

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 28, 2015

Council District: # 14

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

JOB ADDRESS: **4359 NORTH WAWONA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5683-018-003**

On April 15, 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: **4359 North Wawona Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on April 15, 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 |
| Title Report fee | 42.00 |
| Grand Total | \$ 1,288.56 |

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 **\$1,288.56** 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 **\$1,288.56** 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. T11793
Dated as of: 06/17/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5683-018-003

Property Address: 4359 N WAWONA ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : KV Investments, Inc., A California Corporation

Grantor : Rose McCoppin, an unmarried woman and Kevin McCoppin, a single man

Deed Date : 1/10/2007

Recorded : 1/12/2007

Instr No. : 20070072526

MAILING ADDRESS: KV Investments, Inc.,
4019 Verdugo Road, Los Angeles, CA 90065.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 48 and the Northerly 9.50 feet of Lot 47 of Tract No 7882, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 122, Pages 97 to 100 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5683-018-003

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 : \$380,000.00

Dated : 1/24/2005

Trustor : Rose McCoppin and Kevin McCoppin

Trustee : Recontrust Company, N.A.

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. T11793

SCHEDULE B (Continued)

Beneficiary : MERS, Inc., as nominee for Countrywide Home Loans, Inc.
Loan No. : MIN 1000157-0004702947-1
Recorded : 2/9/2005 **Instr No. :** 05 0303515
Maturity Date is: 2/1/2035
MAILING ADDRESS: ReconTrust Company, N.A.,
225 W Hillcrest Drive, MSN: To-02, Thousand Oaks, CA 91360

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

MAILING ADDRESS: Countrywide Home Loans, Inc., 4500 Park Granada, Calabasas, CA 91302-1613

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

Amount : \$174,000.00 **Dated :** 11/9/2005
Trustor : Rose McCoppin and Kevin McCoppin
Trustee : Optima, a California Corporation
Beneficiary : Washington Mutual Bank, FA
Recorded : 12/12/2005 **Instr No. :** 05 3040622
Maturity Date is: 11/9/2035

MAILING ADDRESS: Optima, 1700 Carnegie Ave Suite 200 Santa Ana, CA 92705.

MAILING ADDRESS: Washington Mutual Bank, FA,
2273 N Green Valley Parkway, Suite No. 14, Henderson, NV 89014.

Type of Document: Notice of Power To Sell Tax-Defaulted Property
Nonpayment of delinquent taxes in the amount of \$6,145.27 for the fiscal year 2005-2006,
Default Number 5683 018 003. **Recorded on** 07/28/2011, **Instrument No.** 20111007435

MAILING ADDRESS: KV Investments Inc, 4019 Verdugo Rd, Los Angeles, CA 90065-3726

MAILING ADDRESS: Secured Property Tax Division Tax Defaulted Land Unit,
225 No. Hill Street, RM 130, Los Angeles, CA 90012

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

KV INVESTMENTS, INC
4019 VERDUGO ROAD
LOS ANGELES, CA 90065

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.:

Escrow No.:

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

"THIS CONVEYANCE CHANGES THE MANNER IN WHICH TITLE IS HELD, GRANTOR AND GRANTEE REMAIN THE SAME AND CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST, R & T 11911".

[] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale

[] Unincorporated area [X] City of LOS ANGELES AND

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

ROSE MCCOPPIN, AN UNMARRIED WOMAN AND KEVIN MCCOPPIN, A SINGLE MAN

do(es) hereby remise, release and forever quitclaim to:

KV INVESTMENTS, INC., A CALIFORNIA CORPORATION

the real property in the City of LOS ANGELES, County of LOS ANGELES, State of California, described as

LOT 48 AND THE NORTHERLY 9 50 FEET OF LOT 47 OF TRACT NO 7882, IN THE CITY OF LOS, COUNTY OF L OS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 122, PAGES 97 TO 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN 5683-018-003

ALSO KNOWN AS 4359 WAWONA STREET, LOS ANGELES, CA 90065

DATED JANUARY 10, 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 1-10-07

Before me, *TAMMY SISSON*
A Notary Public in and for said State, personally appeared

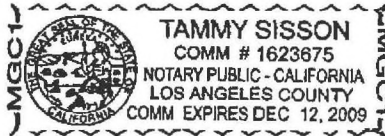
Rose McCoppin
ROSE MCCOPPIN

Kevin McCoppin
KEVIN MCCOPPIN

ROSE MCCOPPIN AND KEVIN MCCOPPIN

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

[Handwritten Signature]

(This area for official notarial seal)

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

2/9/05

2

05 0303515

Recording Requested By:
L. MARTIN-LAWLEY

COMMONWEALTH LAND TITLE CO.

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
DIANE MALKHASYAN

5030863-06

[Space Above This Line For Recording Data]

20055029-JPJ

[Escrow/Closing #]

0008991613501005

[Doc ID #]

DEED OF TRUST

MIN 1000157-0004702947-1

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JANUARY 24, 2005, together with all Riders to this document.

(B) "Borrower" is

ROSE MCCOPPIN, AN UNMARRIED WOMAN, AND KEVIN MCCOPPIN A SINGLE MAN, ALL AS JOINT TENANTS.

5683-018-003

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

Page 1 of 16

Initials:

Rm Km

Form 3005 1/01

VMP 5A(CA) (0207)
CON/V/A

CHL (09/02)(d)

VMP MORTGAGE FORMS - (800)521-7291



* 2 3 9 9 1 *



* 0 8 9 9 1 6 1 3 5 0 0 0 0 0 1 0 0 6 A *

DOC ID #: 0008991613501005

Borrower's address is
1150 TIFFANY PLACE, CHINO VALLEY, AZ 86323
Borrower is the trustor under this Security Instrument.

(C) "Lender" is
COUNTRYWIDE HOME LOANS, INC.
Lender is a CORPORATION
organized and existing under the laws of NEW YORK
Lender's address is
4500 Park Granada, Calabasas, CA 91302-1613

(D) "Trustee" is
RECONTRUST COMPANY, N.A.
225 W HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360

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

(F) "Note" means the promissory note signed by Borrower and dated JANUARY 24, 2005 .The Note states that Borrower owes Lender THREE HUNDRED EIGHTY THOUSAND and 00/100

Dollars (U.S. \$ 380,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than FEBRUARY 01, 2035

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii)

DOC ID #: 0008991613501005

conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 48 AND NORTHERLY 9.50 FEET OF LOT 47 OF TRACT NO. 7882, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A S PER MAP RECORDED IN BOOK 122 PAGES 97 TO 100 OF MAPS, IN CITY OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 5683-018-003

which currently has the address of

4359 WAWONA STREET, LOS ANGELES

[Street/City]

California 90065 ("Property Address"):

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including,

Rm Km

219206/05

16

DOC ID #: 0008991613501005

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

Witnesses:

R. McCoppin

ROSE MCCOPPIN

(Seal)

-Borrower

Kevin McCoppin

KEVIN MCCOPPIN

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

05 0303515

219/05/05

17

DOC ID #: 0008991613501005

State of California
County of *Los Angeles*

On *1-25-05*

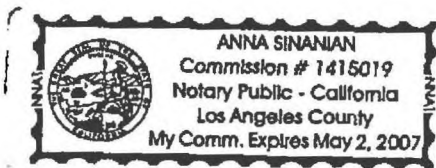
before me, *Anna Sinanian*, Notary Public
} ss.
personally appeared

Rose Mecoppin

Rose Mecoppin, 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.

Anna Sinanian (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

229005

No. 6907 18

State of California

County of Los Angeles

On January 25, 2005 before me, Marla D. Gilbert, Notary Public

DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Kevin McCoppin

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.

Marla D. Gilbert
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

title(s)

- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

05 0303515

2

05 3040622

Recording requested by and when recorded return to:

When Recorded Mail to:
Optima Information Solutions
1700 Carnegie Avenue, Suite 200
Santa Ana, CA 92705
WAMU



WaMu Equity Plus™
DEED OF TRUST

Loan Number: 0683582209

THIS DEED OF TRUST is between:
ROSE MCCOPPIN AND KEVIN MCCOPPIN

whose address is: _____

5034 CASTLE RD LA CANADA, CA 91011-1310

("Trustor"); _____ Optima _____, a _____ CALIFORNIA

corporation, the address of which is:
1700 Carnegie Ave Suite 200 Santa Ana, CA 92705

and its successors in trust and assigns ("Trustee"); and
Washington Mutual Bank, FA, a federal association, which is organized and existing under the laws of the United States of America and whose address is 2273 N Green Valley Parkway, Suite #14, Henderson, NV 89014 ("Beneficiary") and its successors or assigns.

1. **Granting Clause.** Trustor hereby grants, bargains, sells and conveys to Trustee in trust, with power of sale, the real property in _____ LOS ANGELES _____ County, California, described below and all interest in it Trustor ever gets:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 48 AND THE NORTHERLY 9.50 FEET OF LOT 47 OF TRACT NO. 7882, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, SLATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 122, PAGES 97 TO 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Parcel Number: _____ 5683-018-003 _____ together with all

0683582209

By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at Glendale, CA this 9th day of November, 2005.

TRUSTOR(S):

R. McCoppin
ROSE MCCOPPIN

K. McCoppin
KEVIN MCCOPPIN

05 3040622

8

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

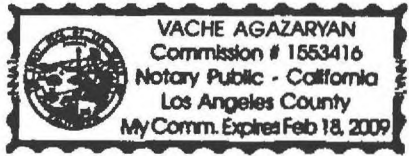
On 11/09/2009 before me, Vache Agazaryan a Notary Public in and for the State of California, personally appeared

ROSE MCCOPPIN and
KEVIN MCCOPPIN and
____ and
____ and
____ and
____ and
____ and

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 in and for the State of California
My Commission expires: Feb 18, 2009



REQUEST FOR FULL RECONVEYANCE
(Do not record. To be used only when note has been paid.)

TO: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within Deed of Trust. Said Note, together with all other indebtedness secured by this Deed of Trust, has 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 this Deed of Trust to cancel the Note above mentioned and all other evidences of indebtedness secured by this Deed of Trust together with the Deed of Trust and to convey, without warranty, to the parties designated by the terms of this Deed of Trust all the estate now held by you thereunder.

DATED _____

Mail reconveyance to _____

05 3040622

Recording Requested By

TREASURER AND TAX COLLECTOR
SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NO. HILL STREET, RM 130
LOS ANGELES, CA 90012

And When Recorded Mail to

KV INVESTMENTS INC
4019 VERDUGO RD
LOS ANGELES CA 90065-3726



NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on **JUNE 30, 2006**

for the nonpayment of delinquent taxes in the amount of \$ **6,145.27**

for the fiscal year **2005-2006**. Default Number **5683 018 003**

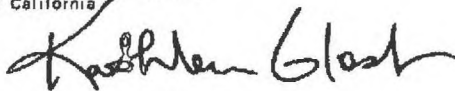
Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that five or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to **KV INVESTMENTS INC**

and is situated in said county, State of California,
described as follows: **5683 018 003**
(Assessor's Parcel Number)

**TRACT # 7882 N 9.5 FT MEASURED AT R/A TO
N LINE OF LOT 47 AND ALL OF LOT 48**

MARK J. SALADINO
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

STATE OF CALIFORNIA }
County of Los Angeles } ss.

By 
Deputy Tax Collector

KATHLEEN GLOSTER

On **JULY 28, 2011**, before me personally appeared **KATHLEEN GLOSTER** 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 on 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 statement is true and correct. WITNESS my hand and official seal

Sale No. 2012A

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California

By 
Deputy County Clerk



EXHIBIT B

ASSIGNED INSPECTOR: **RUBEN REYES**

Date: **July 28, 2015**

JOB ADDRESS: **4359 NORTH WAWONA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5683-018-003**

Last Full Title: **06/17/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). KV INVESTMENTS, INC.
4019 VERDUGO RD.
LOS ANGELES, CA. 90065
CAPACITY: OWNER

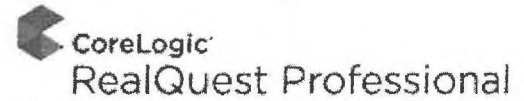
- 2). COUNTRYWIDE HOME LOANS, INC.
4500 PARK GRANADA
CALABASAS, CA 91302-1613
CAPACITY: INTERESTED PARTIES

- 3). WASHINGTON MUTUAL BANK, F.A.
2273 N. GREEN VALLEY PKWY., SUITE #14
HENDERSON, NV 89014
CAPACITY: INTERESTED PARTIES

- 4). SECURED PROPERTY TAX DIVISION, TAX DEFAULTED LAND UNIT
225 N. HILL ST., RM. 130
LOS ANGELES, CA 90012
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
4359 WAWONA ST, LOS ANGELES, CA 90065-5113



Owner Information

Owner Name: **KV INVESTMENTS INC**
 Mailing Address: **4019 VERDUGO RD, LOS ANGELES CA 90065-3726 C035**
 Vesting Codes: **// CO**

Location Information

Legal Description: **TRACT # 7882 N 9.5 FT MEASURED AT R/A TO N LINE OF LOT 47 AND ALL OF LOT 48**
 County: **LOS ANGELES, CA** APN: **5683-018-003**
 Census Tract / Block: **1813.00 / 3** Alternate APN:
 Township-Range-Sect: **122-97** Subdivision: **7882**
 Legal Book/Page: **48** Map Reference: **25-F5 /**
 Legal Lot: **48** Tract #: **7882**
 Legal Block: **623** School District: **LOS ANGELES**
 Market Area: **623** School District Name:
 Neighbor Code: **623** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/12/2007 / 01/10/2007** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **72526** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **02/09/2005 / 01/20/2005** 1st Mtg Amount/Type: **\$380,000 / CONV**
 Sale Price: **\$475,000** 1st Mtg Int. Rate/Type: **1.00 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **303515**
 Document #: **303514** 2nd Mtg Amount/Type: **\$47,500 / CONV**
 Deed Type: **TRUSTEE DEED** 2nd Mtg Int. Rate/Type: **/ ADJ**
 Transfer Document #: **303514** Price Per SqFt: **\$320.51**
 New Construction: **TRUSTEE DEED** Multi/Split Sale:
 Title Company: **COMMONWEALTH LAND TITLE CO.**
 Lender: **COUNTRYWIDE HM LNS INC**
 Seller Name: **VIZCARRA FRANCISCO & MARIA D**

Prior Sale Information

Prior Rec/Sale Date: **05/07/2004 / 05/03/2004** Prior Lender: **AMERICAS WHOLESALE LENDER**
 Prior Sale Price: **\$360,000** Prior 1st Mtg Amt/Type: **\$288,000 / CONV**
 Prior Doc Number: **1154212** Prior 1st Mtg Rate/Type: **/ FIX**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

| | | | | | |
|---------------------|--------------------|--------------------|--------------------------|----------------|---------------------|
| Gross Area: | | Parking Type: | PARKING AVAIL | Construction: | |
| Living Area: | 1,482 | 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: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 2 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: | 1953 / 1954 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | Y / 1 | Foundation: | RAISED | Quality: | |
| # of Stories: | 1.00 | Roof Material: | GRAVEL & ROCK | Condition: | |
| Other Improvements: | FENCE | | | | |

Site Information

| | | | | | |
|-----------------|--------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LAR1 | Acres: | 0.13 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 5,873 | Lot Width/Depth: | 49 x 120 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

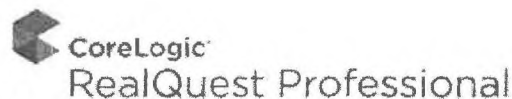
Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$584,000 | Assessed Year: | 2014 | Property Tax: | \$7,270.25 |
| Land Value: | \$467,000 | Improved %: | 20% | Tax Area: | 4 |
| Improvement Value: | \$117,000 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$584,000 | | | | |

Comparable Sales Report

For Property Located At

4359 WAWONA ST, LOS ANGELES, CA 90065-5113



12 Comparable(s) Selected.

Report Date: 07/28/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$475,000 | \$495,000 | \$890,000 | \$655,875 |
| Bldg/Living Area | 1,482 | 1,275 | 1,644 | 1,449 |
| Price/Sqft | \$320.51 | \$354.95 | \$623.69 | \$454.63 |
| Year Built | 1953 | 1927 | 1979 | 1945 |
| Lot Area | 5,873 | 4,520 | 11,469 | 6,989 |
| Bedrooms | 2 | 2 | 4 | 3 |
| Bathrooms/Restrooms | 2 | 1 | 2 | 2 |
| Stories | 1.00 | 1.00 | 2.00 | 1.17 |
| Total Value | \$584,000 | \$41,951 | \$562,538 | \$290,419 |
| Distance From Subject | 0.00 | 0.11 | 0.44 | 0.31 |

* = user supplied for search only

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------|--------------------------|
| Comp #: | 1 | | | Distance From Subject: | 0.11 (miles) |
| Address: | 2713 TRENT CT, LOS ANGELES, CA 90065-5109 | | | | |
| Owner Name: | MAXWELL JOHN | | | | |
| Seller Name: | SHERMAN FAMILY TRUST | | | | |
| APN: | 5684-018-005 | Map Reference: | 25-F6 / | Living Area: | 1,552 |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: | 6 |
| Subdivision: | 6793 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 07/20/2015 | Prior Rec Date: | 04/28/1993 | Bath(F/H): | 2 / |
| Sale Date: | 07/17/2015 | Prior Sale Date: | | Yr Built/Eff: | 1960 / 1960 |
| Sale Price: | \$611,000 | Prior Sale Price: | | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | | Style: | CONVENTIONAL |
| Document #: | 873831 | Acres: | 0.17 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | | Lot Area: | 7,285 | Pool: | POOL |
| Total Value: | \$81,249 | # of Stories: | 2.00 | Roof Mat: | GRAVEL & ROCK |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|---|-------------------|-------------------|------------------------|----------------------|
| Comp #: | 2 | | | Distance From Subject: | 0.12 (miles) |
| Address: | 4400 W AVENUE 42, LOS ANGELES, CA 90065-4812 | | | | |
| Owner Name: | RIPLEY STACY A | | | | |
| Seller Name: | MOONEY BLAKE A | | | | |
| APN: | 5684-006-007 | Map Reference: | 25-E5 / | Living Area: | 1,622 |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: | 5 |
| Subdivision: | 5127 | Zoning: | LAR1 | Bedrooms: | 2 |
| Rec Date: | 11/26/2014 | Prior Rec Date: | 05/07/2014 | Bath(F/H): | 2 / |
| Sale Date: | 11/24/2014 | Prior Sale Date: | 04/03/2014 | Yr Built/Eff: | 1935 / 1942 |
| Sale Price: | \$640,000 | Prior Sale Price: | \$610,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 1281098 | Acres: | 0.17 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$512,000 | Lot Area: | 7,537 | Pool: | |
| Total Value: | \$562,538 | # of Stories: | 1.00 | Roof Mat: | TILE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: | PARKING AVAIL |

| | | | | | |
|--------------|--|-------------------|-------------------|------------------------|--------------------------|
| Comp #: | 3 | | | Distance From Subject: | 0.26 (miles) |
| Address: | 2627 RANGE RD, LOS ANGELES, CA 90065-5128 | | | | |
| Owner Name: | LARSON ARNOLD D & AUBREY L | | | | |
| Seller Name: | RAVAN S & S 1998 TRUST | | | | |
| APN: | 5684-029-028 | Map Reference: | 25-F6 / | Living Area: | 1,428 |
| County: | LOS ANGELES, CA | Census Tract: | 1813.00 | Total Rooms: | 6 |
| Subdivision: | 19650 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 05/15/2015 | Prior Rec Date: | 12/08/2014 | Bath(F/H): | 2 / |
| Sale Date: | 04/22/2015 | Prior Sale Date: | 11/20/2014 | Yr Built/Eff: | 1959 / 1959 |
| Sale Price: | \$817,500 | Prior Sale Price: | \$575,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 567220 | Acres: | 0.13 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$654,000 | Lot Area: | 5,767 | Pool: | |
| Total Value: | \$552,000 | # of Stories: | 1.00 | Roof Mat: | GRAVEL & ROCK |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: | PARKING AVAIL |

| | | | | | |
|----------|---|--|--|------------------------|---------------------|
| Comp #: | 4 | | | Distance From Subject: | 0.28 (miles) |
| Address: | 4255 W AVENUE 40, LOS ANGELES, CA 90065-4701 | | | | |

| | | | | |
|--------------|-------------------------------------|-------------------|-------------------|--------------------------------------|
| Owner Name: | CARPENTER ISAAC & SOPHIE | | | |
| Seller Name: | ATWATER PARTNERS LLC | | | |
| APN: | 5684-014-044 | Map Reference: | 25-E6 / | Living Area: 1,275 |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: 5 |
| Subdivision: | 5127 | Zoning: | LAR1 | Bedrooms: 2 |
| Rec Date: | 04/16/2015 | Prior Rec Date: | 10/20/2014 | Bath(F/H): 1 / |
| Sale Date: | 04/01/2015 | Prior Sale Date: | 10/09/2014 | Yr Built/Eff: 1928 / 1931 |
| Sale Price: | \$657,000 | Prior Sale Price: | \$425,000 | Air Cond: CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: CONVENTIONAL |
| Document #: | 424527 | Acres: | 0.10 | Fireplace: Y / 1 |
| 1st Mtg Amt: | \$525,600 | Lot Area: | 4,520 | Pool: |
| Total Value: | \$187,164 | # of Stories: | 1.00 | Roof Mat: COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 1 | Parking: PARKING AVAIL |

| | | | | |
|--------------|---|-------------------|----------------|--------------------------------------|
| Comp #:5 | | | | Distance From Subject:0.28 (miles) |
| Address: | 3043 PALMER DR, LOS ANGELES, CA 90065-4945 | | | |
| Owner Name: | GOFF SARAH/DYBAS GEORGE | | | |
| Seller Name: | VASQUEZ JUANITA B TRUST | | | |
| APN: | 5683-012-022 | Map Reference: | 25-E5 / | Living Area: 1,392 |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: 6 |
| Subdivision: | 5127 | Zoning: | LAR1 | Bedrooms: 3 |
| Rec Date: | 02/20/2015 | Prior Rec Date: | | Bath(F/H): 2 / |
| Sale Date: | 02/05/2015 | Prior Sale Date: | | Yr Built/Eff: 1927 / 1931 |
| Sale Price: | \$620,000 | Prior Sale Price: | | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | | Style: CONVENTIONAL |
| Document #: | 190642 | Acres: | 0.14 | Fireplace: Y / 1 |
| 1st Mtg Amt: | \$558,000 | Lot Area: | 5,951 | Pool: |
| Total Value: | \$45,947 | # of Stories: | 1.00 | Roof Mat: COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: PARKING AVAIL |

| | | | | |
|--------------|---|-------------------|-------------------|--------------------------------------|
| Comp #:6 | | | | Distance From Subject:0.33 (miles) |
| Address: | 3240 MCCARTHY DR, LOS ANGELES, CA 90065-4915 | | | |
| Owner Name: | GHAZARIAN DRO/TOROSSIAN ANI | | | |
| Seller Name: | TURNER-ALVET NANCY E | | | |
| APN: | 5679-022-009 | Map Reference: | 25-E5 / | Living Area: 1,465 |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: 7 |
| Subdivision: | 10457 | Zoning: | LAR1 | Bedrooms: 3 |
| Rec Date: | 01/02/2015 | Prior Rec Date: | 06/06/1995 | Bath(F/H): 2 / |
| Sale Date: | 12/23/2014 | Prior Sale Date: | | Yr Built/Eff: 1936 / 1936 |
| Sale Price: | \$520,000 | Prior Sale Price: | \$260,000 | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: CONVENTIONAL |
| Document #: | 3062 | Acres: | 0.26 | Fireplace: Y / 1 |
| 1st Mtg Amt: | \$390,000 | Lot Area: | 11,469 | Pool: |
| Total Value: | \$298,122 | # of Stories: | 1.00 | Roof Mat: COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: PARKING AVAIL |

| | | | | |
|--------------|--|-------------------|-------------------|------------------------------------|
| Comp #:7 | | | | Distance From Subject:0.34 (miles) |
| Address: | 2826 DELEVAN DR, LOS ANGELES, CA 90065-4638 | | | |
| Owner Name: | KEITH DAVID/BILLIG SHIRA | | | |
| Seller Name: | URBANITE HOMES LLC | | | |
| APN: | 5473-016-009 | Map Reference: | 25-F6 / | Living Area: 1,552 |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: 7 |
| Subdivision: | 5943 | Zoning: | LAR1 | Bedrooms: 4 |
| Rec Date: | 03/13/2015 | Prior Rec Date: | 05/16/2014 | Bath(F/H): 2 / |
| Sale Date: | 02/12/2015 | Prior Sale Date: | 05/09/2014 | Yr Built/Eff: 1961 / 1961 |
| Sale Price: | \$617,500 | Prior Sale Price: | \$466,000 | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: CONVENTIONAL |
| Document #: | 276703 | Acres: | 0.13 | Fireplace: Y / 1 |
| 1st Mtg Amt: | \$494,000 | Lot Area: | 5,503 | Pool: |
| Total Value: | \$41,951 | # of Stories: | 1.00 | Roof Mat: GRAVEL & ROCK |
| Land Use: | SFR | Park Area/Cap#: | / 1 | Parking: PARKING AVAIL |

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|--------------|---|-------------------|-------------------|------------------------------------|
| Comp #:8 | | | | Distance From Subject:0.38 (miles) |
| Address: | 2528 RIDGEVIEW AVE, LOS ANGELES, CA 90041-2935 | | | |
| Owner Name: | GESUNDHEIT DANIELA S | | | |
| Seller Name: | FALLETTA ELIZABETH TRUST | | | |
| APN: | 5684-033-021 | Map Reference: | 25-F5 / | Living Area: 1,427 |
| County: | LOS ANGELES, CA | Census Tract: | 1813.00 | Total Rooms: 6 |
| Subdivision: | 5068 | Zoning: | LAR1 | Bedrooms: 3 |
| Rec Date: | 03/25/2015 | Prior Rec Date: | 05/31/2006 | Bath(F/H): 2 / |
| Sale Date: | 03/16/2015 | Prior Sale Date: | 03/21/2006 | Yr Built/Eff: 1927 / 1929 |
| Sale Price: | \$890,000 | Prior Sale Price: | \$725,000 | Air Cond: WALL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: CONVENTIONAL |
| Document #: | 319989 | Acres: | 0.17 | Fireplace: Y / 1 |
| 1st Mtg Amt: | | Lot Area: | 7,464 | Pool: |
| Total Value: | \$530,459 | # of Stories: | 2.00 | Roof Mat: WOOD SHAKE |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: ATTACHED GARAGE |

| | | | | |
|----------|--|--|--|------------------------------------|
| Comp #:9 | | | | Distance From Subject:0.38 (miles) |
|----------|--|--|--|------------------------------------|

| | | | |
|--------------|---|-------------------|--------------------------|
| Address: | 4651 CASTLE CREST DR, LOS ANGELES, CA 90041-2606 | | |
| Owner Name: | ROTH CHRISTOPHER M | | |
| Seller Name: | GOSS FREDERICK B | | |
| APN: | 5684-030-006 | Map Reference: | 25-F5 / |
| County: | LOS ANGELES, CA | Census Tract: | 1813.00 |
| Subdivision: | SHALLOT TERRACE | Zoning: | LARE20 |
| Rec Date: | 05/20/2015 | Prior Rec Date: | 08/18/1988 |
| Sale Date: | 05/08/2015 | Prior Sale Date: | 07/1988 |
| Sale Price: | \$695,000 | Prior Sale Price: | \$270,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 588166 | Acres: | 0.21 |
| 1st Mtg Amt: | \$548,000 | Lot Area: | 9,155 |
| Total Value: | \$415,598 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 2 |
| | | Living Area: | 1,429 |
| | | Total Rooms: | 5 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1949 / 1949 |
| | | Air Cond: | WINDOW |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | GRAVEL & ROCK |
| | | Parking: | PARKING AVAIL |

| | | | | |
|--------------|---|-------------------|-------------------|------------------------------------|
| Comp #:10 | | | | Distance From Subject:0.39 (miles) |
| Address: | 4429 CALEDONIA WAY, LOS ANGELES, CA 90065-4815 | | | |
| Owner Name: | CABEZAS BRANDON & HEYDI | | | |
| Seller Name: | CAAGBAY NOEMI | | | |
| APN: | 5678-024-003 | Map Reference: | 25-E5 / | Living Area: |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: |
| Subdivision: | 4953 | Zoning: | LAR1 | Bedrooms: |
| Rec Date: | 01/26/2015 | Prior Rec Date: | 12/22/1997 | Bath(F/H): |
| Sale Date: | 01/14/2015 | Prior Sale Date: | 12/17/1997 | Yr Built/Eff: |
| Sale Price: | \$590,000 | Prior Sale Price: | | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | | Style: |
| Document #: | 87199 | Acres: | 0.15 | Fireplace: |
| 1st Mtg Amt: | | Lot Area: | 6,467 | Pool: |
| Total Value: | \$53,862 | # of Stories: | 1.00 | Roof Mat: |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: |
| | | | | COMPOSITION SHINGLE |
| | | | | PARKING AVAIL |

| | | | | |
|--------------|--|-------------------|-------------------|------------------------------------|
| Comp #:11 | | | | Distance From Subject:0.43 (miles) |
| Address: | 2701 LYTELLE PL, LOS ANGELES, CA 90065-4614 | | | |
| Owner Name: | ADESON STEPHANIE/MORA ALEJANDRO | | | |
| Seller Name: | NEVINA-KRUSE ERIN | | | |
| APN: | 5473-020-010 | Map Reference: | 25-F6 / | Living Area: |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: |
| Subdivision: | 5943 | Zoning: | LAR1 | Bedrooms: |
| Rec Date: | 12/09/2014 | Prior Rec Date: | 07/20/2011 | Bath(F/H): |
| Sale Date: | 11/04/2014 | Prior Sale Date: | 06/08/2011 | Yr Built/Eff: |
| Sale Price: | \$717,500 | Prior Sale Price: | \$477,000 | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: |
| Document #: | 1328044 | Acres: | 0.14 | Fireplace: |
| 1st Mtg Amt: | \$557,500 | Lot Area: | 6,239 | Pool: |
| Total Value: | \$488,747 | # of Stories: | 1.00 | Roof Mat: |
| Land Use: | SFR | Park Area/Cap#: | / 2 | Parking: |
| | | | | COMPOSITION SHINGLE |
| | | | | PARKING AVAIL |

| | | | | |
|--------------|---|-------------------|-------------------|------------------------------------|
| Comp #:12 | | | | Distance From Subject:0.44 (miles) |
| Address: | 4147 YORK BLVD, LOS ANGELES, CA 90065-4632 | | | |
| Owner Name: | PASTOR JESILYN D | | | |
| Seller Name: | PARADERO GUILLERMO U & GLORIA A | | | |
| APN: | 5473-015-014 | Map Reference: | 25-F6 / | Living Area: |
| County: | LOS ANGELES, CA | Census Tract: | 1861.00 | Total Rooms: |
| Subdivision: | 5943 | Zoning: | LAR1 | Bedrooms: |
| Rec Date: | 03/23/2015 | Prior Rec Date: | 05/04/2001 | Bath(F/H): |
| Sale Date: | 02/11/2015 | Prior Sale Date: | 04/27/2001 | Yr Built/Eff: |
| Sale Price: | \$495,000 | Prior Sale Price: | \$185,000 | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: |
| Document #: | 309614 | Acres: | 0.15 | Fireplace: |
| 1st Mtg Amt: | \$453,296 | Lot Area: | 6,506 | Pool: |
| Total Value: | \$227,393 | # of Stories: | 1.00 | Roof Mat: |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: |
| | | | | ROLL COMPOSITION |

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: July 28, 2015

JOB ADDRESS: 4359 NORTH WAWONA STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5683-018-003

CASE#: 574360

ORDER NO: A-3493913

EFFECTIVE DATE OF ORDER TO COMPLY: April 15, 2014

COMPLIANCE EXPECTED DATE: May 15, 2014

DATE COMPLIANCE OBTAINED: No Compliance To Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3493913

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VAN AMBATELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

KV INVESTMENTS INC
4019 VERDUGO RD
LOS ANGELES, CA 90065

APR 18 2014

EG

CASE #: 574360
ORDER #: A-3493913
EFFECTIVE DATE: April 15, 2014
COMPLIANCE DATE: May 15, 2014

OWNER OF
SITE ADDRESS: 4359 N WAWONA ST
ASSESSORS PARCEL NO.: 5683-018-003
ZONE: R1; One-Family Zone

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

FURTHER, 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. The alteration of the carport to a enclosed garage in process (adding of new wood studs and new exterior stucco) and without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

BOARD OF
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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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

ROSE MCCOPPIN
4019 VERDUGO RD
LA, CA 90065

APR 18 2014

EG

CASE #: 574360
ORDER #: A-3493913
EFFECTIVE DATE: April 15, 2014
COMPLIANCE DATE: May 15, 2014

OWNER OF
SITE ADDRESS: 4359 N WAWONA ST
ASSESSORS PARCEL NO.: 5683-018-003
ZONE: R1; One-Family Zone

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

FURTHER, 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. The alteration of the carport to an enclosed garage in process (adding of new wood studs and new exterior stucco) and without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 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.

INVESTIGATION FEE REQUIRED:

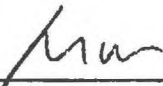
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3058. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: April 16, 2014

MARCOS MENDEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3058

Marcos.Mendez@lacity.org


REVIEWED BY