20 Distance From Subject:18.74 (miles)  
 Address: 4427 W 59TH PL, LOS ANGELES, CA 90043-3426  
 Owner Name: HAAS RONALD S & POLLY D  
 Seller Name: EVERGREEN INVESTMENT PROPRTIE  
 APN: 4019-010-006 Map Reference: 51-A4 / Living Area: 1,528  
 County: LOS ANGELES, CA Census Tract: 7031.00 Total Rooms: 6  
 Subdivision: 9344 Zoning: LCR1YY Bedrooms: 2  
 Rec Date: 10/28/2014 Prior Rec Date: 07/10/2014 Bath(F/H): 2 /  
 Sale Date: 09/19/2014 Prior Sale Date: 07/08/2014 Yr Built/Eff: 1947 / 1947  
 Sale Price: \$575,000 Prior Sale Price: \$383,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1135956 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$417,000 Lot Area: 6,492 Pool:  
 Total Value: \$454,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: 1 2 Parking: SHINGLE  
 PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **May 27, 2015**

JOB ADDRESS: **10300 NORTH JOHANNA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2549-025-004**

CASE#: **658701**

ORDER NO: **A-3613148**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 29, 2014**

COMPLIANCE EXPECTED DATE: **October 29, 2014**

DATE COMPLIANCE OBTAINED: **January 02, 2015**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3613148

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI

MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

RITA F SALEM  
10300 JOHANNA AVE  
SUNLAND, CA 91040

On 10/14/14 the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 658701  
ORDER #: A-3613148  
EFFECTIVE DATE: September 29, 2014  
COMPLIANCE DATE: October 29, 2014

OWNER OF  
SITE ADDRESS: 10300 N JOHANNA AVE

ASSESSORS PARCEL NO.: 2549-025-004

ZONE: RA; Suburban Zone

AT  
Signature

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows

**VIOLATION(S):**

**1. Open storage of inoperable vehicles.**

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

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

**2. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage of various items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

**3. Rubbish, garbage, trash and debris on the premises.**

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

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



**NON-COMPLIANCE FEE WARNING:**

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

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

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

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

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9854.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: September 18, 2014

  
ROBERT GOLD  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9854  
robert.gold@lacity.org

MW  
REVIEWED BY