

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

June 12, 2015

Council District: # 8

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

JOB ADDRESS: **7505 NORTH VARIEL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2112-005-022**

On April 01, 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: **7505 North Variel Avenue, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order March 02, 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)	650.58
Title Report fee	42.00
Grand Total	\$ 3,864.14

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 **\$3,864.14** 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 **\$3,864.14** 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

fw *Capital* *10/11/15*
Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11487
Dated as of: 05/15/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2112-005-022

Property Address: 7505 N VARIEL AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Mike M. Chen and Sonya P. Chen, husband and wife as joint tenants

Grantor : Hopevale Development, a California Corporation

Deed Date : 7/14/2011

Recorded : 7/21/2011

Instr No. : 20110976764

**Mailing Address: Mike M. Chen and Sonya P. Chen,
 7506 CARMENITA LN CANOGA PARK CA 91304**

**Mailing Address: Mike M. Chen and Sonya P. Chen,
 7505 Variel Ave, Canoga Park, CA 91303**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

That portion of the East half of Parcel 21, in the City of Los Angeles, County of Los Angeles, State of California, as shown on Record of Survey filed in Book 25, Page 27 of Record of Surveys, in the Office of the County Recorder of said County, described as follows: Beginning at a point in the Easterly line of said Parcel distant Northerly thereon 59.00 feet from the Southeast corner of said Parcel; thence Westerly parallel with the Southerly line of said Parcel 91.00 feet; thence Southerly parallel with said Easterly line 9.00 feet; Thence Westerly parallel with said Southerly line 15.00 feet; thence Southerly parallel with said Easterly line 19.00 feet; Thence Westerly parallel with said Southerly line 35.00; Thence Southerly with said Easterly line 6.00 feet; thence Westerly parallel with said Southerly line 41.80 feet to the Westerly line of said East half of said Parcel; Thence Southerly along said Westerly line 25.00 feet to the Southwest corner of said Parcel; thence Easterly along the Southerly line of said parcel the Southeast corner of said Parcel; thence Northerly along said Easterly line 59.00 feet to the point of beginning.

Assessor's Parcel No: 2112-005-022

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. T11487

SCHEDULE B (Continued)

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 : \$247,500.00

Dated : 7/15/2011

Trustor : Mike M. Chen and Sonya P. Chen

Trustee : First Southwestern Title Company

Beneficiary : MERS, Inc., as nominee for Securitynational Mortgage Company, a Utah Corporation

Loan No. : MIN: 1000317-0000534421-9

Recorded : 7/21/2011

Instr No. : 20110976765

Maturity Date is: 8/1/2041

Mailing Address: First Southwestern Title Company, None Shown.

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

Mailing Address: Securitynational Mortgage Company, a Utah Corporation, 5300 South 360 West Suite 150; Murray, Utah 84123

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 : 11/30/2012

Instr No. : 20121836206

MAILING ADDRESS: Mike M Chen and Sonya P Chen, 7505 N Variel Ave, Canoga Park CA, 91303

MAILING ADDRESS: Department of Building and Safety Financial Services Division,
9th Floor, Los Angeles, CA 90012

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY:
USA NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

Mr. Mike M.Chen and Mrs. Sonya P.Chen
7505 Variel Ave
Los Angeles (Canoga Park), CA 91303

Title Order No.: 081120285 **GRANT DEED** Escrow No.: 591234-RL

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 44

DOCUMENTARY TRANSFER TAX is \$363.00 CITY TRANSFER TAX \$1,485.00

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles AND

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

Hopevale Development, a California Corporation

hereby GRANT(s) to:

Mike M.Chen and Sonya P.Chen, Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
 Also Known as: 7505 Variel Ave, Los Angeles (Canoga Park), CA 91303
 AP#: 2112-005-022

DATED July 14, 2011
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 On July 14, 2011
 before me, Pauline Macarena, a Notary Public in and for said State personally appeared Pauline Macarena

Hopevale Development, Inc, a California Corporation By: Pauline Macarena
 Pauline Macarena

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 Pauline Macarena (Seal)
 MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

After Recording Return To:

USA National Title Co

SECURITYNATIONAL
MORTGAGE COMPANY
5300 SOUTH 360 WEST
SUITE 150
MURRAY, UTAH 84123
LOAN NO.: 0000534421



ESCROW NO.: 501234-RL

TITLE NO.: 061120285-20

PARCEL NO.: 2112-005-022

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

MIN NO.: 1000317-0000534421-9

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 JULY 15, 2011, together with all Riders to this document.

(B) "Borrower" is

MIKE M. CHEN AND SONYA P. CHEN, HUSBAND AND WIFE AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is

SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION

Lender is a A UTAH CORPORATION organized and existing under the laws of UTAH. Lender's address is 5300 SOUTH 360 WEST SUITE 150; MURRAY, UTAH 84123

(D) "Trustee" is

FIRST SOUTHWESTERN TITLE COMPANY

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

Initials WSC

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

Form 3005 1/01

Form - MDTCA1 - 3105 (Ver. 03-2009)

Page 1 of 15

ORIGINAL

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2112-005-022

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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(F) "Note" means the promissory note signed by Borrower and dated JULY 15, 2011. The Note states that Borrower owes Lender

TWO HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars

(U.S. \$ 247,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 01, 2041.

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

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

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

- | | | |
|--|---|--|
| <input 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"/> Assumption Rider |
| <input checked="" type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Inter Vivos Trust Rider |
| <input type="checkbox"/> Other(s) [specify]: | | |

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

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

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

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

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

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

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

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

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

LOAN NO.: 0000534421

Initials WSC

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

Form 3005 1/01

Form - MDOTCA1 - 3105 (Rev. 03-2009)

Page 2 of 15

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RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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TRANSFER OF RIGHTS IN THE PROPERTY

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

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

(See exhibit "A")

PARCEL NO.: 2112-005-022

which currently has the address of 7505 VARIEL AVENUE _____ ;

LOS ANGELES (CANOGA PARK AREA) _____, California 91303 ("Property Address"):
 [City/Area] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with the law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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.

LOAN NO.: 0000534421

Initials *WES*

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

Form 3005 1/01

Form - MDOTCAI - 3105 (Ver. 01-2009)

Page 3 of 15

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Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

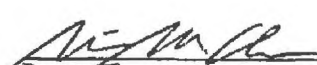
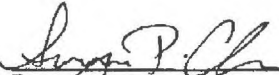
23. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

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

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

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

	<u>7/15/11</u>		<u>7-15-11</u>
Borrower	Date	Borrower	Date
Mike Minchao Chen		Sonya Palshan Chen	

_____	_____	_____	_____
Borrower	Date	Borrower	Date

LOAN NO.: 0000534421

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

Form 3005 1/01

Form - MDOTCA1 - 3105 (Ver. 03-2009)

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[Space Below This Line For Acknowledgment]

STATE OF CALIFORNIA

COUNTY OF Los Angeles

} SS

On July 15, 2011 before me ROBERT L. LUI Notary Public, personally appeared,Mike Minchao ChenSenya Pailham Chen

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

(Notarial Seal)



LOAN NO.: 0000534421

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

Form 3005 1/01

Form - MDOTCA1 - 3108 (Ver. 03-2009)

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Government Code 27361-7

I CERTIFY UNDER PENALTY THAT THE NOTARY SEAL ON THE
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS
FOLLOWS:NAME OF NOTARY: Rose M. LuceroCOUNTY: Los Angeles CountyCOMMISSION NO: # 1929791DATE COMMISSION EXPIRES: April 19, 2015VENDOR NO: NNAIPLACE OF EXECUTION: HUNTINGTON BEACH, CALIFORNIADATE: July 19, 2011
USA NATIONAL TITLE COMPANY

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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. 5509238)

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:

LICENSED SURVEY E 1/2 21 S L S 25-27

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

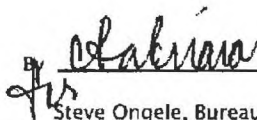
APN 2112-005-022
AKA 7505 N VARIEL AVE
LOS ANGELES

Owner:

CHEN MIKE M AND SONYA P
7505 VARIEL AVE
CANOGA PARK CA,91303

DATED: This 06th Day of November, 2012

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **DALE SCHWARTZ**

Date: June 12, 2015

JOB ADDRESS: **7505 NORTH VARIEL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2112-005-022**

Last Full Title: **05/15/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | MIKE M. AND SONYA P. CHEN
7506 CARMENITA LANE
CANOGA PARK, CA 91303 | CAPACITY: OWNERS |
| 2). | MIKE M. AND SONYA P. CHEN
7505 VARIEL AVE.
CANOGA PARK, CA 91303 | CAPACITY: OWNERS |
| 3). | SECURITY NATIONAL MORTGAGE COMPANY
5300 SOUTH 360 WEST, SUITE 150
MURRAY, UTAH 84123 | CAPACITY: INTERESTED PARTIES |

6/11/2015

RealQuest.com® - Report

EXHIBIT

Property Detail Report

For Property Located At :
7505 VARIEL AVE, CANOGA PARK, CA 91303-1420



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **CHEN MIKE M & SONYA P**
 Mailing Address: **7506 CARMENITA LN, CANOGA PARK CA 91304-5248 C037**
 Vesting Codes: **HW//JT**

Location Information

Legal Description: **LAND DESC IN DOC 1000420,770912 PAR 1 TR=LICENSED SURVEYOR'S MAP AS PER BK 25 P 27 OF LIC SURV POR OF E 1/2 OF LOT 21**
 County: **LOS ANGELES, CA** APN: **2112-005-022**
 Census Tract / Block: **1345.21 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **12-D3 /**
 Legal Lot: **21** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **CP** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **07/21/2011 / 07/14/2011** 1st Mtg Amount/Type: **\$247,500 / CONV**
 Sale Price: **\$330,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **976765**
 Document #: **976764** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$178.86**
 New Construction: **Y** Multi/Split Sale:
 Title Company: **USA NAT'L TITLE CO**
 Lender: **SECURITY NAT'L MTG CO**
 Seller Name: **HOPEVALE DEV**

Prior Sale Information

Prior Rec/Sale Date: **11/22/2010 / 11/12/2010** Prior Lender: **ANCHOR LNS**
 Prior Sale Price: **\$225,000** Prior 1st Mtg Amt/Type: **\$218,500 / CONV**
 Prior Doc Number: **1690626** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,845	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1941 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.19	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,249	Lot Width/Depth:	75 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$338,128	Assessed Year:	2014	Property Tax:	\$4,410.89
Land Value:	\$215,070	Improved %:	36%	Tax Area:	8852
Improvement Value:	\$123,058	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$338,128				

Comparable Sales Report

For Property Located At

7505 VARIEL AVE, CANOGA PARK, CA 91303-1420

CoreLogic
 RealQuest Professional

Address: 7308 KELVIN AVE, WINNETKA, CA 91306-2724		
Owner Name: ZHANG GANG/JIANG YU S		
Seller Name: NGUYEN HUYEN V T		
APN: 2113-014-020	Map Reference: 12-D3 /	Living Area: 1,735
County: LOS ANGELES, CA	Census Tract: 1340.02	Total Rooms: 8
Subdivision: 31458	Zoning: LARS	Bedrooms: 4
Rec Date: 10/09/2014	Prior Rec Date: 02/09/1999	Bath(F/H): 2 /
Sale Date: 10/07/2014	Prior Sale Date: 01/01/1998	Yr Built/Eff: 1977 / 1977
Sale Price: \$385,000	Prior Sale Price:	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 1070445	Acres: 0.22	Fireplace: Y / 1
1st Mtg Amt:	Lot Area: 9,500	Pool:
Total Value: \$217,397	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 3	Parking: ATTACHED GARAGE

Comp #:5		Distance From Subject:0.48 (miles)
Address: 20715 COVELLO ST, WINNETKA, CA 91306-2710		
Owner Name: NHS NEIGHBORHOOD REDEVELOPMENT		
Seller Name: HUD-HOUSING OF URBAN DEV		
APN: 2113-011-018	Map Reference: 12-D3 /	Living Area: 1,668
County: LOS ANGELES, CA	Census Tract: 1340.02	Total Rooms: 5
Subdivision: 18675	Zoning: LARS	Bedrooms: 4
Rec Date: 11/07/2014	Prior Rec Date: 02/09/2009	Bath(F/H): 3 /
Sale Date: 11/03/2014	Prior Sale Date: 12/13/2008	Yr Built/Eff: 1953 / 1965
Sale Price: \$425,000	Prior Sale Price: \$401,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1190620	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt:	Lot Area: 7,107	Pool: POOL
Total Value: \$366,509	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:6		Distance From Subject:0.49 (miles)
Address: 21043 ARMINTA ST, CANOGA PARK, CA 91304-5104		
Owner Name: RICHARDS ERICKA B & MALCOLM G		
Seller Name: SINCICH MARCEL F		
APN: 2109-014-028	Map Reference: 12-D2 /	Living Area: 1,753
County: LOS ANGELES, CA	Census Tract: 1342.01	Total Rooms: 6
Subdivision: 22401	Zoning: LARS	Bedrooms: 3
Rec Date: 09/23/2014	Prior Rec Date: 04/01/2009	Bath(F/H): 2 /
Sale Date: 08/20/2014	Prior Sale Date: 03/04/2009	Yr Built/Eff: 1958 / 1959
Sale Price: \$445,000	Prior Sale Price: \$355,000	Air Cond: WALL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1005615	Acres: 0.17	Fireplace: Y / 1
1st Mtg Amt: \$455,680	Lot Area: 7,507	Pool:
Total Value: \$372,922	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**

Date: **June 12, 2015**

JOB ADDRESS: **7505 NORTH VARIEL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2112-005-022**

CASE#: **447727**

ORDER NO: **A-2957902**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 02, 2012**

COMPLIANCE EXPECTED DATE: **April 01, 2012**

DATE COMPLIANCE OBTAINED: **May 12, 2014**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2957902

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

SUBSTANDARD ORDER AND NOTICE OF FEE

FEB 24 2012

CHEN, MIKE M AND SONYA P
7505 VARIEL AVE
CANOGA PARK, CA 91303

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

CASE #: 447727
ORDER #: A-2957902
EFFECTIVE DATE: March 02, 2012
COMPLIANCE DATE: April 01, 2012

OWNER OF
SITE ADDRESS: 7505 N VARIEL AVE
ASSESSORS PARCEL NO.: 2112-005-022
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, 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:

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: The garage and storage on the cohasset side of the property.

Comments: Restore the garage back to its permitted use as a garage and restore the storage room attached to the garage back to its permitted use as storage.

2. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.

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

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

NON-COMPLIANCE FEE WARNING:

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)374-9864.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

B. Beveridge

Date: February 24, 2012

MICHAEL BEVERIDGE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864

nmw
REVIEWED BY

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
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FEB 24 2012

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EFFECTIVE DATE: March 02, 2012

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Location: The garage and storage on the cohasset side of the property.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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MW
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