

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

January 20, 2015

Council District: # 1

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

JOB ADDRESS: **3518 EAST LAVELL DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5462-006-004**

On August 4, 2012 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: **3518 East Lavell Drive, 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 July 5, 2012 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%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	717.14
Title Report fee	42.00
Grand Total	\$ 3,930.70

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 **\$3,930.70** 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 **\$3,930.70** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T10926
Dated as of: 1/8/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5462-006-004

Property Address: 3518 E LAVELL DR **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument: Individual Grant Deed

Grantee : Isabel Q. Meza, a single woman

Grantor : Jorge A. Camiletti, an unmarried man

Deed Date : 9/5/1984

Recorded : 10/31/1984

Instr. No. : 84 1298067

MAILING ADDRESS: Isabel Q Meza,
3518 Lavell Drive Los Angeles, CA 90065

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California:

Lot 4 in Block 2 of Tract No. 8560, as per map recorded in Block 101 pages 1 to 3 inclusive of Maps, in the office of the county recorder of said county.

Assessor's Parcel No: 5462-006-004

MORTGAGES/LIENS

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

Amount : \$8,000.00

Dated : 3/17/1999

Trustor : Isabel Q. Meza

Trustee : Consolidated Reconveyance Company, a California corporation

Beneficiary : Pacific Thrift and Loan Company

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. T10926

SCHEDULE B (Continued)

Recorded : 3/25/1999

Instr. No. : 99 0502134

Maturity Date is: 4/1/2014

MAILING ADDRESS: Consolidated Reconveyance Company, a California Corporation, 21031 Ventura BLVD., Suite 520, Woodland Hills, CA 91364.

MAILING ADDRESS: Pacific Thrift and Loan Company,
2121 Alton Parkway Ste 200 Irvine, CA 92606.

The assignment of the beneficial interest under said deed of trust which names:

Assignee : Franklin Credit Management Corporation

Recorded : 10/12/2000

Instr No. : 00 1592320

MAILING ADDRESS: Franklin Credit Management Corporation,
6 Harrison Street, 6th Floor, New York, NY 10013.

A claim of lien for the amount shown and any other amounts due.

Amount : 0.00

Claimant : Department of Building and Safety Financial Services Division

Recorded : 7/26/2013

Instr No. : 20131103412

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

MAILING ADDRESS: Isabel Q Meza, 3518 Lavell Dr, Los Angeles CA 90065

Notice of Power To Sell Tax-Defaulted Property

Nonpayment of delinquent taxes in the amount of \$1,373.46 for the fiscal year 2007-2008, Default
Number 5462 006 004 **Recorded on** 8/16/2013, **Instrument No.** 20131207481

MAILING ADDRESS: Mark J. Salandino Treasurer and Tax Collector of the County of Los Angeles,
225 No, Hill Street, RM 130 Los Angeles, CA 90012

MAILING ADDRESS: Isabel Q Meza, 3518 Lavell Dr, Los Angeles CA 90065-3412

RECORDING REQUESTED BY

84 1298067

AND WHEN RECORDED MAIL TO

Name Isabel Q. Meza
Street Address 3518 Lavell Drive
City & State Los Angeles, CA 90065

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
OCT 31 1984 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO

Name Return address shown above
Street Address
City & State

FEE \$4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00682
TO 1023 CA (2-83)

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL
PTN
5462 006 004

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$22.00
() computed on full value of property conveyed, or
(x) computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (x) City of Los Angeles, and

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JORGE A. CAMILETTI, an unmarried man,

hereby GRANT(S) to ISABEL Q. MEZA, a single woman,

all of his interest in
the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lot 4 in Block 2 of Tract No. 8560, as per map recorded
in Book 101 pages 1 to 3 inclusive of Maps, in the office
of the county recorder of said county.

Dated: September 5, 1984

Jorge A. Camiletti
Jorge A. Camiletti

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On October 25, 1984 before
me, the undersigned, a Notary Public in and for said State,
personally appeared Jorge A. Camiletti

personally known to me or proved to me on the basis of sat-
isfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged
that he executed the same.
WITNESS my hand and official seal.



Signature *Kathryn M. Benton*
Kathryn M. Benton

(This area for official notarial seal)

Title Order No. 81 99 847 - 403 Escrow or Loan No. 5294

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDED DOCUMENT

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WHEN RECORDED MAIL TO

99 0502134

Pacific Thrift and Loan Company

2121 Alton Parkway Ste 200
Irvine, CA 92606

Loan No.: R3185053

[Space Above This Line For Recording Data]

DEED OF TRUST

9931546
5462-006-004

THIS DEED OF TRUST ("Security Instrument") is made on March 17, 1999
The trustor is Isabel Q. Meza, a single woman

("Borrower")

The trustee is CONSOLIDATED RECONVEYANCE COMPANY, a California corporation
21031 VENTURA BLVD., SUITE 520, WOODLAND HILLS, CA 91364

("Trustee")

The beneficiary is Pacific Thrift and Loan Company, its successors and/or assigns

which is organized and existing under the laws of California, and whose address is

21031 Ventura Blvd., Woodland Hills, CA 91364

("Lender")

Borrower owes Lender the principal sum of Eight Thousand and NO/100ths

Dollars (U S \$ 8,000.00) 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 April 1, 2014

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 PARCEL # 5462-006-004

LOT 4 IN BLOCK 2 OF TRACT NO. 8560, AS PER MAP RECORDED IN BOOK 101 PAGES 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

which has the address of

3518 LaVell Drive, Los Angeles, CA 90065

["Property Address"]

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The arbitrator shall apply the substantive law that governs the Security Instrument, as determined in Paragraph 15 of the Security Instrument. Procedural law governing arbitration and the extent to which the dispute between Lender and I can be arbitrated shall be decided under the Federal Arbitration Act. Only where the Federal Arbitration Act is silent may the procedural law of the state which governs the Security Instrument be consulted. The arbitration proceedings shall take place in the state and county where I resided at the time the loan was made. Unless otherwise directed by the arbitrator, Lender and I shall each pay all of our own expenses with respect to the arbitration and shall pay an equal share of the arbitrator's fees. However, the arbitrator has the authority to award all attorneys' fees and costs to the prevailing party.

The decision of the arbitrator shall be in writing, shall contain findings of fact and conclusions of law and shall state the reasons why the particular award was made. Either Lender or I may submit the arbitration decision to any court having jurisdiction, however, the court may only review questions of law and the appropriateness of the award made.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

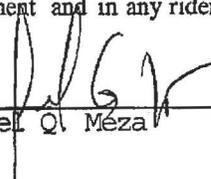
26. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided in Section 2943 of the Civil Code of California.

27. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

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

I ACKNOWLEDGE AND UNDERSTAND THE PROVISIONS CONTAINED IN THE MANDATORY ARBITRATION CLAUSE LOCATED ABOVE.

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

 _____ Isabel Q. Méza -Borrower	(Seal) _____ -Borrower	(Seal) _____ -Borrower
_____ -Borrower	(Seal) _____ -Borrower	(Seal) _____ -Borrower
_____ -Borrower	(Seal) _____ -Borrower	(Seal) _____ -Borrower
_____ -Borrower	(Seal) _____ -Borrower	(Seal) _____ -Borrower

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STATE OF CALIFORNIA

COUNTY OF *Los Angeles*

On *3/17/99*, before me *Lawrence E. Ramirez* (Notary Public),
personally appeared *Isabel Q. Meza*

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 ~~is~~ /they executed the same in his ~~is~~ /their authorized capacity(ies), and that by his ~~is~~ /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 *Lawrence E. Ramirez* (Seal)



REQUEST FOR RECONVEYANCE

TO TRUSTEE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated _____

[Space Below This Line For Acknowledgement]

00 1592320

2

When Recorded Return To:
Nationwide Mortgage Services, Inc.
950 Herndon Parkway, Suite 200
Herndon, Virginia 20170

Loan No.: R3185053
Title No.: 9931546
Escrow No.: 44437

FEDERAL DEPOSIT INSURANCE CORP AS RECEIVER FOR
This form was prepared by: PACIFIC THRIFT AND LOAN CO.
address: 1910 PACIFIC AVENUE, DALLAS, TX 75201
tel. no: 888-206-4662

ASSIGNMENT OF DEED OF TRUST

53396/185 274228 FC00-02

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is
1910 PACIFIC AVENUE, DALLAS, TX 75201

, does hereby grant, sell,
assign, transfer and convey, unto the
FRANKLIN CREDIT MANAGEMENT CORPORATION

, a corporation
(herein "Assignee"),
organized and existing under the laws of New York
whose address is 6 HARRISON STREET, 6TH FLOOR, NEW YORK, NY 10013
a certain Deed of Trust, dated March 17, 1999, made and executed by
Isabel Q. Meza, a single woman

to CONSOLIDATED RECONVEYANCE COMPANY, a California corporation
Trustee, upon the
following described property situated in Los Angeles
California : PARCEL # 5462-006-004
County, State of

LEGAL DESCRIPTION IS AS DESCRIBED IN DEED/MORTGAGE ABOVE MENTIONED

such Deed of Trust having been given to secure payment of eight thousand and NO/100ths
(\$ 8,000.00)

(Include the Original Principal Amount)
which Deed of Trust is of record in Book, Volume, or Liber No. , at page (or
as No. 99052134) of the Records of Los Angeles
County, State of California , together with the note(s) and
obligations therein described, the money due and to become due thereon with interest, and all rights
accrued or to accrue under such Deed of Trust. Rec'd 3/25/99

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on January 6, 2000

[Handwritten Signature]

Witness

FEDERAL DEPOSIT INSURANCE CORP. AS
RECEIVER FOR PACIFIC THRIFT AND LOAN
CO.

(Assignor)

By: *[Handwritten Signature]*

Witness

DIANE L. JACKSON
ATTORNEY IN FACT

By: _____

Attest

Seal:

[Space below is Reserved for Acknowledgement information]

California

STATE OF ~~TEXAS~~, Los Angeles

County ss:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

DIANE L. JACKSON

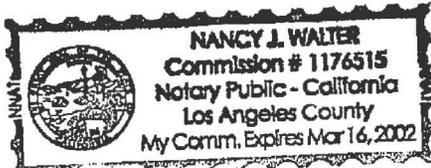
, known to me

to be the person(s) whose name(s) is/are subscribed to the foregoing Instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of January, 2000

[Handwritten Signature]

Notary Public Nancy J. Walter



53396/185 274228

00 1592320

A

ALTA Loan Policy (10-17-92) w/Form 1 Cov.

Order No. 9931546
Policy No. 27-042-92-1097997

EXHIBIT "ONE"

Lot 4 in Block 2 of Tract No. 8560, as per map recorded in book 101 pages 1 to 3 inclusive of maps,
in the office of the County Recorder of said County.

Assessor's Parcel No: 5462-006-004

53396/185
274228

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

MEZA, ISABEL Q
3518 LAVELL DR
LOS ANGELES CA 90065-3412



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NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008
for the nonpayment of delinquent taxes in the amount of \$ 1,373.46
for the fiscal year 2007-2008. Default Number 5462 006 004

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 MEZA, ISABEL Q

and is situated in said county, State of California,
described as follows: 5462 006 004
(Assessor's Parcel Number)

TRACT # 8560 LOT 4 BLK 2

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

By Kathleen Glosch
Deputy Tax Collector

STATE OF CALIFORNIA }
County of Los Angeles } ss.

On AUGUST 16, 2013, 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. 2014A

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

By Rebecca Rippon
Deputy County Clerk



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



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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. 5771224)

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 8560 2 4 M B 101-1/3

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 5462-006-004
AKA 3518 E LAVELL DR
LOS ANGELES

Owner:

MEZA ISABEL Q
3518 LAVELL DR
LOS ANGELES CA, 90065

DATED: This 03rd Day of July, 2013

CITY OF LOS ANGELES

By Steve Ongele
for
Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
 This instrument filed for record by
 Lawyers Title Insurance Corporation as an
 accommodation only. It has not been
 examined as to its execution or as to its
 effect upon the title.

AND WHEN RECORDED MAIL TO

NAME: Jorge A. Camilotti
 ADDRESS: 3518 LaVoll Drive
 CITY & STATE: Los Angeles, California 90065

79-1287434

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
 NOV 15 1979 AT 8 A.M.
 Recorder's Office

FEE
 \$3
 0

MAIL TAX STATEMENTS TO

NAME: same as above
 ADDRESS:
 CITY & STATE:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax **8 MIL. CONSIDERATION LESS THAN \$100**

Computed on full value of property conveyed, or
 Computed on full value of liens & encumbrances
 remaining thereon at time of sale.

Signature of declarant of *Jorge A. Camilotti* determining tax - firm name
 Unincorporated area City of *LOS ANGELES*

PARCEL NO. 5462-006-0011

Grant Deed

This form furnished by Orange Coast Title Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 44

Jorge A. Camilotti

hereby GRANT(S) to

Jorge A. Camilotti, an unmarried man & Isabel Q. Meza, a single woman, as Tenants in Common

the following described real property in the City of Los Angeles county of Los Angeles, state of California:

Lot 4, Block 2, Tract 8560 as per map recorded in book 101, pages 1-3 of maps in the office of the county recorder of said county.

Dated November 7, 1979

Jorge A. Camilotti
 Jorge A. Camilotti

STATE OF CALIFORNIA }
 COUNTY OF Orange } SS.
 On November 7, 1979 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jorge A. Camilotti

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

Cynthia R. Larson
 Cynthia R. Larson
 Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
 CYNTHIA R. LARSON
 NOTARY PUBLIC - CALIFORNIA
 ORANGE COUNTY
 My Comm. Expires JUN 2, 1981

Title Order No. _____ Earrow No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

RECORDING REQUESTED BY
Ralph Krehel
7708205

78-547198

Mr. Jorge A. Cusiletti
3518 Levell Drive
Los Angeles, California, 90065

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.
MAY 23 1978 AT 8 A.M.
Recorder's Office

BRASS & SMITH REALTORS
ESCROW DEPARTMENT
5299 YORK BOULEVARD
LOS ANGELES, CALIFORNIA
LATN: CAROL REL: 445

BEEN
\$3
N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

TO 1983 CA 118-741 THIS FORM FURNISHED BY TICOR TITLE INSURERS A.P.N.

The undersigned grantor(s) declare(s):
 (X) Necessary transfer tax is \$ 46.00
 () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: (X) City of Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 44

ROBERT A. BUCHANAN, a single man

hereby GRANT(S) to

JORGE A. CUSILETTI, a married man as his separate property

the following described real property in the City of Los Angeles
 County of Los Angeles, State of California:

Lot 4, Block 2, Tract No. 8560, as per map recorded in Book 101, pages 1-3 of maps
 in the office of the County Recorder of said County.

Dated April 20, 1978

Robert A. Buchanan
 Robert A. Buchanan

STATE OF CALIFORNIA
 COUNTY OF Los Angeles
 On April 24, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert A. Buchanan**

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

Richard G. Myers

OFFICIAL SEAL
 RICHARD G. MYERS
 NOTARY PUBLIC - CALIFORNIA
 LOS ANGELES COUNTY
 My Comm. Expires FEB 8, 1982

Title Order No. _____ Escrow or Loan No. 445

(THIS SPACE FOR OFFICIAL PURPOSES ONLY)

MAK TAX STATEMENTS AS DIRECTED ABOVE

DOCUMENT

78-547197

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO
Name: Jorge A. Camiletti
3518 Lavell Drive
Los Angeles, California 90065
City: Los Angeles
County: Los Angeles
Recorder's Office No. 77 00 205

RECORDED BY OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAY 23 1978 AT 8 A.M.
Recorder's Office

23

SPACE ABOVE THIS LINE FOR RECORDING USE

QUITCLAIM DEED

THE UNDERSIGNED (GRANTOR) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ NO TAX DUE
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MELIDA GRACE CAMILETTI, wife of the grantee herein
hereby renounce, release and forever quitclaim to JORGE A. CAMILETTI, a married man as his
separate property

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:
Lot 4 in Block 2 of Tract No. 8560, as per map recorded in Book 101
Pages 1 to 3 inclusive of Maps, in the office of the county recorder
of said county.

May 17, 1978
Dated May 23, 1978

Melida Grace Camiletti
Melida Grace Camiletti

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On May 17, 1978 before me the
undersigned, a single male, in and to said State, personally appeared
MELIDA GRACE CAMILETTI

OFFICIAL SEAL
JOSEPH BERGER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires December 29, 1982

to be the person whose name is subscribed to the within
instrument and acknowledged that he is the owner of the same,
with full power and authority to execute the same.
Signature: Joseph Berger

(This area for official notary seal)

Title Order No. _____ Exempt or Loan No. 445

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ALVAREZ**

Date: **January 20, 2015**

JOB ADDRESS: **3518 EAST LAVELL DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5462-006-004**

Last Full Title: **01/08/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ISABEL Q. MEZA
3518 LAVELL DRIVE
LOS ANGELES, CA. 90065-3412
CAPACITY: OWNER

- 2). CONSOLIDATED RECONVEYANCE COMPANY
21031 VENTURA BLVD., SUITE 520
WOODLAND HILLS, CA. 91364
CAPACITY: INTERESTED PARTIES

- 3). PACIFIC THRIFT AND LOAN COMPANY
2121 ALTON PARKWAY, SUITE 200
IRVINE, CA. 92606
CAPACITY: INTERESTED PARTIES

- 4). FRANKLIN CREDIT MANAGEMENT CORPORATION
6 HARRISON STREET, 6TH FLOOR
NEW YORK, NY 10013
CAPACITY: INTERESTED PARTIES

- 5). MARK J. SALANDINO
TREASURER AND TAX COLLECTOR OF THE COUNTY OF LOS ANGELES
225 NORTH HILL STREET, ROOM 130
LOS ANGELES, CA. 90012
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
3518 LAVELL DR, LOS ANGELES, CA 90065-3412



Owner Information

Owner Name: **MEZA ISABEL Q**
 Mailing Address: **3518 LAVELL DR, LOS ANGELES CA 90065-3412 C005**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 8560 LOT 4	APN:	5462-006-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1863.02 / 3	Subdivision:	8560
Township-Range-Sect:		Map Reference:	35-E2 / 594-H3
Legal Book/Page:	101-1	Tract #:	8560
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:	2	School District Name:	
Market Area:	623	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/31/1984 /	Deed Type:	DEED (REG)
Sale Price:	\$20,000	1st Mtg Document #:	
Document #:	1298067		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	864	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	SPA
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1959 / 1959	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements: **FENCED YARD**

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,674	Lot Width/Depth:	56 x 80	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$125,217	Assessed Year:	2014	Property Tax:	\$1,554.67
Land Value:	\$63,388	Improved %:	49%	Tax Area:	4
Improvement Value:	\$61,829	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$118,217				

Comparable Summary

For Property Located At



3518 LAVELL DR, LOS ANGELES, CA 90065-3412

10 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 10

	Subject Property	Low	High	Average
Sale Price	\$0	\$270,000	\$2,106,818	\$590,382
Bldg/Living Area	864	742	992	866
Price/Sqft	\$0.00	\$290.32	\$2,455.50	\$686.97
Year Built	1959	1919	1960	1933
Lot Area	4,674	3,741	6,626	5,293
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.20
Total Value	\$125,217	\$39,748	\$545,000	\$255,294
Distance From Subject	0.00	0.18	0.49	0.37

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			3518 LAVELL DR		1959	2	1		864	4,674	0.0
Comparables											
<input checked="" type="checkbox"/>	1		2515 W AVENUE 35	\$270,000	1922	3	2	11/14/2014	930	4,806	0.18
<input checked="" type="checkbox"/>	2		3783 LAVELL DR	\$521,000	1939	1	1	09/22/2014	992	5,225	0.33
<input checked="" type="checkbox"/>	3		3145 CARLYLE ST	\$476,000	1919	2	1	06/11/2014	742	6,369	0.34
<input checked="" type="checkbox"/>	4		2317 CARLYLE PL	\$382,000	1929	2	1	08/26/2014	792	6,626	0.34
<input checked="" type="checkbox"/>	5		3411 DIVISION ST	\$490,000	1925	2	1	12/26/2014	886	4,601	0.37
<input checked="" type="checkbox"/>	6		3463 DIVISION ST	\$440,000	1926	2	2	10/31/2014	806	3,741	0.37
<input checked="" type="checkbox"/>	7		3542 DIVISION ST	\$2,106,818	1948	2	1	10/17/2014	858	4,821	0.4
<input checked="" type="checkbox"/>	8		3566 DIVISION ST	\$447,000	1960	3	2	07/31/2014	976	4,865	0.42
<input checked="" type="checkbox"/>	9		3911 DIVISION ST	\$376,000	1939	2	1	12/23/2014	840	5,899	0.48
<input checked="" type="checkbox"/>	10		2689 W AVENUE 32	\$395,000	1924	1	1	09/04/2014	840	5,981	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3518 LAVELL DR, LOS ANGELES, CA 90065-3412**10 Comparable(s) Selected.**

Report Date: 01/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$270,000	\$2,106,818	\$590,382
Bldg/Living Area	864	742	992	866
Price/Sqft	\$0.00	\$290.32	\$2,455.50	\$686.97
Year Built	1959	1919	1960	1933
Lot Area	4,674	3,741	6,626	5,293
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.20
Total Value	\$125,217	\$39,748	\$545,000	\$255,294
Distance From Subject	0.00	0.18	0.49	0.37

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.18 (miles)
Address:	2515 W AVENUE 35, LOS ANGELES, CA 90065-2808				
Owner Name:	AMR INC				
Seller Name:	WILLIAMSON LAWSON E & MARY A				
APN:	5460-006-008	Map Reference:	35-E2 / 594-H2	Living Area:	930
County:	LOS ANGELES, CA	Census Tract:	1863.02	Total Rooms:	5
Subdivision:	2908	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/14/2014	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	09/24/2014	Prior Sale Date:		Yr Built/Eff:	1922 / 1937
Sale Price:	\$270,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1215348	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,806	Pool:	
Total Value:	\$135,645	# of Stories:	2.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	2			Distance From Subject:	0.33 (miles)
Address:	3783 LAVELL DR, LOS ANGELES, CA 90065-3546				
Owner Name:	CLANDOS-DONOSO LLC				
Seller Name:	LYMAN A J LIVING TRUST				
APN:	5460-023-008	Map Reference:	35-F1 / 594-H2	Living Area:	992
County:	LOS ANGELES, CA	Census Tract:	1863.02	Total Rooms:	3
Subdivision:	10259	Zoning:	LAR1	Bedrooms:	1
Rec Date:	09/22/2014	Prior Rec Date:	10/24/1983	Bath(F/H):	1 /
Sale Date:	09/08/2014	Prior Sale Date:		Yr Built/Eff:	1939 / 1939
Sale Price:	\$521,000	Prior Sale Price:	\$125,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	996201	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$346,800	Lot Area:	5,225	Pool:	
Total Value:	\$194,344	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	DETACHED GARAGE

Comp #:	3			Distance From Subject:	0.34 (miles)
Address:	3145 CARLYLE ST, LOS ANGELES, CA 90065-2049				
Owner Name:	INSERRA JESSICA				
Seller Name:	TIGER BASS PROPERTIES LLC				
APN:	5456-009-023	Map Reference:	35-E2 / 594-G3	Living Area:	742
County:	LOS ANGELES, CA	Census Tract:	1864.04	Total Rooms:	4
Subdivision:	3579	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/11/2014	Prior Rec Date:	09/11/2013	Bath(F/H):	1 /
Sale Date:	05/15/2014	Prior Sale Date:	08/21/2013	Yr Built/Eff:	1919 / 1920
Sale Price:	\$476,000	Prior Sale Price:	\$290,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	603326	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$417,000	Lot Area:	6,369	Pool:	
Total Value:	\$290,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4			Distance From Subject:	0.34 (miles)
Address:	2317 CARLYLE PL, LOS ANGELES, CA 90065-2023				
Owner Name:	ELMORO HOLDINGS LLC				
Seller Name:	MALDONADO BENJAMIN M				
APN:	5456-009-021	Map Reference:	35-E2 / 594-G3	Living Area:	792
County:	LOS ANGELES, CA	Census Tract:	1864.04	Total Rooms:	4
Subdivision:	3579	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/26/2014	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	07/24/2014	Prior Sale Date:		Yr Built/Eff:	1929 / 1929
Sale Price:	\$382,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	898369	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,626	Pool:	
Total Value:	\$39,748	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:**5** Distance From Subject:**0.37 (miles)**
 Address: **3411 DIVISION ST, LOS ANGELES, CA 90065-2750**
 Owner Name: **HYLAND MICHAEL/MAHER KATE**
 Seller Name: **ENGLANDER ASHLEY E**
 APN: **5456-017-027** Map Reference: **35-F2 / 594-H3** Living Area: **886**
 County: **LOS ANGELES, CA** Census Tract: **1863.02** Total Rooms: **5**
 Subdivision: **3867** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **12/26/2014** Prior Rec Date: **06/11/2009** Bath(F/H): **1 /**
 Sale Date: **12/17/2014** Prior Sale Date: **06/03/2009** Yr Built/Eff: **1925 / 1925**
 Sale Price: **\$490,000** Prior Sale Price: **\$265,000** Air Cond: **WINDOW**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1406332** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$392,000** Lot Area: **4,601** Pool:
 Total Value: **\$278,378** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:**6** Distance From Subject:**0.37 (miles)**
 Address: **3463 DIVISION ST, LOS ANGELES, CA 90065-2703**
 Owner Name: **CARRIZOSA CAROLINA/ALONGE JAMIE T**
 Seller Name: **GB INLAND PROPERTIES LLC**
 APN: **5456-019-025** Map Reference: **35-F2 / 594-H3** Living Area: **806**
 County: **LOS ANGELES, CA** Census Tract: **1863.02** Total Rooms: **5**
 Subdivision: **3867** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **10/31/2014** Prior Rec Date: **01/27/1989** Bath(F/H): **2 /**
 Sale Date: **09/22/2014** Prior Sale Date: **11/1988** Yr Built/Eff: **1926 / 1926**
 Sale Price: **\$440,000** Prior Sale Price: **\$108,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1158838** Acres: **0.09** Fireplace: **/**
 1st Mtg Amt: **\$417,000** Lot Area: **3,741** Pool:
 Total Value: **\$165,306** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**
PARKING AVAIL

Comp #:**7** Distance From Subject:**0.4 (miles)**
 Address: **3542 DIVISION ST, LOS ANGELES, CA 90065-3302**
 Owner Name: **LEONOV MAKSIM/LEONOVA YULE**
 Seller Name: **CONNOR SAMUEL**
 APN: **5464-021-021** Map Reference: **35-F2 / 594-J3** Living Area: **858**
 County: **LOS ANGELES, CA** Census Tract: **1852.04** Total Rooms: **4**
 Subdivision: **9804** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **10/17/2014** Prior Rec Date: **05/06/2010** Bath(F/H): **1 /**
 Sale Date: **09/19/2014** Prior Sale Date: **04/02/2010** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$2,106,818** Prior Sale Price: **\$400,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1101017** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$505,672** Lot Area: **4,821** Pool:
 Total Value: **\$421,193** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **BUILT-IN**

Comp #:**8** Distance From Subject:**0.42 (miles)**
 Address: **3566 DIVISION ST, LOS ANGELES, CA 90065-3302**
 Owner Name: **KARAGEZIAN NAREK**
 Seller Name: **JUAREZ ALFONSO R**
 APN: **5464-021-014** Map Reference: **35-F2 / 594-J3** Living Area: **976**
 County: **LOS ANGELES, CA** Census Tract: **1852.04** Total Rooms: **5**
 Subdivision: **9804** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/31/2014** Prior Rec Date: **04/22/2004** Bath(F/H): **2 /**
 Sale Date: **03/24/2014** Prior Sale Date: **02/17/2004** Yr Built/Eff: **1960 / 1960**
 Sale Price: **\$447,000** Prior Sale Price: **\$385,000** Air Cond: **WALL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **793311** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$335,250** Lot Area: **4,865** Pool:
 Total Value: **\$545,000** # of Stories: **2.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
ATTACHED
GARAGE

Comp #:9			Distance From Subject:0.48 (miles)
Address:	3911 DIVISION ST, LOS ANGELES, CA 90065-4246		
Owner Name:	SANCHEZ GABRIELLA		
Seller Name:	EMOEDI JUDITH J		
APN:	5462-024-018	Map Reference:	35-F2 / 594-J2
County:	LOS ANGELES, CA	Census Tract:	1863.02
Subdivision:	8943	Zoning:	LAR1
Rec Date:	12/23/2014	Prior Rec Date:	04/26/1971
Sale Date:	12/01/2014	Prior Sale Date:	
Sale Price:	\$376,000	Prior Sale Price:	\$20,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1394871	Acres:	0.14
1st Mtg Amt:	\$245,000	Lot Area:	5,899
Total Value:	\$354,602	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	840
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1939
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
			SHINGLE
		Parking:	ATTACHED
			GARAGE

Comp #:10			Distance From Subject:0.49 (miles)
Address:	2689 W AVENUE 32, LOS ANGELES, CA 90065-2135		
Owner Name:	B ANDERSON ENTS LLC		
Seller Name:	TELLEZ VIRGINIA M		
APN:	5457-016-032	Map Reference:	35-E2 / 594-G3
County:	LOS ANGELES, CA	Census Tract:	1864.03
Subdivision:	1110	Zoning:	LAR1
Rec Date:	09/04/2014	Prior Rec Date:	06/13/1980
Sale Date:	08/22/2014	Prior Sale Date:	
Sale Price:	\$395,000	Prior Sale Price:	\$72,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	931230	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,981
Total Value:	\$128,722	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	840
		Total Rooms:	4
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
			SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **LUIS ALVAREZ**
JOB ADDRESS: **3518 EAST LAVELL DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5462-006-004**

Date: **January 20, 2015**

CASE#: **477423**
ORDER NO: **A-3094107**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 5, 2012**
COMPLIANCE EXPECTED DATE: **August 4, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3094107

1010718001252049

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATTIELOS
VICTOR H. CUEVAS
SEPADN SAMZADEH

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

MEZA, ISABEL Q
3518 LAVELL DR
LOS ANGELES, CA 90065

AUG 29 2012

EG

CASE #: 477423
ORDER #: A-3094107
EFFECTIVE DATE: July 05, 2012
COMPLIANCE DATE: August 04, 2012

OWNER OF
SITE ADDRESS: 3518 E LAVELL DR
ASSESSORS PARCEL NO.: 5462-006-004
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) 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. Unapproved construction of the patio cover addition and solid roof cover to existing approved patio.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Side yard.

Comments: Remove the addition to the approved patio cover and obtain a permit for the solid roof added to it.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed non-compliance 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 3-1-1
www.ladbs.org

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 (213)252-3058. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: August 28, 2012

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



REMOVED BY