

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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JOSELYN GEAGA-ROSENTHAL
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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

July 16, 2015

Council District: # 3

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

JOB ADDRESS: 4713 NORTH CANOGA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2171-011-013

On June 10, 2010, 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: **4713 North Canoga 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	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	725.25
Title Report fee	42.00
Grand Total	\$ 2,692.25

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 **\$2,692.25** 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 **\$2,692.25** 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. T11452
 Dated as of: 05/08/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2171-011-013

Property Address: 4713 N CANOGA AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed
 Grantee : Robert Nathan Little, a single man
 Grantor : Michael J. Pennington
 Deed Date : 9/1/2012 Recorded : 9/5/2012
 Instr No. : 20121323940

Mailing Address: Robert Nathan Little,
 4713 Canoga Ave., Woodland Hills, CA, 91364

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 4397 of Tract No. 6170, in the City of Los Angeles, County of Los Angeles, State of California, as per map Recorded in Book 86 Pages 40 to 43 inclusive of maps, in the office of the county recorder of said county.

Assessor's Parcel No: 2171-011-013

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 : \$388,000.00 Dated : 10/22/2007

Trustor : Robert Nathan Little
 Trustee : Fidelity National Title Company
 Beneficiary : MERS, Inc., as nominee for The Mortgage Depot, Inc.

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. T11452

SCHEDULE B (Continued)

Loan No. : MIN 1003156-0000701446-2

Recorded : 11/1/2007

Instr No. : 20072465168

Maturity Date is: 11/1/2037

Mailing Address: The Mortgage Depot, Inc., 26635 West Agoura Rd. No. 210, Calabasas, CA 91302.

Mailing Address: Fidelity National Title Company, 3 First American Way, Santa Ana, California, 92707.

Mailing Address: MERS, P.O. Box 2026, Flint, MI 48501-2026.

Assignment of the above referenced security instrument is as follows:

Assignee : Suntrust Mortgage, Inc.

Recorded : 7/12/2011

Instr No. : 20110936776

Mailing Address: Suntrust Mortgage, Inc., 1001 Semmes Avenue, Rvw 5003, Richmond, VA, 23224

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

Trustee : MTC Financial Inc. dba Trustee Corps

Recorded : 10/26/2011

Instr No. : 20111450601

Mailing Address: MTC Financial Inc. dba Trustee Corps, 17100, Gillette Ave, Irvine, CA, 92614.

Assignment of the above referenced security instrument is as follows:

Assignee : Federal National Mortgage Association

Recorded : 5/7/2012

Instr No. : 20120678717

Mailing Address: Federal National Mortgage Association, None Shown

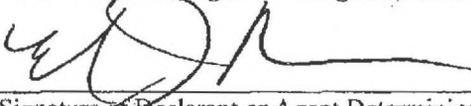
Recording requested by:
Michael J. Pennington

When recorded return to and Mail Tax
Statement To:

Robert Nathan Little
4713 Canoga Ave.
Woodland Hills, CA 91364

QUITCLAIM DEED

APN: 2171-011-013
No Documentary Transfer Tax Due
"This is a bonafide gift and the grantor received nothing in return, R & T 11911."



Signature of Declarant or Agent Determining Tax. Firm name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael J. Pennington, does hereby
remitse, release and forever quitclaim to Robert Nathan Little, a single man, all right, title, and interest that Grantor has in
the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lot 4397 of Tract No. 6170 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in
Book 86, Pages 40 to 43, inclusive of Maps, in the office of the County Recorder of said county.

Together with all appurtenances, and subject to any covenants, easements and restrictions of record.
Commonly known as: 4713 Canoga Avenue, Woodland Hills, CA 91364.

Date 9-1, 2012


Michael J. Pennington

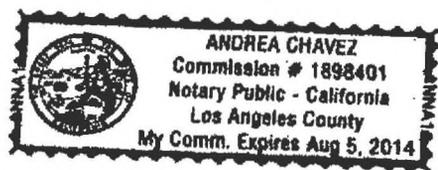
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On Sept. 1, 2012, before me, ANDREA CHAVEZ, a Notary Public, personally appeared Michael J.
Pennington, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity
upon behalf of which the person 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.


Notary Public

Mail Tax Statement As Shown Above



2

Recording Requested By
SUNTRUST MORTGAGE, INC



When Recorded Return To

Djenane Whiting
SUNTRUST MORTGAGE, INC
1001 SEMMES AVENUE
RVW 5003
RICHMOND, VA 23224

CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
SELLER'S SERVICING #:0207084005 "LITTLE"

MERS #: 100315600007014462 SIS #: 1-888-679-6377

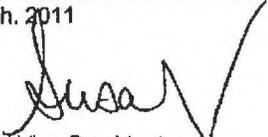
Prepared By Djenane Whiting, SUNTRUST MORTGAGE, INC 1001 SEMMES AVENUE, MERS ADMIN RVW 5003, RICHMOND, VA 23224 800-291-0607

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC hereby grants, assigns and transfers to SUNTRUST MORTGAGE, INC at 1001 SEMMES AVENUE, RVW 5003, RICHMOND, VA 23224 all beneficial interest under that certain Deed of Trust dated 10/22/2007, in the amount of \$388,000 00, executed by ROBERT NATHAN LITTLE, A SINGLE MAN to THE MORTGAGE DEPOT, INC and Recorded 11/01/2007 in Book N/A Page: N/A as Instrument No 20072465168 in the County of Los Angeles, State of California

Therein described or referred to, in said Deed of Trust, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

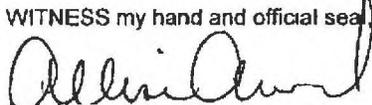
In witness whereof this instrument is executed

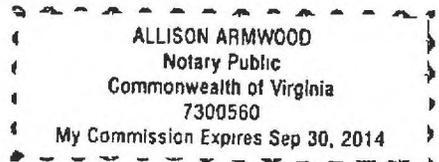
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
On June 8th, 2011


Susan King, Vice-President

STATE OF Virginia
COUNTY OF Richmond (City)

On June 8th, 2011, before me, *Allison Armwood*, a Notary Public in and for City of Richmond in the State of Virginia, personally appeared Susan King, Vice-President, 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, and that by his/her/their signature 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

Notary Expires / /



(This area for notarial seal)

2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Trustee Corps
17100 Gillette Ave
Irvine, CA 92614



Trustee Sale No CA05001658-11-1

APN 2171-011-013

Title Order No. 919850

SUBSTITUTION OF TRUSTEE

WHEREAS, ROBERT NATHAN LITTLE, A SINGLE MAN was the original Trustor(s), FIDELITY NATIONAL TITLE COMPANY was the original Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC was the original Beneficiary, acting solely as nominee for Lender, THE MORTGAGE DEPOT, INC , its successors and/or assigns under that certain Deed of Trust dated October 22, 2007 and recorded on November 1, 2007, as Instrument No 20072465168, of official records in the Office of the Recorder of Los Angeles County, California,

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

NOW THEREFORE, the undersigned hereby substitutes **MTC FINANCIAL Inc. dba Trustee Corps** whose address is 17100 Gillette Ave, Irvine, CA 92614, as Trustee under said Deed of Trust

Dated 10/17/11

SUNTRUST MORTGAGE, INC.

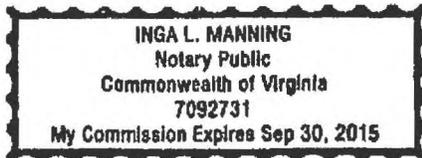
By: Kip Judson Jr

Commonwealth of VIRGINIA
City/County of RICHMOND

The foregoing instrument was acknowledged before me this 17th day of October

2011 by Kip Judson

Inga L. Manning
Notary Public



3A

Recording Requested By:
SUNTRUST MORTGAGE, INC.

When Recorded Return To:

Tineka R. Fisher
SUNTRUST MORTGAGE, INC.
1001 SEMMES AVE.
RVW-5033
RICHMOND, VA 23224



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
SELLER'S SERVICING #: 0207084005 "LITTLE"
INVESTOR'S LOAN #: 1705840376
NEW SERVICER'S #: 21170459

For Value Received, SUNTRUST MORTGAGE, INC. hereby grants, assigns and transfers to FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS (ASSIGNEE)* at 14221 DALLAS PARKWAY SUITE 100, DALLAS, TX 75254 all beneficial interest under that certain Deed of Trust dated 10/22/2007, in the amount of \$388,000.00, executed by ROBERT NATHAN LITTLE, A SINGLE MAN to THE MORTGAGE DEPOT, INC. and Recorded: 11/01/2007 In Book: N/A Page: N/A as Instrument No.: 20072465168 in the County of Los Angeles, State of California.

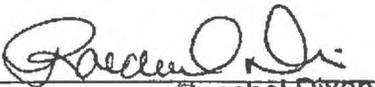
-Assigned by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. TO SUNTRUST MORTGAGE, INC.
Dated: 06/08/2011 Recorded: 07/21/2011 in Book: N/A Page: N/A as Instrument No.: 20110936776

Therein described or referred to, in said Deed of Trust, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

*Contact Federal National Mortgage Association for this instrument c/o Seterus, Inc., 14523 SW Millikan Way, #200, Beaverton, OR 97005, telephone # 1-866-570-5277, which is responsible for receiving payments

SUNTRUST MORTGAGE, INC.
On March 27th, 2012



Haechel Dixon
Vice President

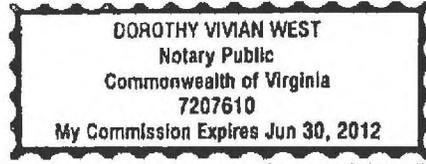
CORPORATE ASSIGNMENT OF DEED OF TRUST Page 2 of 2

STATE OF Virginia
COUNTY OF Richmond (City)

On March 27th, 2012, before me, Dorothy Vivian West a Notary Public in and for City of Richmond in the State of Virginia, personally appeared Raechele Dixon N/O, 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, and that by his/her/their signature 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,

Dorothy Vivian West
Notary Expires: 06/30/2012



(This area for notarial seal)

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

James Yeramian
Clerk of the Governing Board
Mountains Recreation & Conservation Authority
5750 Ramirez Canyon Road
Malibu, CA 90265

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fees
pursuant to Cal. Gov. Code
Section 27383

NOTICE OF SPECIAL TAX LIEN

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2
(Open Space Protection and Fire Prevention)**

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and Section 53328.3 of the California Government Code, the undersigned clerk of the legislative body of the Mountains Recreation and Conservation Authority, County of Los Angeles, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Governing Board of the Mountains Recreation and Conservation Authority, County of Los Angeles, State of California. The special tax secured by this lien is authorized to be levied for the purpose of providing the services and facilities, including incidental expenses, described in the document titled "Description of Services and Facilities to be Financed by the CFD," attached hereto as in Exhibit A and by this reference incorporated herein.

The special tax is authorized to be levied within Mountains Recreation and Conservation Authority Community Facilities District No. 2 (Open Space Protection and Fire Prevention) (the "CFD") that has now been officially formed and the lien of the special tax is a continuing lien that shall secure each annual levy of the special tax and that shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as set forth in the document titled "Rate and Method of Apportionment of the Special Tax," attached hereto as Exhibit B and by this reference incorporated herein. There is no provision for prepayment of the special tax obligation.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Los Angeles, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the CFD, in accordance with Section 3115.5 of the California Streets and Highways Code.

The names of the owners and the assessor's tax parcel numbers of the real property included within the CFD and not exempt from the special tax are as set forth in the document titled "Description of CFD Properties," attached hereto as Exhibit C and by this reference incorporated herein.

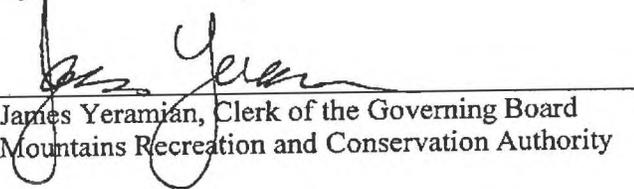
Reference is made to the boundary map of the CFD recorded as Document No. 20121036051 in Book 193, Page 90 of the Book of Maps of Assessments of Community Facilities Districts in the Office of the County Recorder for the County of Los Angeles, State of California, which map is now the final boundary map of the CFD.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact:

SCI Consulting Group
4745 Mangels Blvd.
Fairfield, CA 94534
(800) 273-5167

Dated: As of January 14, 2013

By:


James Yeramian, Clerk of the Governing Board
Mountains Recreation and Conservation Authority

195

2

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

James Yeramian
Clerk of the Governing Board
Mountains Recreation & Conservation Authority
5750 Ramirez Canyon Road
Malibu, CA 90265



SPACE ABOVE THIS LINE FOR RECORDER'S USE

AMENDED NOTICE OF SPECIAL TAX LIEN

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2
(Open Space Protection and Fire Prevention)**

Pursuant to the requirements of Section 3114.5 and 3117.5 of the California Streets and Highways Code and Section 53328.3 of the California Government Code, the undersigned clerk of the legislative body of the Mountains Recreation and Conservation Authority, County of Los Angeles, State of California, hereby gives notice that a lien to secure payment of a special tax has been imposed by the Governing Board of the Mountains Recreation and Conservation Authority, County of Los Angeles, State of California. The special tax secured by this lien is authorized to be levied for the purpose of providing the services and facilities, including incidental expenses, described the document titled "Description of Services and Facilities to be Financed by the CFD," attached hereto as in Exhibit A and by this reference incorporated herein.

The special tax is authorized to be levied within Mountains Recreation and Conservation Authority Community Facilities District No. 2 (Open Space Protection and Fire Prevention) (the "CFD") that has been officially formed and the lien of the special tax is a continuing lien that shall secure each annual levy of the special tax and that shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

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Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Los Angeles, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the CFD, in accordance with Section 3115.5 of the California Streets and Highways Code.

The names of the owners and the assessor's tax parcel numbers of the real property included within the CFD and not exempt from the special tax are as set forth in the document titled "Description of CFD Properties," attached hereto as Exhibit C and by this reference incorporated herein.

This Notice of Special Tax Lien supersedes the Notice of Special Tax Lien previously recorded as instrument number 20130110801 on January 23, 2013 in the office of the County Recorder for the County of Los Angeles, State of California.

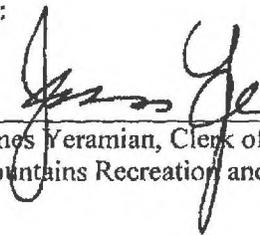
Reference is made to the boundary map of the CFD recorded as Document No. 20121036051 in Book 193, Page 90 of the Book of Maps of Assessments of Community Facilities Districts in the Office of the County Recorder for the County of Los Angeles, State of California, which map is the final boundary map of the CFD.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact:

SCI Consulting Group
4745 Mangels Blvd.
Fairfield, CA 94534
(800) 273-5167

Dated: As of June 19, 2013

By:


James Yeramian, Clerk of the Governing Board
Mountains Recreation and Conservation Authority

RECORDING REQUESTED BY
Jonathan G. Gabriel, Esq.
WHEN RECORDED MAIL TO
Jonathan G. Gabriel, Esq.
16311 Ventura Blvd., Ste. 970
AND MAIL TAX STATEMENTS TO

NAME: Michael Pennington
ADDRESS: 21914 Velicata St.
CITY STATE & ZIP: Woodland Hills, CA
91346

QUITCLAIM DEED

**This is a bonafide gift and the grantor
received nothing in return, R&T 11911**

TITLE ORDER NO. _____ ESCROW NO. _____ APN NO. 2171-011-013

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ _____ CITY TAX \$ _____
computed on full value of property conveyed, or computed on full value less value of liens or
encumbrances remaining at time of sale,
Unincorporated area City of _____, and

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

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIMS to Michael Pennington

the following described real property in the County of Los Angeles, State of California:
Lot 4397 Of Tract No. 6170, in the City of Los Angeles, County of Los Angeles, State of
California, as per Map recorded in Book 86, Pages 40 to 43, inclusive of Maps, in the office of
the County Recorder of said county.
Commonly known as 4713 Canoga Ave., Woodland Hills, CA 91364

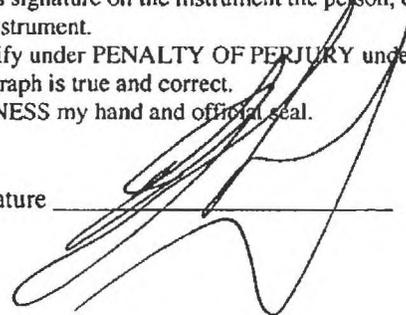
Dated: 6/17/08


Nathan Little

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

ON 6/17/08 before me, Jonathan G. Gabriel, NOTARY PUBLIC, personally appeared Nathan
Little who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that he executed same in his authorized capacity, and that
by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing
paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____


RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

RECORDING REQUESTED BY
~~First American Title Company~~
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Robert N. Little
21914 Velicala St
Woodland Hills, CA 91364

APN: 2171-011-013
Escrow No: 02753835-805-MP2
Title No: 3170553

11/01/07



20072465167

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 533.50, CITY TAX \$2182.50
computed on full value of property conveyed,, AND

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. FOR
ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-WMC1.

hereby GRANT(S) to

Robert Nathan Little, a single man
the following described real property in the County of Los Angeles, State of California:
See Exhibit A attached hereto and made a part hereof.

Commonly known as: 4713 Canoga Ave, Woodland Hills, CA 91364

Dated: October 16, 2007

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR *
CITIGROUP MORTGAGE LOAN TRUST, INC. FOR ASSET-
BACKED PASS-THROUGH CERTIFICATES SERIES 2006-
WMC1.

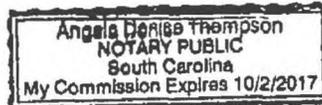
Rodney Dobbondanza Rodney Dobbondanza
* Wells Fargo Bank, NA, Successor by Merger to Wells
Fargo Home Mortgage, Inc., as Attorney in Fact

STATE OF ~~CALIFORNIA~~ South Carolina
COUNTY OF Richland) SS:

On 10-19-2007 before me, Angela Denise Thompson a Notary Public,
personally appeared Rodney Dobbondanza
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 Angela Denise Thompson

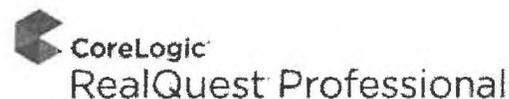


FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Property Detail Report

For Property Located At :
4713 CANOGA AVE, WOODLAND HILLS, CA 91364-4402



Owner Information

Owner Name: **LITTLE ROBERT N**
 Mailing Address: **4713 CANOGA AVE, WOODLAND HILLS CA 91364-4402 C033**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 6170 LOT 4397	APN:	2171-011-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1380.00 / 2	Subdivision:	6170
Township-Range-Sect:		Map Reference:	13-C3 /
Legal Book/Page:	65-58	Tract #:	6170
Legal Lot:	4397	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WHLL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/05/2012 / 09/01/2012	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1323940		

Last Market Sale Information

Recording/Sale Date:	11/01/2007 / 10/16/2007	1st Mtg Amount/Type:	\$388,000 / CONV
Sale Price:	\$485,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	2465168
Document #:	2465167	2nd Mtg Amount/Type:	\$72,750 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$340.83
New Construction:		Multi/Split Sale:	

Title Company: **FIRST AMERICAN TITLE INSURANCE**
 Lender: **MORTGAGE DEPOT INC**
 Seller Name: **CITIGROUP MTG SERIES 2006-WMC1**

Prior Sale Information

Prior Rec/Sale Date:	11/28/2005 / 09/27/2005	Prior Lender:	WMC MTG CORP
Prior Sale Price:	\$690,909	Prior 1st Mtg Amt/Type:	\$552,800 / CONV
Prior Doc Number:	2869697	Prior 1st Mtg Rate/Type:	7.55 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,423	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1940	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,716	Lot Width/Depth:	46 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$399,806	Assessed Year:	2014	Property Tax:	\$4,959.66
Land Value:	\$272,230	Improved %:	32%	Tax Area:	37
Improvement Value:	\$127,576	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$392,806				

Comparable Sales Report

For Property Located At



Comp #:	4	Distance From Subject:	0.3 (miles)
Address:	4920 CANOGA AVE, WOODLAND HILLS, CA 91364-3201		
Owner Name:	MARTIN RICHARD S & NANCY B		
Seller Name:	PAYNE JAMES & JENNIFER		
APN:	2167-011-003	Map Reference:	13-D2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	11/18/2014	Prior Rec Date:	12/17/2002
Sale Date:	11/10/2014	Prior Sale Date:	10/02/2002
Sale Price:	\$560,000	Prior Sale Price:	\$405,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1234965	Acres:	0.14
1st Mtg Amt:	\$549,857	Lot Area:	6,090
Total Value:	\$478,492	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,293
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1952
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.33 (miles)
Address:	21412 PROVIDENCIA ST, WOODLAND HILLS, CA 91364-4308		
Owner Name:	PERKINS RICHARD/RAYMOND MARGARET		
Seller Name:	PARKER JUNE H TRUST		
APN:	2168-011-049	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	05/27/2015	Prior Rec Date:	
Sale Date:	04/22/2015	Prior Sale Date:	
Sale Price:	\$525,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	613245	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,897
Total Value:	\$350,220	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,487
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.34 (miles)
Address:	21318 PROVIDENCIA ST, WOODLAND HILLS, CA 91364-3223		
Owner Name:	MINTZ LONNIE M		
Seller Name:	JOCELYN KAY 2003 TRUST		
APN:	2167-011-007	Map Reference:	13-D2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	05/14/2015	Prior Rec Date:	11/08/1996
Sale Date:	04/20/2015	Prior Sale Date:	
Sale Price:	\$567,000	Prior Sale Price:	\$206,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	563128	Acres:	0.17
1st Mtg Amt:	\$453,600	Lot Area:	7,387
Total Value:	\$274,346	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,247
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	7	Distance From Subject:	0.36 (miles)
Address:	21701 DUMETZ RD, WOODLAND HILLS, CA 91364-4335		
Owner Name:	BURNS MICHAEL J & KIM		
Seller Name:	HAKLAN FREDERICK A		
APN:	2171-013-043	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	10/29/2014	Prior Rec Date:	06/17/2014
Sale Date:	10/16/2014	Prior Sale Date:	05/09/2014
Sale Price:	\$580,000	Prior Sale Price:	\$490,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1141978	Acres:	0.16
1st Mtg Amt:	\$200,000	Lot Area:	6,871
Total Value:	\$73,478	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,211
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject:	0.4 (miles)
Address:	4726 DON PIO DR, WOODLAND HILLS, CA 91364-4207		
Owner Name:	MCLENDON RICHARD R & SUE A		
Seller Name:	PATTEN JAMES		
APN:	2171-020-026	Map Reference:	13-C3 /
County:	LOS ANGELES, CA	Census Tract:	1380.00
Subdivision:	6170	Zoning:	LAR1
Rec Date:	11/03/2014	Prior Rec Date:	01/06/2003
Sale Date:	10/28/2014	Prior Sale Date:	12/11/2002
Sale Price:	\$112,000	Prior Sale Price:	\$422,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	1160779	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,255
Total Value:	\$498,575	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,368
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	EVAP COOLER
		Style:	UNKNOWN
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:9		Distance From Subject:0.42 (miles)
Address:	5001 CANOGA AVE, WOODLAND HILLS, CA 91364-3206	
Owner Name:	LEWIS ROBERT FIZEFF AMY L K	
Seller Name:	MEFFORD JAMISON L	
APN:	2168-008-002	Map Reference: 13-C2 /
County:	LOS ANGELES, CA	Census Tract: 1375.02
Subdivision:	6170	Zoning: LAR1
Rec Date:	10/29/2014	Prior Rec Date: 07/27/2012
Sale Date:	08/11/2014	Prior Sale Date: 06/09/2012
Sale Price:	\$639,000	Prior Sale Price: \$452,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	1142495	Acres: 0.24
1st Mtg Amt:	\$495,200	Lot Area: 10,487
Total Value:	\$454,051	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 1,560
		Total Rooms: 6
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1964 / 1964
		Air Cond: CENTRAL
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool:
		Roof Mat: WOOD SHAKE
		Parking: ATTACHED GARAGE

Comp #:10		Distance From Subject:0.43 (miles)
Address:	21037 DUMETZ RD, WOODLAND HILLS, CA 91364-4531	
Owner Name:	GELINAS BRIAN/DIAMOND-GELINAS DONNA E	
Seller Name:	YOM INVESTMENTS LLC	
APN:	2167-012-004	Map Reference: 13-D2 /
County:	LOS ANGELES, CA	Census Tract: 1375.02
Subdivision:	6170	Zoning: LAR1
Rec Date:	12/19/2014	Prior Rec Date: 09/13/2012
Sale Date:	11/19/2014	Prior Sale Date: 09/07/2012
Sale Price:	\$510,000	Prior Sale Price: \$386,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	1384995	Acres: 0.22
1st Mtg Amt:	\$500,711	Lot Area: 9,406
Total Value:	\$387,751	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 1,263
		Total Rooms: 5
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1961 / 1961
		Air Cond:
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool:
		Roof Mat: GRAVEL & ROCK
		Parking: PARKING AVAIL

Comp #:11		Distance From Subject:0.43 (miles)
Address:	21041 DUMETZ RD, WOODLAND HILLS, CA 91364-4531	
Owner Name:	WAYMAN KAL	
Seller Name:	MALEK MIKLOS	
APN:	2167-012-005	Map Reference: 13-D2 /
County:	LOS ANGELES, CA	Census Tract: 1375.02
Subdivision:	6170	Zoning: LAR1
Rec Date:	10/31/2014	Prior Rec Date: 04/24/2012
Sale Date:	10/21/2014	Prior Sale Date: 03/28/2012
Sale Price:	\$639,000	Prior Sale Price: \$450,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	1159477	Acres: 0.24
1st Mtg Amt:	\$625,475	Lot Area: 10,473
Total Value:	\$461,083	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 1,293
		Total Rooms: 5
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1961 / 1961
		Air Cond:
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool:
		Roof Mat: GRAVEL & ROCK
		Parking: ATTACHED GARAGE

Comp #:12		Distance From Subject:0.47 (miles)
Address:	21235 DE LA OSA ST, WOODLAND HILLS, CA 91364-3218	
Owner Name:	WELLES SARA & BRIAN	
Seller Name:	LONDON DEREK & TALI	
APN:	2167-008-023	Map Reference: 13-D2 /
County:	LOS ANGELES, CA	Census Tract: 1375.02
Subdivision:	6170	Zoning: LAR1
Rec Date:	02/03/2015	Prior Rec Date: 03/25/2003
Sale Date:	01/08/2015	Prior Sale Date: 02/14/2003
Sale Price:	\$610,000	Prior Sale Price: \$415,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	119678	Acres: 0.14
1st Mtg Amt:	\$358,000	Lot Area: 6,250
Total Value:	\$490,305	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 1,392
		Total Rooms: 6
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1950 / 1951
		Air Cond:
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool:
		Roof Mat: COMPOSITION SHINGLE
		Parking: DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**
JOB ADDRESS: **4713 NORTH CANOGA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2171-011-013**

Date: **July 16, 2015**

CASE#: **215828**
ORDER NO: **A-2521755**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 11, 2010**
COMPLIANCE EXPECTED DATE: **June 10, 2010**
DATE COMPLIANCE OBTAINED: **February 15, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2521755

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER

ROBERT N. LITTLE
4713 CANOGA AVENUE
WOODLAND HILLS, CA 91364

CASE #: 215828
ORDER #: A-2521755
EFFECTIVE DATE: May 11, 2010
COMPLIANCE DATE: June 10, 2010

On MAY 05 2010 Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.
Signature

APPL OF
SITE ADDRESS: 4713 N CANOGA AVE
ASSESSORS PARCEL NO.: 2171-011-013
ZONE: R1; One-Family Zone

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order #A1716537 with an effective date of March 5, 2008 and order #A1758122 with an effective date of April 14, 2008.

Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a), 91.106.1.1, 93.0201, 95.112.1, 94.103.1.1 of the L.A.M.C.

Comments: Stop all work until all required permits and approvals have been obtained. Obtain grading pre-inspection report for excavation on hillside property. Obtain grading permit. Remove all unapproved construction or obtain permits and inspections. Obtain whole house remodel permit for all unapproved building, electrical, plumbing and mechanical construction.

2. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the single family dwelling in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1.(a), 91.106.1.1, 93.0201, 95.112.1, 94.103.1.1 of the L.A.M.C.

Comments: Stop all work until all required permits and approvals have been obtained. Obtain grading pre-inspection report for excavation on hillside property. Obtain grading permit. Remove all unapproved construction or obtain permits and inspections. Obtain whole house



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www.ladbs.org

remodel permit for all unapproved building, electrical, plumbing and mechanical construction.

3. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: 1) Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTIFICATION OF THE HOUSING DEPARTMENT:

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

