

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

July 15, 2015

Council District: # 9

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

JOB ADDRESS: **5743 NORTH RADFORD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2339-006-011**

On June 13, 2006, 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: **5743 North Radford Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	395.00
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>787.00</u>

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 **\$787.00** 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 **\$787.00** 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. T11639
 Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2339-006-011

Property Address: 5743 N RADFORD AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Interspousal Transfer Deed

Grantee : Connie Currier Godwin, a married woman as her sole and separate property

Grantor : Royce Frederick Godwin

Deed Date : 6/16/2003

Recorded : 7/14/2003

Instr No. : 03 1993601

MAILING ADDRESS: Connie Currier Godwin,
 5743 Radford Avenue, North Hollywood, CA 91607

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of North Hollywood, County of Los Angeles, State of California: Lot 161. of Tract No. 17243, in the City of Los Angeles, State of California, as per map recorded in Book 422 Pages 3 to 6 inclusive of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2339-006-011

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 : \$160,000.00

Dated : 5/17/2002

Trustor : Connie Currier Godwin

Trustee : Golden West Savings Association Service Co., a California Corporation

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

Work Order No. T11639

SCHEDULE B (Continued)

Beneficiary : World Savings Bank, FSB
Recorded : 5/31/2002
Maturity Date is: 6/1/2032

Instr No. : 02 1257764

MAILING ADDRESS: World Savings Bank, FSB, 1901 Harrison Street, Oakland, California 94612.

MAILING ADDRESS: Golden West Savings Association Service Co., a California Corporation, None Shown.

The maximum aggregate principal sum secured by this security agreement is \$200,000.00

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

Amount : \$121,000.00

Dated : 9/24/2004

Trustor : Connie Currier Godwin

Trustee : Golden West Savings Association Service Co., a California Corporation

Beneficiary : World Savings Bank, FSB, a Federal Savings Bank

Recorded : 10/7/2004

Instr No. : 04 2582327

Maturity Date is: 10/15/2034

MAILING ADDRESS: Golden West Savings Association Service Co., a California Corporation, None Shown.

MAILING ADDRESS: World Savings Bank, FSB, 1901 Harrison Street, Oakland, California 94612.

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

Amount : \$50,500.00

Dated : 8/3/2006

Trustor : Connie Currier Godwin

Trustee : American Title Company, a California Corporation

Beneficiary : Homehunter Inc a California Corporation dba HH Lending

Recorded : 8/16/2006

Instr No. : 06 1826831

MAILING ADDRESS: Homehunter Inc a California Corporation dba HH Lending,
3333 Brea Canyon Road No. 208, Diamond Bar, CA 91765

MAILING ADDRESS: American Title Company, a California Corporation, None Shown.

Assignment of the above referenced security instrument is as follows:

Assignee : Xenia M. Azimioara

Recorded : 8/13/2007

Instr No. : 20071893457

MAILING ADDRESS: Xenia M. Azimioara, None Shown.

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

Trustee : Epic Deed Service Inc.

Recorded : 6/30/2009

Instr No. : 20090980636

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. T11639

SCHEDULE B (Continued)

MAILING ADDRESS: Epic Deed Service Inc., a California Corporation,
315 S. San Gabriel Blvd, No. C, San Gabriel, CA 91776.

A Notice of Default under the terms of said Deed of Trust
Executed by : Monrovia Escrows, A california corporation
Recorded : 3/27/2009 **Instr No. :** 20090439482

MAILING ADDRESS: Monrovia Escrows, A California corporation,
346 W. Foothill Blvd., Monrovia, CA 91016.

A Notice of Trustee's Sale under said Deed of Trust
Executed by : Epic Deed Service Inc., a California Corporation
Time of Sale : 10:30 AM
Place of Sale : Front entrance to the Pomona Superior Courts Building, 350 west mission blvd., Pomona,
California
Recorded : 7/2/2009 **Instr No. :** 20090999220

MAILING ADDRESS: Epic Deed Service Inc., a California Corporation,
315 S. San Gabriel Blvd, No. C, San Gabriel, CA 91776.

7/14/03

2

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 309077-BB
Title Order No. 22246

03 1993601

When Recorded Mail Document To:
Connie Currier Godwin
5743 Radford Avenue
North Hollywood, CA 91601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2339-006-011

INTERSPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

Documentary transfer tax is \$0.00 City Tax is \$

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Royce Frederick Godwin, spouse of grantee

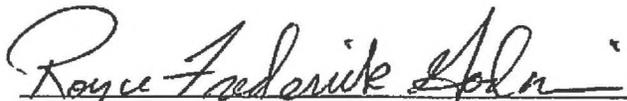
hereby GRANT(S) to **Connie Currier Godwin, a married woman as her sole and separate property** V1

the real property in the City of North Hollywood,
County of Los Angeles, State of California:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

see Exhibit "A"

"This conveyance establishes sole and separate property of a spouse, R & T 11911"

DATED: June 16, 2003


Royce Frederick Godwin

STATE OF ~~CALIFORNIA~~ MISSISSIPPI
COUNTY OF ~~HINDS~~
ON June 24, 2003 before me,
James Keith Lowery personally appeared
Royce Frederick Godwin

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 
Notary Public State of Mississippi At Large
My Commission Expires: February 15, 2006
Bonded Thru Helden, Brooks & Garland, Inc.

MAIL TAX STATEMENT AS DIRECTED ABOVE

Exhibit "A"

4

NAME AFFIDAVIT

TO WHOM IT MAY CONCERN:

I/WE CERTIFY THAT THE PERSON(S) LISTED BELOW ARE ONE AND THE SAME PERSON:

Connie Currier Godwin

Signature X Connie Currier Godwin

A/K/A Connie Piper Godwin

Signature X Connie Piper Godwin

A/K/A

Signature X

A/K/A

Signature X

A/K/A

Signature X

Date: _____

Witness

Witness

03 1993601

NOTICE TO CLOSING AGENT:

IF ANY VARIANCE IN THE TYPED NAME OF THE MORTGAGOR(S) OCCURS ON ANY OF THE LOAN DOCUMENTS OR FEDERAL AGENCY FORMS, PLEASE HAVE THIS AFFIDAVIT SIGNED, WITNESSED AND NOTARIZED. ANY DOCUMENT CONTAINING A VARIANCE IN SIGNATURE WILL HAVE TO BE RE-EXECUTED.

STATE OF: California

COUNTY OF: Los Angeles

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF July 2003



Notary Public

MY COMMISSION EXPIRES: 9-28-05

(SEAL)

ACT #101531-4

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

02 1257764

WHEN RECORDED MAIL TO:
WORLD SAVINGS
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0017348095

NOTE AMOUNT: \$160,000.00

ASSESSOR'S IDENTIFICATION #:
DONE TO SITE ADDRESS

FOR RECORDER'S USE ONLY

2339-6-11

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$200,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated MAY 17, 2002 * * * will be called the "Security Instrument"

(B) Borrower. CONNIE CURRIER GODWIN, A MARRIED WOMAN

sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) Lender. WORLD SAVINGS BANK, FSB, * * * * * ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is A FEDERAL SAVINGS BANK * * * * * which is organized and exists under the laws of the United States. Lender's address is 1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612.

See Ruler Attached



0017348095

(D) **Note.** The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note." The Note shows that I owe Lender the original principal amount of U.S. \$160,000.00 " * " ("Note Amount"), plus accrued and deferred interest and such other amounts as stated in the Note. I have promised to pay this debt in monthly payments and to pay the debt in full by JUNE 01, 2032.

(E) **Property.** The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) **Sums Secured.** The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) **Person.** Any person, organization, governmental authority or other party will be called "Person."

(H) **Trustor, Beneficiary, Trustee.** Borrower is the "Trustor," Lender is the "Beneficiary" and GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION * * * * * is the "Trustee."

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument. This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to:

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender;

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property; and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below:

(i) The property which is located at 5743 RADFORD AVENUE, VALLEY VILLAGE, CA 91607. * * * * * The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property."

(ii) All buildings and other improvements that are located on the Described Property;

MAY 3 1 2002

CAMERA

0017348095

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

Connie Currier Godwin (Seal)
CONNIE CURRIER GODWIN

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

A "MODIFICATION TO NOTE AND RIDER TO SECURITY INSTRUMENT" IS ATTACHED HERETO AND RECORDED HEREWITH.

MAY 3 1 2002

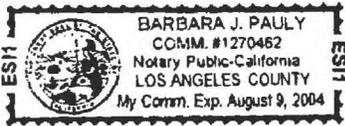
CAMERA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } ss.

On 5-21-02 before me, BARBARA J. PAULY, NOTARY PUBLIC
Date Name and Title of Officer (e.g. Jane Doe, Notary Public)
personally appeared: CONNIE CURRIER GODWIN
Name(s) of Signer(s)

personally known to me
 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.

Barbara J. Pauly
Signature of Notary Public

Place Notary Seal Above

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

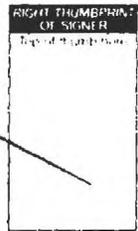
Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

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



Signer is Representing: _____

10/7/04

04 2582327

2

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

When recorded return to
Custom Title Solutions
2550 N Redhill Avenue 60337
Santa Ana, CA 92705
(800) 756-3524 ext 5913

LOAN NUMBER: 0027227123

ASSESSOR'S IDENTIFICATION #:
2339-006-011

FOR RECORDER'S USE ONLY

OPEN END DEED OF TRUST
(SECURING FUTURE ADVANCES)

THIS DEED OF TRUST IS SECURITY FOR AN EQUITY LINE OF CREDIT AGREEMENT AND
DISCLOSURE STATEMENT MATURING NO LATER THAN OCTOBER 15, 2034.

THIS DEED OF TRUST (herein called the "Security Instrument") is made this 24TH,
day of SEPTEMBER, 2004, among the Trustor, CONNIE CURRIER GODWIN, ~~A~~
~~MARRIED WOMAN~~

CCB AN UNMARRIED WOMAN

(herein "Borrower"), GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A
CALIFORNIA CORPORATION * * * * * (herein "Trustee"), and the Beneficiary,
WORLD SAVINGS BANK, FSB, A FEDERAL SAVINGS BANK, * * * * *
* * * * * ITS SUCCESSORS AND/OR ASSIGNEES,
whose addresss is 1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612
* * * * * (herein "Lender")

PURSUANT TO an Equity Line of Credit Agreement and Disclosure Statement dated
SEPTEMBER 24, 2004 * * * * * (herein "Note"), Borrower may incur maximum
unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time
to time up to the maximum principal sum outstanding at any time of ONE HUNDRED
TWENTY ONE THOUSAND AND 00/100 * * * * *

Dollars (US \$121,000.00), which is due and payable,
if not sooner paid, no later than the 30th anniversary of the
opening of the Equity Line of Credit.



10/7/04

0027227123

15

IN WITNESS WHEREOF, Borrower has executed this Security Instrument

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S)

Connie Currier Godwin (Seal)
CONNIE CURRIER GODWIN

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

04 2582327

10/7/04

STATE OF California

COUNTY OF Los Angeles

16

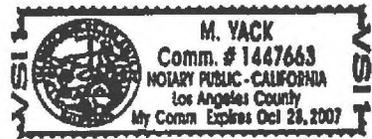
On 9.30.04 before me, Michelle Yack, Notary Public
(Name, Title of Officer)

Personally appeared Connie Currier Godwin

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 me 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.

M. Yack
(Signature of Notary Public)



(This area for notarial seal)

04 2582327

RECORDING REQUESTED BY

2

06 1826831

AND WHEN RECORDED MAIL TO

HH Lending
3333 Brea Canyon Road #208
Diamond Bar, CA 91765

Deed of Trust

2339-006-011

This Deed of Trust, made this 3rd day of August 2006, between tenants Connie Curner Godwin, herein called Trustor, whose address is 5743 Radford Avenue, North Hollywood, CA 91601, American Title Company, a California corporation, herein called Trustee, and Homehunter Inc a California Corporation dba HH Lending, 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 ~~See Exhibit "A"~~ See Exhibit A TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) 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 promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$50,500.00 executed by Trustor in favor of Beneficiary or order 3 Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured

To Protect the Security of This Deed of Trust, Trustor Agrees By the execution and delivery of this Deed of Trust and the rate secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded October 23, 1981, 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, viz.

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
IMPERIAL	9/10/68	1287	574	ORANGE	9/6/68	8714	147	SAN BERNARDINO	9/6/68	7090	14
KERN	9/6/68	4195	363	VENTURA	9/6/68	3363	64	SAN LUIS OBISPO	9/10/68	1489	429
RIVERSIDE	9/10/68			ACCOUNT = 87097 YEAR 1968				SAN DIEGO	9/10/68		
								SANTA BARBARA	9/6/68	2244	922
								LOS ANGELES	8/28/68	T5910	842
								SERIES 9 BOOK 1968 PAGE 155820			

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length, that he will observe and perform said provisions, and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust

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 address hereinbefore set forth

STATE OF CALIFORNIA

COUNTY OF Los Angeles) ss

On August 9, 2006 before me, Angelina Garcia,
Notary Public.

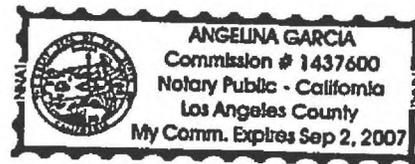
personally appeared Connie Currier Godwin

Connie Currier Godwin
Connie Curner Godwin

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 Angelina Garcia



The following is a copy of provisions (1) to (14) inclusive of the fictitious deed of trust recorded in each county in California as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein

To Protect the Security of This Deed of Trust, Trustor Agrees:

- (1) To keep said property in good condition and repair not to remove or demolish any building thereon to complete or restore promptly and in good and workmanlike manner any building which may be constructed damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof not to commit suffer or permit any act upon said property in violation of law to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary the specific enumerations herein not excluding the general
(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice
(3) To appear in and defend any action or proceeding purporting to effect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed
(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when due all incumbrances, charges and liens with interest, on said property or any part thereof which appear to be prior or superior hereto, all costs fees and expenses of this Trust
Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof Beneficiary or Trustee being authorized to enter upon said property for such purposes, appear in and defend any action or proceeding purporting to effect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto and in exercising any such powers, pay necessary expenses employ counsel and pay his reasonable fees
(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded
(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance
(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his rights either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay
(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property consent to the making of any map or plot thereof; join in granting any easement thereon or join in any extension agreement or any agreement subordinating the lien or charge hereof
(9) That upon written request of Beneficiary state that all sums secured hereby have been paid and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty the property then held hereunder The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof The grantee in such reconveyance may be described as "The person or persons legally entitled thereto" Five years after issuance of such full reconveyance Trustee may destroy said note and this Deed (unless directed in such request to retain them)
(10) That as additional security, Trustor hereby give to and confers upon Beneficiary the right power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable Upon any such default, Beneficiary may at any time without notice either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits including those past due and unpaid and apply the same less costs and expenses of operation and collection, including reasonable attorney's fees Upon any indebtedness secured hereby, and in such order as Beneficiary may determine The entering upon and taking possession of said property the collection of such rents issues and profits and the application thereof as aforesaid shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice
(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee 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 Trustee shall cause to be filed for record Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby
After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States payable at time of sale Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof Any person, including Trustor Trustee or Beneficiary as hereinafter defined may purchase at such sale
After deducting all costs fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby and the remainder if any to the person or persons legally entitled thereto
(12) Beneficiary or any successor in ownership of any indebtedness secured hereby, may from time to time by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor succeed to all its title, estate rights powers and duties Said instrument must contain the name of the original Trustor Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee
(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors successors and assigns The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether or not named as Beneficiary herein in this Deed, whenever the context so requires the masculine gender includes the feminine and/or neuter and the singular number includes the plural
(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee

DO NOT RECORD
REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To American Coast Title Co, Trustee

Dated _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust All sums secured by said Deed of Trust have been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same

By Connie Currier Godwin

MAIL RECONVEYANCE TO.

By _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures Both must be delivered to the Trustee for cancellation before reconveyance will be made

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Home Hunter Inc.
3333 Brea Canyon Road #208
Diamond Bar, CA 91765

08/13/07

20071893457

Title Order No.
Escrow No

ASSIGNMENT OF DEED OF TRUST

FOR A VALUABLE CONSIDERATION, the undersigned grants, assigns, and transfers to

Xenia M. Azimioara

all beneficial interest under that certain Deed of Trust executed August 3, 2006,

by **Connie Currier Godwin**

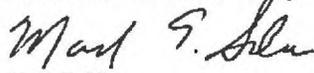
to **American Title Company, a California Corporation** as Trustee, and recorded on August 16, 2006, as Instrument No. 06-1826831, in Book N/A at Page N/A of Official Records, in the office of the County Recorder of Los Angeles County, California, together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust. The property covered by said Deed of Trust is briefly described as follows:

Lot 161, of tract no. 17243, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 422, pages 3 to 6 inclusive of maps, in the office of the county recorder of said county.

A.P.N 2339-006-001

Dated. July 1, 2007

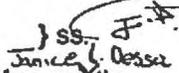
Home Hunter Inc. a California Corporation dba HH Lending


Mark E. Sibus

STATE OF CALIFORNIA

COUNTY OF **Los Angeles**

On **7-1-07**

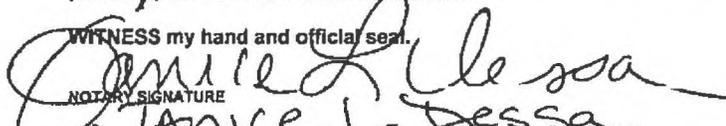

} ss. **Janice L. Bessa**
before me, the

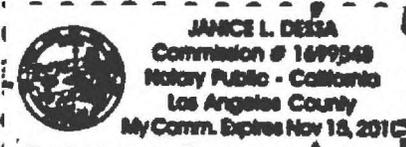
undersigned, a Notary Public in and for said State, personally appeared **Mark E. Sibus**

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.

Notary Stamp or Seal

WITNESS my hand and official seal.


NOTARY SIGNATURE
Janice L. Bessa
NOTARY'S NAME (typed or legibly printed)


JANICE L. BESSA
Commission # 1699548
Notary Public - California
Los Angeles County
My Comm. Expires Nov 18, 2011

RECORDING REQUESTED BY

Recording Requested By
ServiceLink



AND WHEN RECORDED MAIL TO

MONROVIA ESCROWS
346 W. Foothill Blvd.
Monrovia, CA 91016

280526486

FCL No 301407

APN 2339-006-011

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

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 \$87,157.57 as of March 24, 2009 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:

XENIA M. AZIMIOARA;
c/o MONROVIA ESCROWS
346 W. Foothill Blvd.
Monrovia, CA 91016
Phone: (626) 359-5333

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 **MONROVIA ESCROWS**, a California Corporation is duly appointed TRUSTEE under the following described Deed of Trust.

TRUSTOR. **CONNIE CURRIER GODWIN**

BENEFICIARY: **HOMEHUNTER INC., A CALIFORNIA CORPORATION DBA HH LENDING**

DATED. **AUGUST 3, 2006**

RECORDED: **AUGUST 16, 2006** as INSTRUMENT No: **06-1826831**, Official Records in the office of the Recorder of **LOS ANGELES** County, California.

SAID DEED OF TRUST DESCRIBES
MORE PARTICULARLY DESCRIBED IN SAID DEED OF TRUST

SAID Deed of Trust secures certain obligations including one note for the sum of **\$50,500.00**

THAT the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the undersigned; THAT a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of.

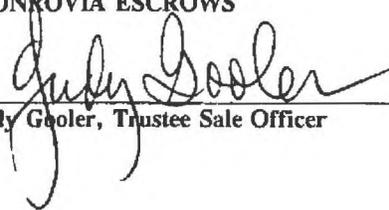
The Principal Balance which became due February 16, 2007, together with additional advances of Principal and all accrued interest.

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

Trustee, as Beneficiary's authorized agent, declares that contact has been made with the Borrower in compliance with Civil Code Section 2923.5.

DATED: **March 24, 2009**

MONROVIA ESCROWS



Judy Gooler, Trustee Sale Officer

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
EPIC DEED SERVICE INC.
315 S. SAN GABRIEL BLVD., #C
SAN GABRIEL, CA 91776
Tel: (626) 292-3878 Fax: (626) 285-4789



2
4

A.P.N.: 2339-006-011

Order No.: 914500

Space Above This Line for Recorder's Use Only

Escrow No.: 3846F

SUBSTITUTION OF TRUSTEE

WHEREAS, **CONNIE CURRIER GODWIN** was the original Trustor, and ~~EPIC DEED SERVICE, Inc.~~ **AMERICAN TITLE COMPANY, A CALIFORNIA CORP.** the original Trustee, and **HOMEHUNTER INC., A CALIFORNIA CORPORATION DBA HH LENDING** the original Beneficiary, under that certain Deed of Trust dated **AUGUST 3, 2006** and recorded **AUGUST 16, 2006** as Instrument No. **06-1826831**, in Book **—**, Page(s) **—**, Official Records of the County of **LOS ANGELES**, State of California, described as

Lot 161 of Tract 17243, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 422 Page(s) 3 to 6 inclusive of Maps in the Office of the County Recorder of said County.

EXCEPT one-half of all oil, gas mineral and hydrocarbon substances in and under said land as reserved by Burco Inc., a Corporation by Deed recorded November 29, 1951, in Book 37739 Page405, Official Records.

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

NOW, THEREFORE, the undersigned hereby substitutes: **EPIC DEED SERVICE INC.** whose address is **315 S. SAN GABRIEL BLVD., #C, SAN GABRIEL, CA 91776.**
as Trustee under said Deed of Trust.

Xenia M. Azimfoara by Mark E. Sibus
Xenia M. Azimfoara by Mark E. Sibus
as her Attorney in Fact

Document Date: March 17, 2009

STATE OF IDAHO)
COUNTY OF BANNOCK) SS

On 3/19/09 before me, KRISTIN SALMONSEN, a Notary Public
personally appeared MARK E. SIBUS

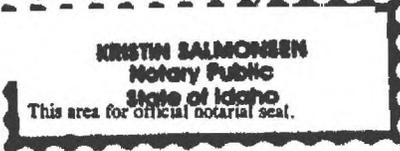
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]*

MY COMMISSION RENEWED 5/14/2013



13A

NORTH AMERICAN TITLE CO. INC.

WHEN RECORDED MAIL TO.

EPIC DEED SERVICE INC.,
315 S. SAN GABRIEL BLVD, #C
SAN GABRIEL, CA 91776
(626) 292-3878 FAX (626) 285-4789



SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2339-006-011

File# 3846F

TSG# 914560

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED AUGUST 3, 2006 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On JULY 21, 2009 at 10:30 AM, EPIC DEED SERVICE INC., A CALIFORNIA CORPORATION, Trustee, or Successor Trustee or Substituted Trustee of that certain Deed of Trust executed by CONNIE CURRIER GODWIN and recorded AUGUST 16, 2006 as Instrument No. 06-1826831, of Official Records of LOS ANGELES County, California, and pursuant to that certain Notice of Default thereunder recorded March 26, 2009 as Instrument No. 09-0434462, of Official Records of said County, will under and pursuant to said Deed of Trust sell at public auction for cash, lawful money of the United States of America, a cashier's check payable to said Trustee drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, at the **front entrance to the Pomona Superior Courts Building, 350 West Mission Blvd., Pomona, California** all that right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as

LOT 161 OF TRACT NO. 17243, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 422, PAGES 3 TO 6 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET, WITHOUT RIGHTS OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

3

PROPERTY COMMONLY KNOWN AS: 5743 RADFORD AVENUE, LOS ANGELES, CA 91607

Name and address of the beneficiary at whose request the sale is being conducted:

**BENECIARY(IES):
XENIA M. AZIMIOARA
C/O EPIC DEED SERVICE INC.,
315 S. SAN GABRIEL BLVD., #C,
SAN GABRIEL, CA 91776**

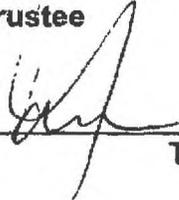
Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances to satisfy the unpaid balance due on the note or notes secured by said Deed of Trust, to wit: \$95,558.28, plus the costs, expenses and advances at the time of the initial publication of this Notice of Sale.

The Beneficiary(ies) under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand of Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located.

The beneficiary or servicing agent declares that it has obtained from the Commissioner of Corporations, a final or temporary order of exemption pursuant to California Civil Code Section 2923.53 that is current and valid on the date the Notice of Sale is filed and/or the time frame for giving Notice of Sale specified in subdivision(s) of California Civil Code Section 2923.52 applies and has been provided or the loan is exempt from the requirements.

DATED: JUNE 25, 2009

EPIC DEED SERVICE INC., a California Corporation, as trustee

By: 
Mary Quan, Trustee Officer

EPIC DEED SERVICE INC., MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT B

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **July 15, 2015**

JOB ADDRESS: **5743 NORTH RADFORD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2339-006-011**

Last Full Title: **06/05/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CONNIE CURRIER GODWIN
5743 RADFORD AVE.
NORTH HOLLYWOOD, CA 91607
CAPACITY: OWNER

- 2). WORLD SAVINGS BANK, F.S.B.
1901 HARRISON ST.
OAKLAND, CA 94612
CAPACITY: INTERESTED PARTIES

- 3). HOMEHUNTER, INC.
DBA: HH LENDING
3333 BREA CANYON RD. No. 208
DIAMOND BAR, CA 91765
CAPACITY: INTERESTED PARTIES

- 4). EPIC DEED SERVICE, INC.
315 SAN GABRIEL BLVD., No. C
SAN GABRIEL, CA 91776
CAPACITY: INTERESTED PARTIES

- 5). MONROVIA ESCROWS
346 W. FOOTHILL BLVD.
MONROVIA, CA 91016
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
5743 RADFORD AVE, NORTH HOLLYWOOD, CA 91607-1323



Owner Information

Owner Name: **GODWIN CONNIE C**
 Mailing Address: **5743 RADFORD AVE, NORTH HOLLYWOOD CA 91607-1323 C004**
 Vesting Codes: **MW//SE**

Location Information

Legal Description:	TRACT# 17243 LOT 161	APN:	2339-006-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1239.02 / 2	Subdivision:	17243
Township-Range-Sect:		Map Reference:	16-C6 /
Legal Book/Page:	422-3	Tract #:	17243
Legal Lot:	161	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NHO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/14/2003 / 06/16/2003	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	1993602
Document #:	1993601		

Last Market Sale Information

Recording/Sale Date:	03/27/1987 / 03/1987	1st Mtg Amount/Type:	\$110,200 / CONV
Sale Price:	\$157,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	461961
Document #:	461960	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$117.45
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	WORLD S&L		
Seller Name:	SHREEVE CRAIG A		

Prior Sale Information

Prior Rec/Sale Date:	11/18/1977 /	Prior Lender:	/
Prior Sale Price:	\$75,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,341	Garage Area:		Heat Type:	CENTRAL
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:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1952 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		
Other Improvements:	FENCE;FENCED YARD;SHED				

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,399	Lot Width/Depth:	68 x 111	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$250,816	Assessed Year:	2014	Property Tax:	\$3,134.68
Land Value:	\$100,163	Improved %:	60%	Tax Area:	13
Improvement Value:	\$150,653	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$243,816				

Comparable Sales Report

For Property Located At

5743 RADFORD AVE, NORTH HOLLYWOOD, CA 91607-1323



17 Comparable(s) Selected.

Report Date: 07/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$157,500	\$453,000	\$735,000	\$559,118
Bldg/Living Area	1,341	1,220	1,498	1,367
Price/Sqft	\$117.45	\$317.09	\$585.66	\$411.74
Year Built	1952	1939	1953	1947
Lot Area	7,399	5,500	13,883	7,843
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$250,816	\$55,950	\$605,397	\$283,281
Distance From Subject	0.00	0.05	0.39	0.23

* = user supplied for search only

Comp # :1		Distance From Subject:0.05 (miles)	
Address: 5764 BUCKNELL AVE, VALLEY VILLAGE, CA 91607-1302			
Owner Name: OLIVE PABLO/PASION CRISTINA			
Seller Name: SIROTA JASON G			
APN: 2339-006-032	Map Reference: 16-C6 /	Living Area: 1,498	
County: LOS ANGELES, CA	Census Tract: 1239.02	Total Rooms: 5	
Subdivision: 17243	Zoning: LAR1	Bedrooms: 2	
Rec Date: 12/18/2014	Prior Rec Date: 10/29/2004	Bath(F/H): 2 /	
Sale Date: 11/26/2014	Prior Sale Date: 10/04/2004	Yr Built/Eff: 1952 / 1952	
Sale Price: \$575,000	Prior Sale Price: \$537,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1375895	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt: \$500,000	Lot Area: 6,049	Pool:	
Total Value: \$593,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp # :2		Distance From Subject:0.12 (miles)	
Address: 11830 TIARA ST, NORTH HOLLYWOOD, CA 91607-1334			
Owner Name: HINMAN RICHARD/MERRILL AMY			
Seller Name: GOETHALS ANGELA			
APN: 2339-008-011	Map Reference: 16-C6 /	Living Area: 1,341	
County: LOS ANGELES, CA	Census Tract: 1239.02	Total Rooms: 5	
Subdivision: 17243	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/27/2015	Prior Rec Date: 09/02/2004	Bath(F/H): 2 /	
Sale Date: 01/28/2015	Prior Sale Date: 08/09/2004	Yr Built/Eff: 1952 / 1952	
Sale Price: \$560,000	Prior Sale Price: \$450,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 220754	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt: \$280,000	Lot Area: 6,004	Pool:	
Total Value: \$511,684	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp # :3		Distance From Subject:0.12 (miles)	
Address: 5813 BUCKNELL AVE, VALLEY VILLAGE, CA 91607-1303			
Owner Name: SOGOMONIAN SUSAN/GEVORKYAN DAVID			
Seller Name: TOROSYAN SAMVEL & ALISA			
APN: 2339-004-030	Map Reference: 16-C6 /	Living Area: 1,439	
County: LOS ANGELES, CA	Census Tract: 1239.02	Total Rooms: 5	
Subdivision: 17243	Zoning: LAR1	Bedrooms: 3	
Rec Date: 01/09/2015	Prior Rec Date: 10/01/2007	Bath(F/H): 2 /	
Sale Date: 12/20/2014	Prior Sale Date: 08/22/2007	Yr Built/Eff: 1952 / 1954	
Sale Price: \$477,000	Prior Sale Price: \$565,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 25987	Acres: 0.21	Fireplace: Y / 1	
1st Mtg Amt: \$429,300	Lot Area: 9,091	Pool: POOL	
Total Value: \$605,397	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:4			Distance From Subject:0.14 (miles)
Address:	5826 BUCKNELL AVE, VALLEY VILLAGE, CA 91607-1304		
Owner Name:	LEPEDZHIAN ANI		
Seller Name:	ROBINSON TRUST		
APN:	2339-007-023	Map Reference:	16-C6 /
County:	LOS ANGELES, CA	Census Tract:	1239.02
Subdivision:	17243	Zoning:	LAR1
Rec Date:	05/14/2015	Prior Rec Date:	09/24/1971
Sale Date:	04/03/2015	Prior Sale Date:	
Sale Price:	\$550,000	Prior Sale Price:	\$37,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	563390	Acres:	0.21
1st Mtg Amt:	\$417,000	Lot Area:	8,968
Total Value:	\$61,148	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,220
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:5			Distance From Subject:0.16 (miles)
Address:	5835 BUCKNELL AVE, VALLEY VILLAGE, CA 91607-1303		
Owner Name:	VALDERAS JOSE M G IV & JAYMIE		
Seller Name:	LUCAS VAUGHN J & NAYIRA A		
APN:	2339-003-013	Map Reference:	16-C6 /
County:	LOS ANGELES, CA	Census Tract:	1239.02
Subdivision:	17243	Zoning:	LAR1
Rec Date:	05/08/2015	Prior Rec Date:	03/23/2010
Sale Date:	03/26/2015	Prior Sale Date:	02/04/2010
Sale Price:	\$597,500	Prior Sale Price:	\$465,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	536016	Acres:	0.14
1st Mtg Amt:	\$586,677	Lot Area:	5,997
Total Value:	\$489,639	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,341
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:6			Distance From Subject:0.18 (miles)
Address:	5911 CARPENTER AVE, VALLEY VILLAGE, CA 91607-1309		
Owner Name:	GHAZALIAN RAFIK/GHAZLIAN TADEH		
Seller Name:	UHLEMANN 2007 FAMILY TRUST		
APN:	2339-013-005	Map Reference:	16-C6 /
County:	LOS ANGELES, CA	Census Tract:	1239.02
Subdivision:	13121	Zoning:	LAR1
Rec Date:	04/17/2015	Prior Rec Date:	
Sale Date:	03/25/2015	Prior Sale Date:	
Sale Price:	\$675,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	429570	Acres:	0.29
1st Mtg Amt:	\$607,950	Lot Area:	12,571
Total Value:	\$67,554	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,265
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1943 / 1947
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:7			Distance From Subject:0.21 (miles)
Address:	5929 CARPENTER AVE, NORTH HOLLYWOOD, CA 91607-1309		
Owner Name:	SRIJUMNONG PONDRUTTANA		
Seller Name:	BELLOCCHIO MICHAEL A & PATRICIA		
APN:	2339-013-008	Map Reference:	16-C6 /
County:	LOS ANGELES, CA	Census Tract:	1239.02
Subdivision:	13121	Zoning:	LAR1
Rec Date:	02/19/2015	Prior Rec Date:	02/01/2001
Sale Date:	01/07/2015	Prior Sale Date:	01/18/2001
Sale Price:	\$735,000	Prior Sale Price:	\$125,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	180710	Acres:	0.32
1st Mtg Amt:	\$598,290	Lot Area:	13,883
Total Value:	\$255,667	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,255
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1943 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:8			Distance From Subject:0.21 (miles)
Address:	5625 RADFORD AVE, VALLEY VILLAGE, CA 91607-1814		
Owner Name:	H & H REAL ESTATE INVESTMENTS		
Seller Name:	TAKLENDER DANIELLE		
APN:	2340-034-011	Map Reference:	23-C1 /
County:	LOS ANGELES, CA	Census Tract:	1239.02
Subdivision:		Zoning:	LAR1
Rec Date:	04/27/2015	Prior Rec Date:	12/04/2009
Sale Date:	04/03/2015	Prior Sale Date:	11/05/2009
Sale Price:	\$535,000	Prior Sale Price:	\$310,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	470619	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,260
Total Value:	\$326,425	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,236
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1951
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.24 (miles)
 Address: 5818 BEN AVE, VALLEY VILLAGE, CA 91607-1214
 Owner Name: BAUMANN ROBERT W
 Seller Name: MAINSOURCE PROPERTIES LLC
 APN: 2340-011-023 Map Reference: 16-C6 / Living Area: 1,452
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 6
 Subdivision: 17462 Zoning: LAR1 Bedrooms: 4
 Rec Date: 02/23/2015 Prior Rec Date: 04/30/2014 Bath(F/H): 2 /
 Sale Date: 01/16/2015 Prior Sale Date: 03/31/2014 Yr Built/Eff: 1953 / 1955
 Sale Price: \$559,500 Prior Sale Price: \$500,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 191967 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 7,157 Pool:
 Total Value: \$179,304 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:10 Distance From Subject:0.26 (miles)
 Address: 11942 MARTHA ST, VALLEY VILLAGE, CA 91607-1819
 Owner Name: ROSENBLOOM MEGAN & ETAN
 Seller Name: LEVINE JEWEL M
 APN: 2340-029-013 Map Reference: 23-C1 / Living Area: 1,408
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 6
 Subdivision: 13024 Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/01/2015 Prior Rec Date: 11/18/2003 Bath(F/H): 2 /
 Sale Date: 04/06/2015 Prior Sale Date: 10/03/2003 Yr Built/Eff: 1942 / 1947
 Sale Price: \$570,000 Prior Sale Price: \$404,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 497490 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$513,000 Lot Area: 5,500 Pool: POOL
 Total Value: \$468,565 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:11 Distance From Subject:0.27 (miles)
 Address: 11912 TIARA ST, VALLEY VILLAGE, CA 91607-1336
 Owner Name: HORNE PATRICK D/MARIANO MELISSA L
 Seller Name: CAMPANELLI J & J TRUST
 APN: 2339-007-033 Map Reference: 16-C6 / Living Area: 1,379
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 5
 Subdivision: 17243 Zoning: LAR1 Bedrooms: 2
 Rec Date: 12/05/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 11/21/2014 Prior Sale Date: Yr Built/Eff: 1952 / 1952
 Sale Price: \$500,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1314448 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$399,999 Lot Area: 6,174 Pool:
 Total Value: \$55,950 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.28 (miles)
 Address: 5919 BUCKNELL AVE, NORTH HOLLYWOOD, CA 91607-1305
 Owner Name: ODAIR DANIEL R/SHADY LAURA R
 Seller Name: KIBBIE VANESSA & JAMES
 APN: 2339-003-004 Map Reference: 16-C6 / Living Area: 1,341
 County: LOS ANGELES, CA Census Tract: 1239.02 Total Rooms: 5
 Subdivision: 17243 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/12/2015 Prior Rec Date: 01/19/2012 Bath(F/H): 2 /
 Sale Date: 01/13/2015 Prior Sale Date: 11/22/2011 Yr Built/Eff: 1952 / 1952
 Sale Price: \$530,000 Prior Sale Price: \$370,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 268346 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$477,000 Lot Area: 8,420 Pool:
 Total Value: \$379,112 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:13 Distance From Subject:0.3 (miles)
 Address: 5642 IRVINE AVE, NORTH HOLLYWOOD, CA 91601-1751
 Owner Name: BENDER TYLER
 Seller Name: STELLA JOSEPH T
 APN: 2338-031-021 Map Reference: 23-D1 / Living Area: 1,339
 County: LOS ANGELES, CA Census Tract: 1241.02 Total Rooms: 6
 Subdivision: 7637 Zoning: LAR1 Bedrooms: 2
 Rec Date: 11/25/2014 Prior Rec Date: 03/30/1998 Bath(F/H): 2 /
 Sale Date: 11/07/2014 Prior Sale Date: 02/17/1998 Yr Built/Eff: 1940 / 1941
 Sale Price: \$560,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1268301 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$336,000 Lot Area: 6,631 Pool:

Total Value:	\$224,025	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14		Distance From Subject: 0.31 (miles)			
Address: 11908 OXNARD ST, NORTH HOLLYWOOD, CA 91606-3321					
Owner Name: NIVEN BARBARA L					
Seller Name: MCMILLIAN PATTI T					
APN:	2339-003-017	Map Reference:	16-C6 /	Living Area:	1,498
County:	LOS ANGELES, CA	Census Tract:	1239.02	Total Rooms:	5
Subdivision:	17243	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/13/2015	Prior Rec Date:	02/07/2014	Bath(F/H):	2 /
Sale Date:	01/12/2015	Prior Sale Date:	01/03/2014	Yr Built/Eff:	1952 / 1952
Sale Price:	\$475,000	Prior Sale Price:	\$455,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	162561	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$356,250	Lot Area:	6,598	Pool:	
Total Value:	\$300,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15		Distance From Subject: 0.32 (miles)			
Address: 5618 IRVINE AVE, NORTH HOLLYWOOD, CA 91601-1751					
Owner Name: HOANG REAL ESTATE INVESTMENT L					
Seller Name: LALLO J A LIVING TRUST					
APN:	2338-031-016	Map Reference:	23-D1 /	Living Area:	1,384
County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	6
Subdivision:	7637	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/12/2015	Prior Rec Date:	07/15/1994	Bath(F/H):	2 /
Sale Date:	04/29/2015	Prior Sale Date:		Yr Built/Eff:	1941 / 1943
Sale Price:	\$475,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	549961	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,633	Pool:	
Total Value:	\$105,284	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16		Distance From Subject: 0.39 (miles)			
Address: 5829 BECK AVE, NORTH HOLLYWOOD, CA 91601-1001					
Owner Name: GUO JINLAN/WIDJAJA HERMAN					
Seller Name: PETERSON LILLIAN A					
APN:	2338-017-006	Map Reference:	16-D6 /	Living Area:	1,401
County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	6
Subdivision:	11567	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/13/2014	Prior Rec Date:	06/15/1976	Bath(F/H):	1 /
Sale Date:	10/15/2014	Prior Sale Date:		Yr Built/Eff:	1939 / 1939
Sale Price:	\$453,000	Prior Sale Price:	\$50,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1210722	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,269	Pool:	
Total Value:	\$96,074	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:17		Distance From Subject: 0.39 (miles)			
Address: 5427 MORELLA AVE, VALLEY VILLAGE, CA 91607-2209					
Owner Name: FOCUS LINE LLC					
Seller Name: LABBE NEIL & E TRUST					
APN:	2348-010-031	Map Reference:	23-C1 /	Living Area:	1,448
County:	LOS ANGELES, CA	Census Tract:	1251.00	Total Rooms:	7
Subdivision:	12161	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/12/2015	Prior Rec Date:	07/26/1989	Bath(F/H):	2 /
Sale Date:	04/22/2015	Prior Sale Date:	05/1989	Yr Built/Eff:	1941 / 1943
Sale Price:	\$677,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	695522	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,122	Pool:	POOL
Total Value:	\$96,955	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**
JOB ADDRESS: **5743 NORTH RADFORD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2339-006-011**

Date: **July 15, 2015**

CASE#: **174014**
ORDER NO: **A-1207279**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 29, 2006**
COMPLIANCE EXPECTED DATE: **June 13, 2006**
DATE COMPLIANCE OBTAINED: **January 02, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1207279

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

EFREN R. ABRATIQUE, P.E.
PRESIDENT

JAVIER NUNEZ
VICE-PRESIDENT

VAN AMBATIELOS
PEDRO BIRBA
MARSHA L. BROWN

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

GODWIN, CONNIE C
5743 RADFORD AVE
N HOLLYWOOD, CA 91607

On 05-25-06 the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 174014
ORDER #: A-1207279
EFFECTIVE DATE: May 29, 2006
COMPLIANCE DATE: June 13, 2006

SA
Signature

1010307200745544
OWNER OF
SITE ADDRESS: 5743 N RADFORD AVE
ASSESSORS PARCEL NO.: 2339-006-011
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 materials in the required Yard(s).

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

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.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

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 and 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
1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

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 5:00 p.m. Monday through Friday.

Inspector: 

Date: May 24, 2006

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854


REVIEWED BY