

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

December 2, 2014

Council District: # 7

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

JOB ADDRESS: **13697 NORTH DE GARMO AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2501-014-046**

On February 21, 2011 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: **13697 North De Garmo 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order March 23, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,265.40
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Accumulated Interest (1%/month)	1,160.03
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 4,373.59</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$4,373.59** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,373.59** 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

# EXHIBIT A



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

## Property Title Report

Work Order No. T10479  
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2501-014-046

Property Address: 13697 N DE GARMO AVE ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: JOSE L. DAVILA A SINGLE MAN AND ROSELIA DAVILA, A SINGLE WOMAN AND SONIA GARAY, A SINGLE WOMAN, ALL AS JOINT TENANTS

Grantee: JOSE L. DAVILA, A SINGLE MAN

Instrument: 20111721644

Book/Page: N/A

Dated: 12/15/2011

Recorded: 12/20/2011

MAILING ADDRESS: JOSE L. DAVILA,  
13697 DE GARMO AVE, SYLMAR, CA 91342.

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 2 OF TRACT NO. 60220, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1320 PAGE(S) 26 AND 27 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOSE L. DAVILA, A SINGLE MAN AND ROSEILA DAVILA, A SINGLE WOMAN AND SONIA GARAY, A SINGLE WOMAN, ALL AS JOINT TENANTS.

Lender/Beneficiary: MERS AS NOMINEE FOR PROSPECT MORTGAGE, LLC, A LIMITED LIABILITY COMPANY

Trustee: FIRST AMERICAN TITLE INSURANCE CO.

Instrument: 20091495045

Book/Page: N/A

Amount: \$627,426.00

Open Ended: NO

Dated: 09/22/2009

Recorded: 10/01/2009

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

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**Work Order No. T10479**

**SCHEDULE B (Continued)**

**Maturity Date:** 10/01/2039

**MAILING ADDRESS:** PROSPECT MORTGAGE, LLC, ATTN: DOCUMENT CONTROL,  
15301 VENTURA BLVD. SUITE D300, SHERMAN OAKS, CALIFORNIA 91403.

**ADDITIONAL MAILING ADDRESS:** MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC ("MERS"), P.O BOX 2026, FLINT, MI 48501-2026.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO BANK OF  
AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING, LP (ASSIGNEE), DATED 11/30/11,  
RECORDED 12/06/2011 AS INSTRUMENT NO. 20111644808.

**MAILING ADDRESS:** BANK OF AMERICA PREPARED BY: AIDA DUENAS  
450 E. BOUNDARY ST, CHAPIN SC 29036

**MAILING ADDRESS:** CORE LOGIC, ATTN: RELEASE DEPT.,  
450E. BOUNDARY ST. CHAPIN, SC 29036.

**ADDITIONAL MAILING ADDRESS:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC,  
3300 S.W. 34TH AVENUE, SUITE 101 OCALA, FL 34474.

**ADDITIONAL MAILING ADDRESS:** BANK OF AMERICA, N.A. SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS  
SERVICING, LP, 451TH ST, SW#B-133. WASHINGTON DC 20410.

**Type of Instrument** MISCELLANEOUS

**Comments:** NOTICE OF PENDING LIEN, DATED 07/13/2011, RECORDED 07/22/2011 AS  
INSTRUMENT NO. 20110984476.

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,  
201N FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

**ADDITIONAL MAILING ADDRESS:** DAVILA JOSE L ET AL,  
13697 DE GARMO AVE, SYLMAR CA, 91342.

RECORDING REQUESTED BY:  
Mid Valley Escrow Corp.



2

AND WHEN RECORDED MAIL TO:

JOSE L. DAVILA  
13697 DE GARMO AVE  
SYLMAR, CA 91342,

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00 and CITY \$0.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale
- unincorporated area:  Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Jose L. Davila a Single Man and Roselia Davila, a Single Woman and Sonia Garay, a Single Woman, all as Joint Tenants

hereby GRANT(S) to Jose L. Davila, a Single Man

the following described real property in the County of Los Angeles, State of California:  
Lot 2 of Tract No. 60220, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1320 Page(s) 26 and 27 of Maps in the Office of the County Recorder of Los Angeles County  
See Exhibit "A" attached hereto and made apart hereof.  
"This is a Bonafide gift and the grantor received nothing in return, R & T 11911 "

Date December 15, 2011

Jose L. Davila  
Sonia Garay

Roselia Davila

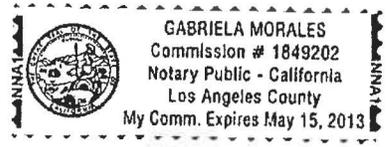
APN - 2501-014-046

STATE OF California }  
COUNTY OF Los Angeles } SS

On December 15, 2011 before me, Gabriela Morales, Notary Public  
personally appeared Jose L. Davila, Roselia Davila & Sonia Garay  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal  
Signature (Seal)



Mail Tax Statement to SAME AS ABOVE or Address Noted Below

23

**PROVIDENT TITLE COMPANY**

Recording Requested By:  
PROSPECT MORTGAGE, LLC



2

And After Recording Return To:  
PROSPECT MORTGAGE, LLC  
ATTN: DOCUMENT CONTROL  
15301 VENTURA BLVD. SUITE D300  
SHERMAN OAKS, CALIFORNIA 91403

305324-22  
2501-014-046

[Space Above This Line For Recording Data]

FHA CASE NO  
197-4479989-703

**DEED OF TRUST**

MIN: 100034200061405134

LOAN NO: 81028798

THIS DEED OF TRUST ("Security Instrument") is made on **SEPTEMBER 22, 2009**  
The trustor is  
**JOSE L. DAVILA, A SINGLE MAN AND ROSELIA DAVILA, A SINGLE WOMAN  
AND SONIA GARAY, A SINGLE WOMAN, ALL AS JOINT TENANTS**

("Borrower"). The trustee is  
**FIRST AMERICAN TITLE INSURANCE CO.**

("Trustee"). The beneficiary is Mortgage Electronic Registration Systems, Inc ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). 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.

**PROSPECT MORTGAGE, LLC, A LIMITED LIABILITY COMPANY**  
("Lender") is organized and existing under the laws of **DELAWARE**, and has an address of  
**15301 VENTURA BLVD. SUITE D300, SHERMAN OAKS, CA 91403**  
Borrower owes Lender the principal sum of

**SIX HUNDRED TWENTY-SEVEN THOUSAND FOUR HUNDRED TWENTY-SIX AND 00/100**  
Dollars (U.S. \$ **627,426.00**). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **OCTOBER 1, 2039**. This Security Instrument secures to Lender. (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note, (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument, and (c) 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 **LOS ANGELES** County, California:

FHA CALIFORNIA DEED OF TRUST - MERS 5/98 - FHACADM

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MIN: 100034200061405134

LOAN NO: 81028798

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "A"  
ATTACHED

APN: 2501-014-046

which has the address of 13697 DE GARMO AVENUE

SYLMAR, California, 91342 ("Property Address").  
(City) (Street) (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, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance, and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. §2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

FHA CALIFORNIA DEED OF TRUST - MERS 506 - PHACADM

MIN: 100034200061405134

LOAN NO: 81028798

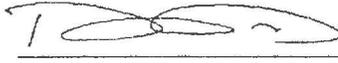
9

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

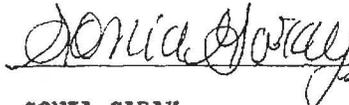
BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 9 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

  
\_\_\_\_\_  
(Seal)  
-Borrower  
JOSE L. DAVILA

\_\_\_\_\_  
(Seal)  
-Borrower

  
\_\_\_\_\_  
(Seal)  
-Borrower  
ROSELIA DAVILA

\_\_\_\_\_  
(Seal)  
-Borrower

  
\_\_\_\_\_  
(Seal)  
-Borrower  
SONIA GARAY

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

MIN: 100034200061405134

LOAN NO: 81028798

[Space Below This Line For Acknowledgment]

State of California )  
County of Los Angeles ) ss.

On 09-22-09 before me. Aurora Morales, Notary Public

Personally appeared JOSE L. DAVILA,

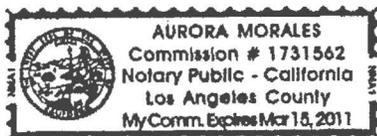
ROSELIA DAVILA,

SONIA GARAY,

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

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

WITNESS my hand and official seal



[Signature]  
NOTARY SIGNATURE  
Aurora Morales  
(Typed Name of Notary)

NOTARY SEAL

FHA CALIFORNIA DEED OF TRUST - MERS 508 - FHACADM

PROSPECT MORTGAGE, LLC  
15301 VENTURA BLVD. SUITE D300  
SHERMAN OAKS, CALIFORNIA 91403

[Space Above This Line For Recording Data]

LOAN NO. 81028798

FHA Case No

197-4479989-703

### PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 22ND day of SEPTEMBER, 2009, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to  
PROSPECT MORTGAGE, LLC

("Lender") of the same date and covering the property described in the Security Instrument and located at:

13697 DE GARMO AVENUE  
SYLMAR, CA 91342

[Property Address]

The Property Address is a part of a planned unit development ("PUD") known as:

MOUNTAIN VIEW

[Name of Planned Unit Development]

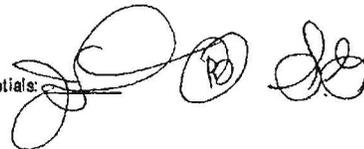
PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows.

A. So long as the Owners Association (or equivalent entity holding title to common areas and facilities), acting as trustee for the homeowners, maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the property located in the PUD, including all improvements now existing or hereafter erected on the mortgaged premises, and such policy is satisfactory to Lender and provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and other hazards included within the term "extended coverage", and loss by flood, to the extent required by the Secretary, then: (i) Lender waives the provision in paragraph 2 of this Security Instrument for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property, and (ii) Borrower's obligation under paragraph 4 of this Security Instrument to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy. Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage and of any loss occurring from a hazard. In the event of a distribution of hazard insurance

MULTISTATE - FHA Planned Unit Development Rider  
Form 27623 1/96  
Contour Software, Inc (800) 777-1718  
#C0N27623 (FHA27623) 3/96

Page 1 of 2

Initials:



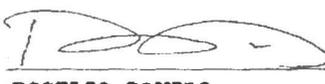
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proceeds in lieu of restoration or repair following a loss to the Property or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by this Security Instrument, with any excess paid to the entity legally entitled thereto.

B. Borrower promises to pay all dues and assessments imposed pursuant to the legal instruments creating and governing the PUD.

C. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph C shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this PUD Rider.

 <hr/> JOSE L. DAVILA	(Seal) -Borrower	 <hr/> ROSELIA DAVILA	(Seal) -Borrower
 <hr/> SONIA GARAY	(Seal) -Borrower	<hr/>	(Seal) -Borrower

Recording Requested By:  
**Bank of America**  
Prepared By: **Aida Duenas**  
450 E. Boundary St.  
Chapin, SC 29036  
888-603-9011  
When recorded mail to:  
**CoreLogic**  
450 E. Boundary St.  
Attn: Release Dept.  
Chapin, SC 29036



DocID# 10820786233748309

Property Address:  
13697 De Garmo Ave  
Sylmar, CA 91342-1214

CAO-ADT 16484958

11/28/2011

This space for Recorder's use

MIN #: 100034200061405134

MERS Phone #: 888-679-6377

### ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP** whose address is 451 7TH ST.SW #B-133, WASHINGTON DC 20410 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **PROSPECT MORTGAGE, LLC, A LIMITED LIABILITY COMPANY**  
Original Borrower(s): **JOSE L. DAVILA, A SINGLE MAN AND ROSELIA DAVILA, A SINGLE WOMAN AND SONIA GARAY, A SINGLE WOMAN, ALL AS JOINT TENANTS**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO.**  
Date of Deed of Trust: **9/22/2009**  
Original Loan Amount: **\$627,426.00**

Recorded in Los Angeles County, CA on: 10/1/2009, book N/A, page N/A and instrument number 20091495045

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

11/30/11

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.**

By: 

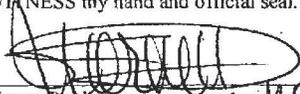
Christopher Herrera Assistant Secretary

State of California  
County of Ventura

On 11-30-2011 before me, Norma Rojas, Notary Public, personally appeared Christopher Herrera, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

  
Notary Public: Norma Rojas (Seal)  
My Commission Expires: 2-14-2015



RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO.

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5130825)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

TR 060220 2 MB 1320-26/27

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2501-014-046  
AKA 13697 N DE GARMO AVE  
LOS ANGELES

Owner

DAVILA JOSE L ET AL  
13697 DE GARMO AVE  
SYLMAR CA, 91342

DATED This 13th Day of July, 2011

CITY OF LOS ANGELES

By   
Karen Penera, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: December 2, 2014

JOB ADDRESS: 13697 NORTH DE GARMO AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2501-014-046

Last Full Title: 07/16/2014

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE L. DAVILA  
13697 DE GARMO AVENUE  
SYLMAR, CA. 91342-1214  
CAPACITY: OWNER
- 2). JOSE L. DAVILA, ET AL  
13697 DE GARMO AVENUE  
SYLMAR, CA. 91342-1214  
CAPACITY: OWNER
- 3). PROSPECT MORTGAGE, LLC  
ATTN: DOCUMENT CONTROL  
15301 VENTURA BLVD., SUITE D300  
SHERMAN OAKS, CA. 91403  
CAPACITY: INTERESTED PARTIES
- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI. 48501-2026  
CAPACITY: INTERESTED PARTIES
- 5). BANK OF AMERICA  
PREPARED BY: AIDA DUENAS  
450 EAST BOUNDARY STREET  
CHAPIN, SC. 29036  
CAPACITY: INTERESTED PARTIES
- 6). CORE LOGIC  
ATTN: RELEASE DEPARTMENT  
450 EAST BOUNDARY STREET  
CHAPIN, SC. 29036  
CAPACITY: INTERESTED PARTIES
- 7). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
3300 S.W. 34<sup>TH</sup> AVENUE, SUITE 101  
OCALA, FL. 34474  
CAPACITY: INTERESTED PARTIES
- 8). BANK OF AMERICA, NA  
SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING, LP  
451TH STREET, SW#B-133  
WASHINGTON, DC. 20410  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**13967 DE GARMO AVE, SYLMAR, CA 91342**



### Owner Information

Owner Name: **DAVILA JOSE L**  
 Mailing Address: **13697 DE GARMO AVE, SYLMAR CA 91342-1214 C027**  
 Vesting Codes: **SM / /**

### Location Information

Legal Description:	<b>TR=60220 EX OF ST LOT 2</b>	APN:	<b>2501-014-046</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1065.10 / 1</b>	Subdivision:	<b>60220</b>
Township-Range-Sect:		Map Reference:	<b>/ 481-G2</b>
Legal Book/Page:	<b>1320-26</b>	Tract #:	<b>60220</b>
Legal Lot:	<b>2</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>SYL</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	<b>12/20/2011 / 12/15/2011</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1721644</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>10/01/2009 / 07/15/2009</b>	1st Mtg Amount/Type:	<b>\$627,426 / FHA</b>
Sale Price:	<b>\$639,000</b>	1st Mtg Int. Rate/Type:	<b>5.25 /</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1495045</b>
Document #:	<b>1495044</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$201.01</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>PROVIDENT TITLE</b>		
Lender:	<b>PROSPECT MTG</b>		
Seller Name:	<b>ZAMORA INVESTMENTS INC</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>3,179</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>5 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>2007 / 2007</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

### Site Information

Zoning:	<b>LARA</b>	Acres:	<b>0.40</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>17,433</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

### Tax Information

Total Value:	<b>\$573,665</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$7,002.07</b>
Land Value:	<b>\$132,700</b>	Improved %:	<b>77%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$440,965</b>	Tax Year:	<b>2013</b>	Tax Exemption:	
Total Taxable Value:	<b>\$573,665</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13967 DE GARMO AVE, SYLMAR, CA 91342****1 Comparable(s) Selected.**

Report Date: 11/12/2014

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$639,000	\$795,000	\$795,000	\$795,000
Bldg/Living Area	3,179	3,179	3,179	3,179
Price/Sqft	\$201.01	\$250.08	\$250.08	\$250.08
Year Built	2007	2007	2007	2007
Lot Area	17,433	20,636	20,636	20,636
Bedrooms	4	4	4	4
Bathrooms/Restrooms	5	5	5	5
Stories	0.00	0.00	0.00	0.00
Total Value	\$573,665	\$596,000	\$596,000	\$596,000
Distance From Subject	0.00	0.37	0.37	0.37

\* = user supplied for search only

Comp #:	1	Distance From Subject:0.37 (miles)	
Address:	13689 DE GARMO AVE, SYLMAR, CA 91342-1214		
Owner Name:	HILLS ANN K/HILLS CAROLE		
Seller Name:	HONG SONG W		
APN:	2501-014-048	Map Reference:	/ 481-G2
County:	LOS ANGELES, CA	Census Tract:	1065.10
Subdivision:	60220	Zoning:	LARA
Rec Date:	04/25/2014	Prior Rec Date:	08/10/2009
Sale Date:	04/07/2014	Prior Sale Date:	07/01/2009
Sale Price:	\$795,000	Prior Sale Price:	\$645,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	425900	Acres:	0.47
1st Mtg Amt:	\$550,000	Lot Area:	20,636
Total Value:	\$596,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,179
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	5 /
		Yr Built/Eff:	2007 / 2007
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: December 2, 2014

JOB ADDRESS: 13697 NORTH DE GARMO AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2501-014-046

CASE#: 406172

ORDER NO: A-2707211

EFFECTIVE DATE OF ORDER TO COMPLY: February 21, 2011

COMPLIANCE EXPECTED DATE: March 23, 2011

DATE COMPLIANCE OBTAINED: March 19, 2013

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2707211

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BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
VAN AMBATELOS  
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

ORDER TO COMPLY AND NOTICE OF FEE

DAVILA, JOSE L ET AL  
13697 DE GARMO AVE  
SYLMAR, CA 91342

FEB 16 2011

CASE #: 406172  
ORDER #: A-2707211  
EFFECTIVE DATE: February 21, 2011  
COMPLIANCE DATE: March 23, 2011

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

\_\_\_\_\_  
Signature

OWNER OF  
SITE ADDRESS: 13697 N DE GARMO AVE  
ASSESSORS PARCEL NO.: 2501-014-046  
ZONE: RA; Suburban 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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. 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 approximate 1500 square foot stables are being constructed 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 make the structure(s) comply with all requirements of the L.A.M.C.

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, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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.



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services, call 311  
www.ladbs.org

INSPECTOR COPY

**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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: February 15, 2011

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856

  
REVIEWED BY