

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

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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

July 29, 2015

Council District: # 2

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

JOB ADDRESS: **6044 NORTH MAMMOTH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2239-024-009**

On January 26, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **6044 North Mammoth Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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)	269.60
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,236.60</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 **\$2,236.60** 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 **\$2,236.60** 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

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**Property Title Report**

**Work Order No. T12012**  
**Dated as of: 07/16/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2239-024-009**

**Property Address:** 6044 N MAMMOTH AVE      **City:** Los Angeles      **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** Grant Deed

**Grantee :** Vered Gabay and Ronen Shakuri, wife and husband as joint tenants

**Grantor :** Vered Gabay, a married woman as her sole and separate property

**Deed Date :** 4/19/2006

**Recorded :** 4/25/2006

**Instr No. :** 06 0896702

**MAILING ADDRESS:** Vered Gabay and Ronen Shakuri,  
6044 Mammoth Avenue, Los Angeles, CA 91401.

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the City of Los Angeles (Van Nuys Area), County of Los Angeles, State of California, described as follows: Lot 9 of Tract No. 21991, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 600, Pages 68 and 69 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2239-024-009

**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 :** \$684,000.00

**Dated :** 4/13/2006

**Trustor :** Vered Gabay and Ronen Shakuri

**Trustee :** United Independent Title

**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.**

**SCHEDULE B (Continued)**

**Beneficiary :** New Century Mortgage Corporation

**Recorded :** 4/25/2006

**Instr No. :** 06 0896703

**Maturity Date is:** 5/1/2036

**MAILING ADDRESS:** United Independent Title, - None shown

**MAILING ADDRESS:** New Century Mortgage Corporation, 18400 Von Karman, Suite 1000, Irvine, CA 92612.

*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 :** 1/22/2008

**Instr No. :** 20080113798

**MAILING ADDRESS:** MTC Financial, Inc. dba Trustee Corps,  
2112 Business Center Drive, 2nd Floor, Irvine, CA 92612.

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home  
Equity Loan Trust 2006-2

**Recorded :** 12/22/2011

**Instr No. :** 20111738326

**MAILING ADDRESS:** Deutsche Bank National Trust Company, as Indenture Trustee, for New Century  
Home Equity Loan Trust 2006-2, - None Shown

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

**Trustee :** Atlantic and Pacific Foreclosure Services, LLC

**Recorded :** 12/22/2011

**Instr No. :** 20111738327

**MAILING ADDRESS:** Atlantic and Pacific Foreclosure Services, LLC,  
P.O. Box 16245, Irvine, California 92623-6245.

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

**Trustee :** Carrington Foreclosure Services, LLC

**Recorded :** 6/19/2015

**Instr No. :** 20150734092

**MAILING ADDRESS:** Carrington Foreclosure Services, LLC,  
P.O. Box 3309, Anaheim, California 92803.

*A Notice of Default under the terms of said Deed of Trust*

**Executed by :** Carrington Foreclosure Services, LLC

**Recorded :** 6/19/2015

**Instr No. :** 20150734093

**MAILING ADDRESS:** Carrington Foreclosure Services, LLC, P.O. Box 3309, Anaheim, California 92803.

**Type of Document:** An abstract of judgment for the amount shown below and other amounts due:

**Debtor :** Vered Gabay, and Ronen Shakuri

**Creditor :** Department of Building and Safety Code Enforcement Bureau

**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.**

**SCHEDULE B (Continued)**

**County :** Los Angeles  
**Recorded :** 12/19/2013

**Instr No. :** 20131788731

**Type of Document:** A claim of lien for the amount shown and any other amounts due.  
**Claimant :** Department of Building and Safety Financial Services Division  
**Recorded :** 7/14/2014

**Instr No. :** 20140725074

**MAILING ADDRESS:** Vered Gabay, and Ronen Shakuri, 6044 N Mammoth Ave, Van Nuys CA 91401

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



United Independent Title

RECORDING REQUESTED BY  
Ticor Title Company of California  
Escrow No.: 00022920 KG  
Title Order No.: 118941

When Recorded Mail Document  
and Tax Statement To:  
VERED GABAY  
RONEN SHAKURI  
6044 MAMMOTH AVENUE  
LOS ANGELES, CA 91401

06 0896702

2

APN: 2239-024-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

#### THE UNDERSIGNED GRANTOR(s) DECLARE(s)

The undersigned grantor(s) declare(s) Documentary Transfer Tax is

\$ 0.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Vered Gabay, a Married Woman as her sole and separate property

hereby GRANT(s) to Vered Gabay and Ronen Shakuri, wife and husband as joint tenants V1

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

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

## See Exhibit A

Dated: April 19, 2006

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } ss:

On April 20, 2006, before me,  
L. C. Stegemann Notary Public  
a Notary Public, personally appeared  
Vered Gabay

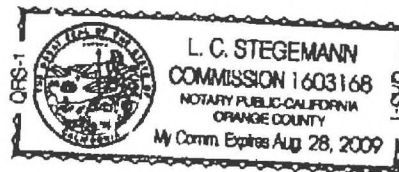
Vered Gabay  
Vered Gabay

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

L. C. Stegemann



MAIL TAX STATEMENT AS DIRECTED ABOVE

04/25/06

United Independent Title

2

Recording Requested By  
New Century Mortgage  
Corporation  
Return To:  
New Century Mortgage  
Corporation  
18400 Von Karman, Ste 1000  
Irvine, CA 92612

06 0896703

Prepared By.  
New Century Mortgage  
Corporation  
18400 Von Karman, Ste 1000  
Irvine, CA 92612

[Space Above This Line For Recording Data]

Order #118941-3

## DEED OF TRUST

### DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated April 13, 2006 together with all Riders to this document

(B) "Borrower" is VERED GABAY and RONEN SHAKURI, ~~HUSBAND AND WIFE~~ As Joint Tenants  
Wife and Husband

Borrower's address is 6044 MAMMOTH AVE , VAN NUYS, CA 91401

Borrower is the trustor under this Security Instrument.

(C) "Lender" is New Century Mortgage Corporation

Lender is a Corporation  
organized and existing under the laws of California

1007330159

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

Form 3005 1/ 01

VMP -6(CA) (0207)

Page 1 of 15

Initials

VMP MORTGAGE FORMS - (800)521-7291

*R. S. G.*

APD: 2239-024-009  
600-420-6522  
ADH

04/25/06

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Lender's address is 18400 Von Karman, Suite 1000, Irvine, CA 92612

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is UNITED INDEPENDENT TITLE

(E) "Note" means the promissory note signed by Borrower and dated April 13, 2006

The Note states that Borrower owes Lender SIX HUNDRED EIGHTY-FOUR THOUSAND AND 00/100 Dollars

(U.S. \$ 684,000.00 ) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 05/01/2036

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

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

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

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

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

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

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

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

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

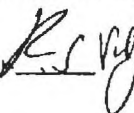
(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan

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

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

WAMP -6(CA) (0207)

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Initials 

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Form 3005 1/01

06 0896703

04/25/06

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to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

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

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender, (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County of LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 9 OF TRACT NO. 21991, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 600, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2239-024-009  
6044 MAMMOTH AVE  
VAN NUYS AREA  
("Property Address")

which currently has the address of  
[Street]  
[City], California 91401 [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 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, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

1007330159

12MIP-6(CA) (0207)

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Initials

*Rdy*

Form 3005 1/01

06 0896703

04/25/06



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

Witnesses

\_\_\_\_\_  
VERED GABAY (Seal)  
-Borrower

\_\_\_\_\_  
RONEN SHAKURI (Seal)  
-Borrower

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

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

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

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

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

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

04/25/06

1007330159  
-5(CA) (0207)

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1007330159  
Form 3005 1/01

06 0896703

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State of California  
County of Los Angeles

On 4-17-06

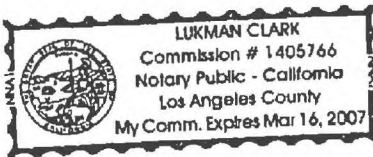
} ss.  
before me, Lukman Clark, Notary Public,  
personally appeared


Vered Gubay & Ronen Shalev

Page 1

, 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



  
(Seal)

04/25/06

12ND-6(CA) (0207)

Page 15 of 15

Initials  1007330159  
Form 3005 1/01

06 0896703

RECORDING REQUESTED BY  
Fidelity National Title Insurance Company

AND WHEN RECORDED MAIL TO )

Trustee Corps  
2112 Business Center Drive,  
2<sup>nd</sup> floor  
Irvine, CA 92612



(Space above this line for recorder's use only)

Trustee Sale # CA1614704 Loan # 1007330159 Title Order# G737371

## SUBSTITUTION OF TRUSTEE

WHEREAS, VERED GABAY AND RONEN SHAKURI WIFE AND HUSBAND AS JOINT TENANTS, was the original Trustor, UNITED INDEPENDENT TITLE, was the original Trustee, and NEW CENTURY MORTGAGE CORPORATION, was the original Beneficiary under that certain Deed of Trust dated 04/13/2006, Recorded on 04/25/2006 as Document No 06 0896703 of official records in the office of the Recorder of Los Angeles County, California, and

WHEREAS, DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2006-2, the undersigned, is the present Beneficiary under said Deed of Trust, and,

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

Now, THEREFORE, the undersigned Beneficiary hereby substitutes MTC FINANCIAL, INC. dba TRUSTEE CORPS, whose address is: 2112 BUSINESS CENTER DRIVE, 2<sup>ND</sup> FLOOR, IRVINE, CA 92612, as Trustee under Said Deed of Trust

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural

DATED \_\_\_\_\_

BENEFICIARY  
DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2006-2

BY

Frank Mercado Jr.

Trustee Sale # «Our\_File\_No» Loan # «Client\_Loan\_No» Title Order# «Title\_Order\_Number» Investor # «Investor\_Number»

3

State of CALIFORNIA  
County of ORANGE  
On                     , 2008 before me, Francisco Orozco, Notary  
Public, personally appeared Frank Mercado Jr., 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 Francisco Orozco (Seal)



08 0113798



Requested and Prepared by:  
Atlantic & Pacific Foreclosure Services, LLC



When Recorded Mail To:  
Carrington Mortgage Services  
1610 E. St. Andrews Pl.  
Santa Ana, CA 92705

APN: 2239-024-009

100197658

Loan No.: 1007330159

TS No: 10-07144

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### ASSIGNMENT OF DEED OF TRUST

For Value Received, NEW CENTURY MORTGAGE CORPORATION A CORPORATION hereby grants, assigns, and transfers to:

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2006-2

all beneficial interest under that certain Deed of Trust dated: 4/13/2006 executed by VERED GABAY AND RONEN SHAKURI, WIFE AND HUSBAND AS JOINT TENANTS, as Trustor(s), to UNITED INDEPENDENT TITLE, as Trustee, and recorded as Instrument No. 06 0896703, on 4/25/2006, of Official Records, in the office of the County Recorder of Los Angeles County, California together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust. As more fully described on said Deed of Trust.

Date: 12/20/2011

New Century Liquidating Trust Successor-in-Interest to  
New Century Mortgage Corporation by Carrington  
Mortgage Services

Tom Croft, VP of REO for Carrington Mortgage Services, LLC  
under Power of Attorney for New Century Mortgage Corporation

State of California ) SS  
County of Orange )

On 12/21/2011 before me, F. Martinez NOTARY PUBLIC, personally appeared Tom Croft 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 (Seal)



12B

RECORDING REQUESTED BY:

LPS Default Solutions

AND WHEN RECORDED MAIL TO:  
Atlantic & Pacific Foreclosure Services, LLC  
P.O. Box 16245  
Irvine, California 92623-6245  
TS No.: 10-07144 Loan No.: 1007330159  
APN: 2239-024-009

100197658



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SUBSTITUTION OF TRUSTEE

WHEREAS, VERED GABAY AND RONEN SHAKURI, WIFE AND HUSBAND AS JOINT TENANTS was the original Trustor, UNITED INDEPENDENT TITLE was the original Trustee, and NEW CENTURY MORTGAGE CORPORATION A CORPORATION was the original Beneficiary under that certain Deed of Trust dated 4/13/2006 and recorded on 4/25/2006 as Instrument No. 06 0896703, of Official Records of Los Angeles County, California, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned substitutes 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 Atlantic & Pacific Foreclosure Services, LLC, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 12/20/2011

Carrington Mortgage Services, LLC – Servicer and Attorney-in-Fact for Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2006-2

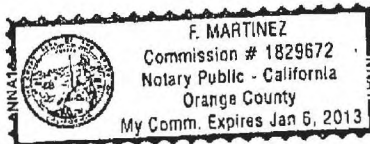
State of California } ss.  
County of Orange }

Tom Croft, SVP of REO for  
Carrington Mortgage Service, LLC as Attorney in fact

On 12/21/2011 before me, F. Martinez NOTARY PUBLIC, personally appeared Tom Croft 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 \_\_\_\_\_ (Seal)



13B

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**AFFIDAVIT OF MAILING  
FOR SUBSTITUTION OF TRUSTEE BY CODE**

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TS No.: 10-07144

Trustor: **VERED GABAY AND RONEN SHAKURI, WIFE AND HUSBAND AS JOINT  
TENANTS**

**I, Francesca Martinez, Trustee Sale Officer** declare: That I am an officer, agent or employee of  
Atlantic & Pacific Foreclosure Services, LLC whose business address is:

P.O. Box 16245  
Irvine, California 92623-6245

I am over the age of eighteen years; On 12/22/2011, I caused by Certified and First Class mail,  
enclosed in a sealed envelope with postage fully prepaid, to be deposited in the United States  
Mail, a copy of the attached Substitution of Trustee to the trustee of record under the Deed of  
Trust described in said Substitution, and;

A copy of the attached Substitution has been mailed prior to the recording thereof, in the manner  
provided in Section 2924(b) of the Civil Code of the State of California to all persons to whom a  
copy of the Notice of Default would be required to be mailed by the provisions of said section.

I certify (or declare) under penalty of perjury under the laws of the State of California that the  
foregoing is true and correct.

Date: 12/22/2011

  
\_\_\_\_\_  
**Francesca Martinez, Trustee Sale Officer**

RECORDING REQUESTED BY  
Atlantic & Pacific Foreclosure Services, LLC

AND WHEN RECORDED MAIL TO:  
Atlantic & Pacific Foreclosure Services, LLC  
P.O. Box 16245  
Irvine, California 92623-6245



100197659

T.S. No.: 10-07144      Loan No.: 1007330159  
A.P.N.: 2239-024-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

#### BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.

Trustor: VERED GABAY AND RONEN SHAKURI, WIFE AND HUSBAND AS JOINT TENANTS  
Duly Appointed Trustee: Atlantic & Pacific Foreclosure Services, LLC  
Recorded 4/25/2006 as Instrument No. 06 0896703 in book, page and rerecorded on --- as --- of Official Records in the office of the Recorder of Los Angeles County, California, Described as follows:

As more fully described on said Deed of Trust.

Date of Sale: 1/19/2012 at 11:00 AM

Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766

Amount of unpaid balance and other charges: \$812,157.71 (Estimated)

Street Address or other common designation of real property: 6044 MAMMOTH AVE  
VAN NUYS AREA, CA 91401-000

A.P.N.: 2239-024-009

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

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/

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

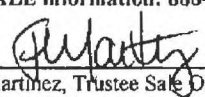
If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

Date: 12/22/2011

Atlantic & Pacific Foreclosure Services, LLC  
1610 E. Saint Andrew Pl., Suite 150F  
Santa Ana, CA 92705  
Automated Sale Information: 714-730-2727 or  
[www.lpsasap.com](http://www.lpsasap.com)  
for NON-SALE information: 888-313-1969

  
\_\_\_\_\_  
Francesca Martinez, Trustee Sale Officer

RECORDING REQUESTED BY:

Lawyers Title Company

AND WHEN RECORDED MAIL TO:  
Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
TS No.: 15-14770  
APN: 2239-024-009  
5924541



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SUBSTITUTION OF TRUSTEE

WHEREAS, VERED GABAY and RONEN SHAKURI, WIFE AND HUSBAND AS JOINT TENANTS was the original Trustor, UNITED INDEPENDENT TITLE was the original Trustee, and NEW CENTURY MORTGAGE CORPORATION was the original Beneficiary under that certain Deed of Trust dated 4/13/2006 and recorded on 4/25/2006, as Instrument No. 06 0896703 of Official Records of Los Angeles County, California, and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned substitutes 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,

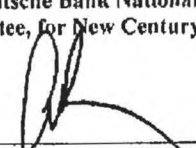
NOW, THEREFORE, the undersigned hereby substitutes Carrington Foreclosure Services, LLC, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 6/16/2015

②

Carrington Mortgage Services, LLC – Servicer and Attorney-in-Fact for Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2006-2

  
Chris Lechtenski, AVP of Default  
for Carrington Mortgage Services, LLC, Attorney in Fact

T.S.#: 15-14770

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California } ss.  
County of Orange }

On 6/16/15 before me, W. Solano NOTARY PUBLIC,  
personally appeared Chris Lechanski 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 W. Solano (Seal)



**LAWYERS TITLE COMPANY**

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:  
Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803



5924541

TS No.: 15-14770 A.P.N.: 2239-024-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

**IMPORTANT NOTICE**

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION,**

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$19,021.15 as of 6/18/2015, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the three month period stated above) to, among other things, (1) provide

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

additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**Carrington Mortgage Services, LLC  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
Phone: (888) 313-1969**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

**Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: That **Carrington Foreclosure Services, LLC** is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated **4/13/2006**, executed by **VERED GABAY and RONEN SHAKURI, WIFE AND HUSBAND AS JOINT TENANTS**, as Trustor, to secure certain obligations in favor of **NEW CENTURY MORTGAGE CORPORATION**, as beneficiary, recorded **4/25/2006**, as Instrument No. **06 0896703**, in Book, Page, of Official Records in the Office of the Recorder of **Los Angeles County, California** describing land therein as: **"AS FULLY DESCRIBED IN SAID DEED OF TRUST"**

Such obligations including the **NOTE(S) FOR THE ORIGINAL** sum of **\$684,000.00**, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

**Installment of Principal and/or Interest plus impounds and/or advances which became due on 2/1/2015 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.**

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

TS No.: 15-14770

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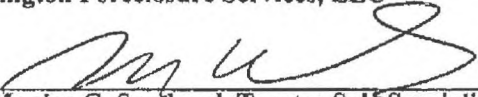
**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

**THE BENEFICIARY OR BENEFICIARY'S AUTHORIZED AGENT HAS COMPLIED WITH CIVIL CODE SECTION 2923.55. or 2923.5 SEE DECLARATION ATTACHED HERETO AND MADE A PART HEREOF.**

**Dated: 6/18/2015**

**Carrington Foreclosure Services, LLC**

**BY:**

  
**Monica G. Sandoval, Trustee Sale Specialist**

## Declaration Pursuant to California CC § 2923.55(c) and instructions to Trustee

Re: VERED GABAY  
RONEN SHAKURI  
6044 MAMMOTII AVE  
VAN NUYS AREA CA91401-0000  
1007330159

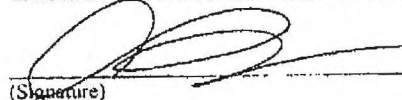
The undersigned beneficiary or their authorized agent for the beneficiary hereby represents and declares as follows:

1. ☒ The beneficiary or their authorized agent contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure. During this contact the borrower(s) was advised he or she has the right to request a follow-up meeting to occur within 14 days from the date of such request. Further, the borrower(s) was provided the toll-free telephone number to find a HUD-certified housing counseling agency.
2. ☐ No contact was made with the borrower despite the due diligence of beneficiary or their authorized agent's pursuant to California Civil Code §2923.55(f).
3. ☐ No contact was required pursuant to California Civil Code § 2920.5(c)(1)(2)(A). The borrower has surrendered the secured property as evidenced by a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, their authorized agent or the trustee.
4. ☐ No contact was required pursuant to California Civil Code § 2920.5(c)(1)(2)(B). The Beneficiary or their authorized agent has evidence and reasonably believes that the borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and to avoid their contractual obligations to beneficiary.
5. ☐ No contact was required pursuant to California Civil Code 2920.5(c)(1)(2)(C). The beneficiary or their authorized agent has confirmed that the borrower(s) filed a case under Chapter 7, 11, 12, or 13 of Title 11 of the United States Code and the bankruptcy court has not entered an order closing or dismissing the bankruptcy case, or granting relief from a stay of foreclosure.
6. ☐ The provisions of California Civil Code §2923.55 do not apply because:
  - (i) The above reference loan is *not* secured by a first lien mortgage or deed of trust on "owner-occupied" residential real property; and
  - (ii) The subject residential property is *not* the principal residence of the borrower

The undersigned instructs the trustee to proceed with foreclosure proceedings and expressly authorizes the trustee or their authorized agent to sign the notice of default containing the declaration regarding borrower contact required pursuant to California Civil Code §2923.55(c).

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

CARRINGTON MORTGAGE SERVICES, LLC

  
(Signature)

Dated: 06/17/15

Ami Bhavsar  
Name

BS618

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



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. 6084631)

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 21991 9 M B 600-68/69

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 2239-024-009  
AKA 6044 N MAMMOTH AVE  
LOS ANGELES

Owner:

GABAY VERED AND SHAKURI, RONEN  
6044 MAMMOTH AVE  
VAN NUYS CA, 91401

DATED: This 26th Day of June, 2014

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **July 29, 2015**

JOB ADDRESS: **6044 NORTH MAMMOTH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2239-024-009**

Last Full Title: **07/16/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). VERED GABAY AND RONEN SHAKURI  
6044 MAMMOTH AVE.  
LOS ANGELES, CA 91401  
CAPACITY: OWNERS
- 2). NEW CENTURY MORTGAGE CORP.  
18400 VON KARMAN AVE., SUITE 1000  
IRVINE, CA 92612  
CAPACITY: INTERESTED PARTIES
- 3). MTC FINANCIAL, INC.  
DBA TRUSTEE CORPS  
2112 BUSINESS CENTER DRIVE, 2<sup>ND</sup> FLOOR  
IRVINE, CA 92612  
CAPACITY: INTERESTED PARTIES
- 4). ATLANTIC AND PACIFIC FORECLOSURE SERVICES, LLC  
P.O. BOX 16245  
IRVINE, CA 92623-6245  
CAPACITY: INTERESTED PARTIES
- 5). CARRINGTON FORECLOSURE SERVICES, LLC  
P.O. BOX 3309  
ANAHEIM, CA 92803  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :

**6044 MAMMOTH AVE, VAN NUYS, CA 91401-2916**

CoreLogic

RealQuest Professional

## Owner Information

Owner Name: **GABAY VERED/SHAKURI RONEN**  
 Mailing Address: **6044 MAMMOTH AVE, VAN NUYS CA 91401-2916 C024**  
 Vesting Codes: **MW // SE**

## Location Information

Legal Description:	<b>TRACT # 21991 LOT 9</b>	APN:	<b>2239-024-009</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1282.20 / 1</b>	Subdivision:	<b>21991</b>
Township-Range-Sect:		Map Reference:	<b>15-F6 /</b>
Legal Book/Page:	<b>600-68</b>	Tract #:	<b>21991</b>
Legal Lot:	<b>9</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>VG</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>04/25/2006 / 04/19/2006</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>896703</b>
Document #:	<b>896702</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>05/30/2001 / 05/21/2001</b>	1st Mtg Amount/Type:	<b>\$228,000 / CONV</b>
Sale Price:	<b>\$285,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>UNKNOWN</b>	1st Mtg Document #:	<b>928095</b>
Document #:	<b>928094</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED OF TRUST</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$137.88</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>EQUITY TITLE CO.</b>		
Lender:	<b>WORLD SVGS BK FSB</b>		
Seller Name:	<b>FIRESTONE CHERYL</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>04/01/1993 /</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>621821</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>QUIT CLAIM DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>2,067</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>7</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1956 / 1985</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;BARN;SHED;DISHWASHER</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.19</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>8,379</b>	Lot Width/Depth:	<b>79 x 105</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CUL-DE-SAC</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$649,498</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$8,115.64</b>
Land Value:	<b>\$382,741</b>	Improved %:	<b>41%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$266,757</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$649,498</b>				

## Comparable Sales Report

For Property Located At

**6044 MAMMOTH AVE, VAN NUYS, CA 91401-2916**

CoreLogic

RealQuest Professional



**16 Comparable(s) Selected.**

Report Date: 07/29/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$285,000	\$347,000	\$875,000	\$694,438
Bldg/Living Area	2,067	1,765	2,368	1,927
Price/Sqft	\$137.88	\$196.60	\$494.63	\$362.45
Year Built	1956	1939	1960	1951
Lot Area	8,379	4,993	20,763	9,225
Bedrooms	4	2	5	3
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$649,498	\$96,164	\$702,000	\$340,003
Distance From Subject	0.00	0.11	0.48	0.28

\* = user supplied for search only

Comp #:				Distance From Subject:0.11 (miles)							
Address:		6113 BUFFALO AVE, VAN NUYS, CA 91401-3027									
Owner Name:		DEVARAJ PRIYA									
Seller Name:		PADGETT THERESA									
APN:		2330-014-030		Map Reference:		15-F5 /		Living Area:		1,792	
County:		LOS ANGELES, CA		Census Tract:		1236.02		Total Rooms:		6	
Subdivision:		1000		Zoning:		LAR1		Bedrooms:		3	
Rec Date:		07/15/2015		Prior Rec Date:		09/27/1999		Bath(F/H):		2 /	
Sale Date:		05/28/2015		Prior Sale Date:		09/02/1999		Yr Built/Eff:		1960 / 1960	
Sale Price:		\$699,000		Prior Sale Price:		\$234,000		Air Cond:		CENTRAL	
Sale Type:		FULL		Prior Sale Type:		FULL		Style:		CONVENTIONAL	
Document #:		851739		Acres:		0.15		Fireplace:		Y / 1	
1st Mtg Amt:		\$524,250		Lot Area:		6,599		Pool:			
Total Value:		\$293,378		# of Stories:		1.00		Roof Mat:		GRAVEL & ROCK	
Land Use:		SFR		Park Area/Cap#:		/ 2		Parking:		ATTACHED GARAGE	

Comp #:				Distance From Subject:0.11 (miles)	
Address:		13806 BESSEMER ST, VAN NUYS, CA 91401-2904			
Owner Name:		GULDALIAN JOHN/KARAPETYAN SAHAK			
Seller Name:		KAYZAKIAN OHANNES			
APN:	2239-022-017	Map Reference:	15-F6 /	Living Area:	1,765
County:	LOS ANGELES, CA	Census Tract:	1282.20	Total Rooms:	5
Subdivision:	15095	Zoning:	LARD2	Bedrooms:	5
Rec Date:	05/28/2015	Prior Rec Date:	01/19/1996	Bath(F/H):	3 /
Sale Date:	04/14/2015	Prior Sale Date:		Yr Built/Eff:	1949 / 1959
Sale Price:	\$347,000	Prior Sale Price:	\$142,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	622063	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$253,850	Lot Area:	6,938	Pool:	
Total Value:	\$195,131	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:0.11 (miles)			
Address:	6119 BUFFALO AVE, VAN NUYS, CA 91401-3027				
Owner Name:	MORAN QUINN & NESSA				
Seller Name:	FINK IRVING & L J TRUST				
APN:	2330-014-029	Map Reference:	15-F5 /	Living Area:	1,792
County:	LOS ANGELES, CA	Census Tract:	1236.02	Total Rooms:	5
Subdivision:	1000	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/25/2015	Prior Rec Date:	09/02/1971	Bath(F/H):	2 /
Sale Date:	05/19/2015	Prior Sale Date:		Yr Built/Eff:	1960 / 1960
Sale Price:	\$649,000	Prior Sale Price:	\$38,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	758049	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$604,721	Lot Area:	6,599	Pool:	
Total Value:	\$96,164	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:	4	Distance From Subject:0.16 (miles)
Address:	13621 BESSEMER ST, VAN NUYS, CA 91401-3011	

Owner Name:	<b>CHU PHILIP &amp; D E FAMILY TRUST</b>		
Seller Name:	<b>CHENG DANILO</b>		
APN:	<b>2330-017-014</b>	Map Reference:	<b>15-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1236.02</b>
Subdivision:	<b>19529</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/07/2015</b>	Prior Rec Date:	<b>06/21/2005</b>
Sale Date:	<b>03/06/2015</b>	Prior Sale Date:	<b>05/18/2005</b>
Sale Price:	<b>\$737,500</b>	Prior Sale Price:	<b>\$630,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>377609</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>6,757</b>
Total Value:	<b>\$640,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,884</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1955 / 1955</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.18 (miles)</b>
Address:	<b>6214 MATILIJA AVE, SHERMAN OAKS, CA 91401-2922</b>		
Owner Name:	<b>KUYUMIYAN ARMINE</b>		
Seller Name:	<b>CLARK TYLER F &amp; JANENE L</b>		
APN:	<b>2239-007-028</b>	Map Reference:	<b>15-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1282.20</b>
Subdivision:	<b>28806</b>	Zoning:	<b>LARE9</b>
Rec Date:	<b>03/17/2015</b>	Prior Rec Date:	<b>01/15/2013</b>
Sale Date:	<b>02/18/2015</b>	Prior Sale Date:	<b>12/19/2012</b>
Sale Price:	<b>\$875,000</b>	Prior Sale Price:	<b>\$692,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>286779</b>	Acres:	<b>0.48</b>
1st Mtg Amt:	<b>\$568,750</b>	Lot Area:	<b>20,763</b>
Total Value:	<b>\$695,141</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,769</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1948 / 1949</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.22 (miles)</b>
Address:	<b>13560 OXNARD ST, VAN NUYS, CA 91401-4043</b>		
Owner Name:	<b>NTIM GIFTY-MARIA J/FUNG DARREN</b>		
Seller Name:	<b>LAWTON ANDREW T &amp; TINA S</b>		
APN:	<b>2343-020-002</b>	Map Reference:	<b>15-F6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1236.02</b>
Subdivision:	<b>13673</b>	Zoning:	<b>LARE11</b>
Rec Date:	<b>07/15/2015</b>	Prior Rec Date:	<b>08/21/2002</b>
Sale Date:	<b>06/15/2015</b>	Prior Sale Date:	<b>07/15/2002</b>
Sale Price:	<b>\$649,000</b>	Prior Sale Price:	<b>\$300,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>850919</b>	Acres:	<b>0.24</b>
1st Mtg Amt:	<b>\$417,000</b>	Lot Area:	<b>10,433</b>
Total Value:	<b>\$354,375</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 4</b>
		Living Area:	<b>1,784</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1950 / 1950</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>7</b>	Distance From Subject:	<b>0.24 (miles)</b>
Address:	<b>13918 CALVERT ST, VAN NUYS, CA 91401-3514</b>		
Owner Name:	<b>BERENS HILLARY</b>		
Seller Name:	<b>HEWITT JENNIFER &amp; MICHAEL J</b>		
APN:	<b>2239-017-009</b>	Map Reference:	<b>15-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1282.20</b>
Subdivision:	<b>6369</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/11/2015</b>	Prior Rec Date:	<b>03/28/2011</b>
Sale Date:	<b>04/16/2015</b>	Prior Sale Date:	<b>02/11/2011</b>
Sale Price:	<b>\$585,000</b>	Prior Sale Price:	<b>\$345,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>539437</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$526,441</b>	Lot Area:	<b>6,756</b>
Total Value:	<b>\$360,565</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>1,946</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>3 /</b>
		Yr Built/Eff:	<b>1939 / 1945</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>BUILT-IN</b>

Comp #:	<b>8</b>	Distance From Subject:	<b>0.27 (miles)</b>
Address:	<b>5900 BUFFALO AVE, VAN NUYS, CA 91401-4001</b>		
Owner Name:	<b>GUIDRY CHRISTOPHER/POMERANTZ MELISSA D</b>		
Seller Name:	<b>PEARS MICHAEL G &amp; NOEME E D A</b>		
APN:	<b>2343-001-026</b>	Map Reference:	<b>15-F6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1245.00</b>
Subdivision:	<b>5949</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/01/2015</b>	Prior Rec Date:	<b>03/29/2011</b>
Sale Date:	<b>03/04/2015</b>	Prior Sale Date:	<b>03/09/2011</b>
Sale Price:	<b>\$765,000</b>	Prior Sale Price:	<b>\$578,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>353418</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$612,000</b>	Lot Area:	<b>4,993</b>
Total Value:	<b>\$606,169</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>2,039</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1955 / 1956</b>
		Air Cond:	
		Style:	<b>UNKNOWN</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	

Comp #:	<b>9</b>	Distance From Subject:	<b>0.3 (miles)</b>
Address:	<b>5843 BUFFALO AVE, VAN NUYS, CA 91401-4539</b>		

Owner Name:	MILLSTONE THOMAS & AMY S	Map Reference:	15-F6 /	Living Area:	1,802
Seller Name:	LAWSON NICOLE H & JOSHUA A	Census Tract:	1245.00	Total Rooms:	7
APN:	2343-005-017	Zoning:	LAR1	Bedrooms:	3
County:	LOS ANGELES, CA	Prior Rec Date:	07/18/2007	Bath(F/H):	3 /
Subdivision:	17046	Prior Sale Date:	06/06/2007	Yr Built/Eff:	1953 / 1953
Rec Date:	04/08/2015	Prior Sale Price:	\$715,000	Air Cond:	
Sale Date:	03/13/2015	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Price:	\$705,000	Acres:	0.15	Fireplace:	Y / 1
Sale Type:	FULL	Lot Area:	6,526	Pool:	
Document #:	384950	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
1st Mtg Amt:	\$564,000	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
Total Value:	\$702,000				
Land Use:	SFR				

Comp #:10	5937 HILLVIEW PARK AVE, VAN NUYS, CA 91401-4024	Distance From Subject:0.32 (miles)			
Address:	5937 HILLVIEW PARK AVE, VAN NUYS, CA 91401-4024				
Owner Name:	STEFFANELLI FRANCO M/SARTI FRANCESCA				
Seller Name:	PRIEST ROBERT M & GLADYS S				
APN:	2343-020-008	Map Reference:	15-F6 /	Living Area:	2,182
County:	LOS ANGELES, CA	Census Tract:	1236.02	Total Rooms:	6
Subdivision:	13673	Zoning:	LARE11	Bedrooms:	3
Rec Date:	11/25/2014	Prior Rec Date:	06/28/1978	Bath(F/H):	2 /
Sale Date:	11/14/2014	Prior Sale Date:		Yr Built/Eff:	1950 / 1952
Sale Price:	\$798,000	Prior Sale Price:	\$135,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1264995	Acres:	0.29	Fireplace:	Y / 1
1st Mtg Amt:	\$610,000	Lot Area:	12,742	Pool:	POOL
Total Value:	\$250,329	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:11	6331 ALLOTT AVE, VAN NUYS, CA 91401-2432	Distance From Subject:0.35 (miles)			
Address:	6331 ALLOTT AVE, VAN NUYS, CA 91401-2432				
Owner Name:	6331 ALLOTT LLC				
Seller Name:	MORSE SYLVIA LIVING TRUST				
APN:	2330-009-015	Map Reference:	15-F5 /	Living Area:	2,368
County:	LOS ANGELES, CA	Census Tract:	1236.02	Total Rooms:	7
Subdivision:	1000	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/09/2015	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	01/31/2015	Prior Sale Date:		Yr Built/Eff:	1955 / 1956
Sale Price:	\$675,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	140462	Acres:	0.30	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	13,051	Pool:	
Total Value:	\$124,759	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:12	6305 SUNNYSLOPE AVE, VAN NUYS, CA 91401-2412	Distance From Subject:0.41 (miles)			
Address:	6305 SUNNYSLOPE AVE, VAN NUYS, CA 91401-2412				
Owner Name:	PRAYNER TIMOTHY J & JILL M				
Seller Name:	WESTCLIFF REALTY LLC				
APN:	2330-008-021	Map Reference:	15-F5 /	Living Area:	1,789
County:	LOS ANGELES, CA	Census Tract:	1236.02	Total Rooms:	5
Subdivision:	13062	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/20/2015	Prior Rec Date:	08/10/1998	Bath(F/H):	2 /
Sale Date:	01/12/2015	Prior Sale Date:	05/11/1998	Yr Built/Eff:	1955 / 1955
Sale Price:	\$630,500	Prior Sale Price:	\$189,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	188114	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$567,450	Lot Area:	6,665	Pool:	
Total Value:	\$241,695	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:13	6345 RANCHITO AVE, VAN NUYS, CA 91401-2217	Distance From Subject:0.41 (miles)			
Address:	6345 RANCHITO AVE, VAN NUYS, CA 91401-2217				
Owner Name:	NUNEZ GABRIEL & NAHEED				
Seller Name:	POSLEY RYAN & KIMBERLEY B				
APN:	2239-004-014	Map Reference:	15-E5 /	Living Area:	2,172
County:	LOS ANGELES, CA	Census Tract:	1282.20	Total Rooms:	6
Subdivision:	13326	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/22/2015	Prior Rec Date:	10/20/2009	Bath(F/H):	2 /
Sale Date:	03/06/2015	Prior Sale Date:	09/15/2009	Yr Built/Eff:	1948 / 1951
Sale Price:	\$625,000	Prior Sale Price:	\$490,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	449261	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$500,000	Lot Area:	7,984	Pool:	
Total Value:	\$515,962	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14	13416 TIARA ST, VAN NUYS, CA 91401-4047	Distance From Subject:0.43 (miles)
Address:	13416 TIARA ST, VAN NUYS, CA 91401-4047	
Owner Name:	FISHER NOEL R & LAILA A	

Seller Name:	DE PARI TRUST	Map Reference:	15-F6 /	Living Area:	2,168
APN:	2343-022-008	Census Tract:	1236.02	Total Rooms:	7
County:	LOS ANGELES, CA	Zoning:	LARE11	Bedrooms:	3
Subdivision:	13673	Prior Rec Date:	03/08/1971	Bath(F/H):	2 /
Rec Date:	11/21/2014	Prior Sale Date:		Yr Built/Eff:	1952 / 1954
Sale Date:	09/24/2014	Prior Sale Price:	\$59,000	Air Cond:	
Sale Price:	\$846,000	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Sale Type:	FULL	Acres:	0.36	Fireplace:	Y / 1
Document #:	1254573	Lot Area:	15,547	Pool:	POOL
1st Mtg Amt:	\$634,500	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Total Value:	\$150,153	Park Area/Cap#:	/ 4	Parking:	ATTACHED GARAGE
Land Use:	SFR				

Comp #:15	5744 MATILIJA AVE, VAN NUYS, CA 91401-4423	Distance From Subject:0.44 (miles)
Address:	GOYER JEFFERY & VALERIE F	
Owner Name:	ASSET SENTRY	
Seller Name:	APN: 2246-023-013	Map Reference: 15-F6 /
County:	LOS ANGELES, CA	Census Tract: 1286.02
Subdivision:	9279	Zoning: LAR1
Rec Date:	05/26/2015	Prior Rec Date: 12/08/2014
Sale Date:	04/23/2015	Prior Sale Date: 12/02/2014
Sale Price:	\$855,000	Prior Sale Price: \$650,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	608091	Acres: 0.19
1st Mtg Amt:	\$620,000	Lot Area: 8,100
Total Value:	\$114,088	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 3
		Living Area: 1,803
		Total Rooms: 7
		Bedrooms: 2
		Bath(F/H): 2 /
		Yr Built/Eff: 1941 / 1952
		Air Cond:
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool:
		Roof Mat: WOOD SHAKE
		Parking: PARKING AVAIL

Comp #:16	13413 SYLVAN ST, VAN NUYS, CA 91401-2417	Distance From Subject:0.48 (miles)
Address:	BALLESTEROS ANGELICA	
Owner Name:	WESTCLIFF REALTY INC	
Seller Name:	APN: 2330-003-013	Map Reference: 15-F5 /
County:	LOS ANGELES, CA	Census Tract: 1236.02
Subdivision:	17059	Zoning: LAR1
Rec Date:	06/26/2015	Prior Rec Date:
Sale Date:	06/12/2015	Prior Sale Date:
Sale Price:	\$670,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	772077	Acres: 0.16
1st Mtg Amt:		Lot Area: 7,142
Total Value:	\$100,132	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 1,772
		Total Rooms: 6
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1953 / 1953
		Air Cond: EVAP COOLER
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool: POOL
		Roof Mat: WOOD SHAKE
		Parking: PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **July 29, 2015**

JOB ADDRESS: **6044 NORTH MAMMOTH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2239-024-009**

CASE#: **522374**

ORDER NO: **A-3400047**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 27, 2013**

COMPLIANCE EXPECTED DATE: **January 26, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3400047

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BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

GABAY, VERED AND SHAKURI, RONEN  
6044 MAMMOTH AVE  
VAN NUYS, CA 91401

On DEC 17 2013 the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 522374  
ORDER #: A-3400047  
EFFECTIVE DATE: December 27, 2013  
COMPLIANCE DATE: January 26, 2014

OWNER OF

SITE ADDRESS: 6044 N MAMMOTH AVE  
ASSESSORS PARCEL NO.: 2239-024-009

ZONE: R1; One-Family Zone

Signature

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

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. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to:

- 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.
- 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.

Comments: The detached garage has been converted from its approved use, to habitable space, and

CODE ENFORCEMENT BUREAU

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www.ladbs.org





is no longer available for the required off street covered parking.

**2. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Single family residence.

Comments: The detached garage has been converted from its approved use, to habitable space, and is no longer available for the required off street covered parking.

**3. The approximate 20' x 20' interior remodel of the detached garage was 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 expose the work for proper inspections.

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

Location: Single family residence.

Comments: Remove all unapproved construction, including but not limited to 1: Unapproved plumbing, including all fixtures and the related piping. 2: Unapproved electrical, including all fixtures, outlets and the related wiring. 3: Unapproved framing, including ceiling joist and interior partition walls and the related drywall.

**4. Failure to provide or maintain the required off street covered parking.**

You are therefore ordered to: Provide and/or maintain the required off street covered parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.08 and 12.21A.4.(m) of the L.A.M.C.

Location: Single family residence.

Comments: The detached garage has been converted from its approved use, to habitable space, and is no longer available for the required off street covered parking.

**5. The approximate 15' x 15' addition to the cabana and the approximate 10' x 20' addition to the dwelling were 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 expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.

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.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

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

**NOTICE:**


Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9851. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: December 16, 2013

MICHAEL BEVERIDGE  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
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[Michael.Beveridge@lacity.org](mailto:Michael.Beveridge@lacity.org)

  
REVIEWED BY