

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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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

July 27, 2015

Council District: # 3

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

JOB ADDRESS: **5142 NORTH TOPANGA CANYON BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2169-005-016**

On October 05, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **5142 North Topanga Canyon Blvd., Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order September 30, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	780.31
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,993.87</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 **\$3,993.87** 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 **\$3,993.87** 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. T11595***  
***Dated as of: 05/21/2015***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 2169-005-016***

***Property Address: 5142 N TOPANGA CANYON BLVD*** ***City: Los Angeles*** ***County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: Grant Deed***

***Grantee : Charles Brickman and Michelle Brickman, husband and wife, as joint tenants***

***Grantor : Chester A. Swenson and Joyce E. Swenson, co-trustees of the Swenson Family Trust d/o/e 9/11/90***

***Deed Date : 2/11/2005***

***Recorded : 3/17/2005***

***Instr No. : 05 0610849***

***MAILING ADDRESS: Charles Brickman and Michelle Brickman***  
***1 Colt Lane, Bell Canyon, CA. 91307.***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***The following described property:***

***Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 328 of Tract No. 6170 as per Map recorded in Book 65 Pages 58 to 62 inclusive of Maps, in the Office of the County Recorder of said County.***

***Assessor's Parcel No: 2169-005-016***

**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 : \$471,000.00***

***Dated : 12/12/2005***

***Trustor : Charles Brickman and Michelle Brickman***

***Trustee : Fidelity National Title***

**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. T11595**

**SCHEDULE B (Continued)**

**Beneficiary :** Callisto Group Inc., dba Metro Lending Services  
**Recorded :** 12/20/2005 **Instr No. :** 05 3127481  
**Maturity Date is:** 1/1/2036

**MAILING ADDRESS:** Fidelity National Title, 6060 Sepulveda Blvd No. 100, Van Nuys, California 91411.

**MAILING ADDRESS:** Callisto Group Inc., 550 N. Brand Blvd., Suite 2050, Glendale, California 91203.

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

**Assignee :** Indymac Bank, F.S.B.  
**Recorded :** 12/20/2005 **Instr No. :** 05 3127482

**MAILING ADDRESS:** Indymac Bank, F.S.B., 155 North Lake Avenue, Pasadena, CA 91101.

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

**Amount :** \$109,000.00 **Dated :** 6/7/2006

**Trustor :** Charles Brickman and Michelle Brickman

**Trustee :** Ticor Title Company

**Beneficiary :** Callisto Group Inc., dba Metro Lending Services

**Recorded :** 6/22/2006 **Instr No. :** 06 1369259

**Maturity Date is:** 6/15/2026

**MAILING ADDRESS:** Ticor Title Company, 250 Commerce, 2nd Floor, Irvine, California 92602.

**MAILING ADDRESS:** Callisto Group Inc., 550 N. Brand Blvd., Suite 2050, Glendale, California 91203.

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

**Trustee :** Aztec Foreclosure Corporation  
**Recorded :** 9/8/2009 **Instr No. :** 20091367570

**MAILING ADDRESS:** Aztec Foreclosure Corporation,  
3300 N. Central Ave., Suite 2200, Phoenix, AZ 85012.

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

**Assignee :** Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006

**Recorded :** 9/25/2009 **Instr No. :** 20091462953

**MAILING ADDRESS:** Deutsche Bank National Trust Company, Not Shown.

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

**Trustee :** Aztec Foreclosure Corporation  
**Recorded :** 3/6/2013 **Instr No. :** 20130336362



**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. T11595**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** Aztec Foreclosure Corporation, 3300 N. Central Ave., No. 2200, Phoenix, AZ 85012.

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Amount :** 5,590.05

**Claimant :** Los Angeles Housing Department Regulatory Compliance & Code Enforcement Division

**Recorded :** 4/12/2011

**Instr No. :** 20110528940

**MAILING ADDRESS:** Charles Brickman, 1 Colt Ln. Bell Canyon, CA, 91307

**MAILING ADDRESS:** Los Angeles Housing Department Regulatory Compliance & Code Enforcement Division, 1200 West 7th Street, 8th Floor, Los Angeles, CA 90017

**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 :** 3/16/2012

**Instr No. :** 20120418898

**MAILING ADDRESS:** Charles and Michelle Brickman 1 Colt, LN, Bell Canyon CA, 91307

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



3/17/05

**SOUTHLAND TITLE**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

05 0610849

CHARLES BRICKMAN  
1 Colt Lane  
Bell Canyon, Ca. 91307

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No. 2169-005-016

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$757.90 County \$3,100.50 City

- (X) computed on full value of the interest of property conveyed, or
- ( ) computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- (X) City of: Los Angeles, and

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

CHESTER A. SWENSON and JOYCE E. SWENSON, CO-TRUSTEES OF THE SWENSON FAMILY TRUST D/O/E 9/11/90

hereby **GRANTS(S)** TO

CHARLES BRICKMAN and  
MICHELLE BRICKMAN, husband and wife, as joint tenants

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

LOT 328 OF TRACT NO. 6170 AS PER MAP RECORDED IN BOOK 65 PAGES 58 TO 62 INCLUSIVE OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated: FEBRUARY 11, 2005

STATE OF CALIFORNIA,

COUNTY OF Los Angeles ) SS

On February 25, 2005 before me

C. Mylroie

a Notary Public in and for said state,  
personally appeared Chester A Swenson  
And Joyce E. Swenson  
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 C. Mylroie (This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. 50507-CM  
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

Chester A Swenson  
CHESTER A. SWENSON, TRUSTEE

Joyce E Swenson  
JOYCE E. SWENSON, TRUSTEE



15040459

2169-500-6912

12/20/05

FIDELITY-VAN NUYS

Recording Requested By:  
CALLISTO GROUP INC., DBA METRO LENDING SERVICES

05 3127481

And After Recording Return To:  
CALLISTO GROUP INC., DBA METRO LENDING SERVICES  
550 N. BRAND BLVD., SUITE 2050  
GLENDALE, CALIFORNIA 91203  
Loan Number: 122371717

19442687

[Space Above This Line For Recording Data]

## 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 DECEMBER 12, 2005, together with all Riders to this document.

(B) "Borrower" is CHARLES BRICKMAN AND MICHELLE BRICKMAN, HUSBAND AND WIFE AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is CALLISTO GROUP INC., DBA METRO LENDING SERVICES

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA  
Lender's address is 550 N. BRAND BLVD., SUITE 2050, GLENDALE, CALIFORNIA 91203

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE 6060 SEPULVEDA BLVD # 100, VAN NUYS, CALIFORNIA 91411

(E) "Note" means the promissory note signed by Borrower and dated DECEMBER 12, 2005  
The Note states that Borrower owes Lender FOUR HUNDRED SEVENTY-ONE THOUSAND AND 00/100 Dollars (U.S. \$ 471,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JANUARY 1, 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.

12/20/05

(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 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"/> Other(s) [specify] |
| <input checked="" type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment 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. §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.

(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  
[Type of Recording Jurisdiction]

of

LOS ANGELES  
[Name of Recording Jurisdiction]

LOT 328 OF TRACT NO. 6170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGES 58 TO 62 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
A.P.N. #: 2169-005-016

05 3127481



12/20/05

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.

  
\_\_\_\_\_  
CHARLES BRICKMAN (Seal)  
-Borrower

  
\_\_\_\_\_  
MICHELLE BRICKMAN (Seal)  
-Borrower

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

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

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

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

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_

05 3127481

12/20/05

(Space Below This Line For Acknowledgment)

State of California )

) ss.

County of LOS ANGELES )

On December 13<sup>th</sup> 2005 before me, Janet Meyers


personally appeared CHARLES BRICKMAN, MICHELLE BRICKMAN

~~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.



NOTARY SEAL

  
NOTARY SIGNATURE

Janet Meyers  
(Typed Name of Notary)

05 3127481

12/20/05

FIDELITY-VAN NUYS

2

RECORDING REQUESTED BY:  
CALLISTO GROUP INC., DBA METRO  
LENDING SERVICES

05 3127482

AND AFTER RECORDING RETURN TO:  
CALLISTO GROUP INC., DBA METRO LENDING SERVICES  
550 N. BRAND BLVD., SUITE 2050  
GLENDALE, CALIFORNIA 91203

Order No. 19442687  
Escrow No. 05518-NM  
Loan No. 122371717

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Corporation Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to INDYMAC BANK,  
F.S.B., 155 NORTH LAKE AVENUE, PASADENA, CA 91101

all beneficial interest under that certain Deed of Trust dated DECEMBER 12, 2005 executed by  
CHARLES BRICKMAN AND MICHELLE BRICKMAN, HUSBAND AND WIFE AS  
JOINT TENANTS

to FIDELITY NATIONAL TITLE, Trustor,

and recorded as Instrument No. *CONCURRENTLY HEREWITH* on \_\_\_\_\_ in book \_\_\_\_\_, Trustee,  
page \_\_\_\_\_, of Official Records in the County Recorder's office of LOS ANGELES  
County, CALIFORNIA, describing land therein as:

LOT 328 OF TRACT NO. 6170, IN THE CITY OF LOS ANGELES, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 65 PAGES 58 TO 62 INCLUSIVE OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.  
A.P.N. #: 2169-005-016

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon  
with interest, and all rights accrued or to accrue under said Deed of Trust.



12/20/05

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

SS.

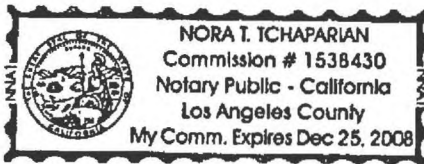
On 12-14-2005 before me,  
Nora T. Tchaporian  
personally appeared

**Vatche Yepremian**

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



(This area for official notarial seal)

CALLISTO GROUP INC., DBA  
METRO LENDING SERVICES,  
A CALIFORNIA CORPORATION

A handwritten signature in cursive script, appearing to read "Vatche Yepremian", written over a horizontal line.

**Vatche Yepremian**  
**President**

05 3127482

TICOR

NLS- IRVINE

Recording Requested By: CALLISTO  
DBA METRO LENDING

Return To:  
CALLISTO GROUP INC.,  
550 N. BRAND BLVD., SUITE 2050  
GLENDALE, CALIFORNIA 91203  
Loan Number: 123141332

06 1369259

Prepared By:

State of California

Space Above This Line For Recording Data

**DEED OF TRUST**

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is JUNE 7, 2006

The parties and their addresses are:

TRUSTOR: CHARLES BRICKMAN AND MICHELLE BRICKMAN, HUSBAND AND WIFE AS JOINT TENANTS

☐ If checked, refer to the attached Addendum incorporated herein, for additional Trustors, their signatures and acknowledgments.

TRUSTEE: TICOR TITLE COMPANY  
250 COMMERCE, 2ND FLOOR, IRVINE, CALIFORNIA 92602

LENDER: CALLISTO GROUP INC., DBA METRO LENDING SERVICES  
550 N. BRAND BLVD., SUITE 2050, GLENDALE, CALIFORNIA 91203

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Trustor's performance under this Security Instrument, Trustor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property: LOT 328 OF TRACT NO. 6170, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGES 58 TO 62 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
A.P.N.: 2169-005-016

**SEE EXHIBIT A**

The property is located in LOS ANGELES at 5142 TOPANGA CANYON

(County)

BLVD. LOS ANGELES (WOODLAND HILLS), California 91364

(Address)

(City)

(ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$109,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:

A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt

CALIFORNIA - HOME EQUITY LINE OF CREDIT DEED OF TRUST (NOT FOR FNMA, FHLMC, FHA OR VA USE)

Expera® ©1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REDT-CA 5/20/2005

VMP-C465(CA) (0508)

VMP Mortgage Solutions, Inc. (800)521-7291

(page 1 of 6)  
CB MB

**SIGNATURES:** By signing below, Trustor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Trustor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

(Signature) Charles Brickman CHARLES BRICKMAN

(Date)

6/11/06

(Signature)

Michelle Brickman MICHELLE BRICKMAN

(Date)

6/11/06

**ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On this 10<sup>th</sup> day of June, 2006 before me Janet Meyers  
a notary public, personally appeared CHARLES BRICKMAN, MICHELLE BRICKMAN

~~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.

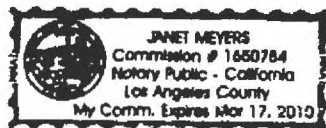
Signature

Name (typed or printed)

My commission expires:

March 17, 2010

(Seal)



**REQUEST FOR FULL RECONVEYANCE**

**To Trustee:** The undersigned is the holder of the note or notes secured by this Deed of Trust, which was recorded in the office of the Recorder of \_\_\_\_\_ County, State of California, in book \_\_\_\_\_, page \_\_\_\_\_ of official records. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated: \_\_\_\_\_

Assessor's Identification Number 2169-005-016

06 1369259



WHEN RECORDED MAIL TO:

Aztec Foreclosure Corporation  
3300 N. Central Ave. Suite, 2200  
Phoenix, AZ 85012

APN # 2169-005-016

Trustee Sale No. 09-509443INC  
Title Order No. 090356781-CA-DCI  
1006877888

Space above this line for recorder's use only



### SUBSTITUTION OF TRUSTEE

WHEREAS, **Charles Brickman and Michelle Brickman, Husband and Wife**, was the original Trustor, Fidelity National Title, was the original Trustee, and Callisto Group Inc., d/b/a Metro Lending Services, A California Corporation, was the original Beneficiary under that certain Deed of Trust dated December 12, 2005, **Recorded on December 20, 2005, in Instrument No. 05 3127481** of official records in the office of the Recorder of **LOS ANGELES County, CA**, and

WHEREAS, Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006, 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 the place of and stead of said original Trustee thereunder.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes **Aztec Foreclosure Corporation, 3300 N. Central Ave., Suite 2200, Phoenix, AZ 85012**, as Trustee of Said Deed of Trust.

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

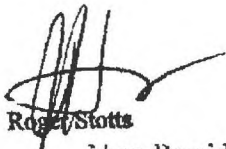
"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

Substitution of Trustee  
T.S. #: 09-509443  
ORDER #: 090356781-CA-DCI

3

DATE: 06/17/2009

Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006 by OneWest Bank FSB as attorney in fact

  
Roger Stotts

Vice President

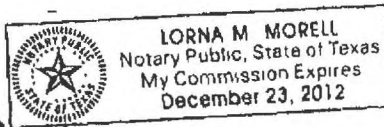
Title

STATE OF Texas }  
COUNTY OF Williamson } SS Austin }

On 06/17/2009 before me, Lorna Morell, a Notary Public in and for said State, Personally appeared Roger Stotts, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]





When recorded please mail to:

**AZTEC FORECLOSURE CORPORATION**  
3300 N. Central Ave., #2200  
Phoenix, Arizona 85012

Our File No: 09-509443 INC

TSG-090356781

2

### ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, the undersigned Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, FSB, as Assignor, by these presents does hereby grant, sell, convey, and transfer to Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006, as Assignee, a certain Deed of Trust dated December 12, 2005, executed by Charles Brickman and Michelle Brickman, Husband and Wife, as Trustor(s), recorded on December 20, 2005 in Instrument No. 05 3127481, in the office of the County Recorder of Los Angeles County, CA, together with the note(s), other obligations, and money due and to become due thereon, with interest, that are secured by the Deed of Trust described herein.

In witness whereof, the undersigned corporation has executed this Assignment of Deed of Trust by Erica A Johnson-Seck its Attorney-in-Fact, who is duly authorized by a resolution of its board of directors.

Dated: 9.17.09

**Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, FSB**

By: Erica A Johnson-Seck  
Its: Attorney-in-Fact

"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

9

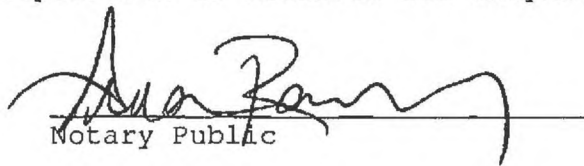


Assignment of Deed of Trust  
09-509443 INC - Page 2

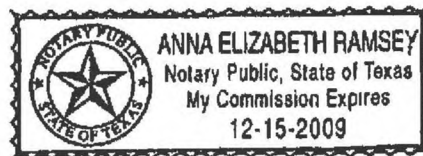
3

STATE OF Texas }  
COUNTY OF Travis } ss

On this 17 day of September, 2009, Erica A Johnson-Seck  
personally appeared before me and is to me known to be its  
Attorney-in-Fact of Federal Deposit Insurance Corporation as  
Receiver for IndyMac Bank, FSB, and acknowledged that they  
executed the foregoing instrument as an officer of said  
corporation, with authority to take such action on behalf of  
Federal Deposit Insurance Corporation as Receiver for IndyMac  
Bank, FSB

  
Notary Public

My commission expires:



2  
Recording Requested By  
and When Recorded Return to:  
Aztec Foreclosure Corporation  
3300 N. Central Ave., #2200  
Phoenix, AZ 85012



APN # 2169-005-016

Trustee Sale No. 09-509443INC  
Title Order No. 090356781-CA-DCI  
1006877888

Space above this line for recorder's use only

## SUBSTITUTION OF TRUSTEE

WHEREAS, **Charles Brickman and Michelle Brickman, Husband and Wife**, was the original Trustor, **Randall Lee Shepard**, was the original Trustee, and **Callisto Group Inc., d/b/a Metro Lending Services**, A California Corporation, was the original Beneficiary under that certain Deed of Trust dated December 12, 2005, Recorded on December 20, 2005, in Instrument No. 05 3127481 of official records in the office of the Recorder of LOS ANGELES County, CA, and

WHEREAS, **Deutsche Bank National Trust Company**, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006, 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 the place of and stead of said original Trustee thereunder.

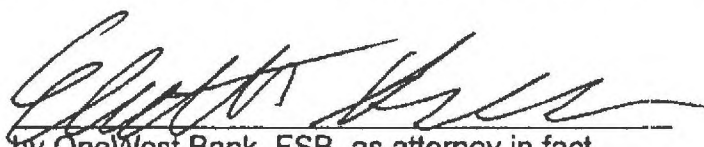
Now, THEREFORE, the undersigned Beneficiary hereby substitutes **Aztec Foreclosure Corporation, 3300 N. Central Ave., #2200, Phoenix, AZ 85012**, as Trustee of Said Deed of Trust.

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

Substitution of Trustee  
T.S. #: 09-509443 INC  
ORDER #: 090356781-CA-DCI  
1006877888

DATE: JAN 10 2012

Deutsche Bank National Trust Company, as Trustee of the Residential Asset  
Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under  
the Pooling and Servicing Agreement dated February 1, 2006



by OneWest Bank, FSB, as attorney in fact

Elizabeth Hernandez Assistant Secretary

STATE OF Texas }  
COUNTY OF Travis } ss

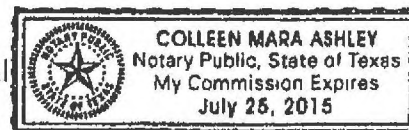
On JAN 10 2012 before me, Colleen Mara Ashley, a Notary Public  
in and for said county, personally appeared Elizabeth Hernandez, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they  
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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Colleen Mara Ashley

(Seal)





4

SERVING CALIFORNIA

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

T.S. Number: 09-509443INC  
Trustor(s): Brickman, Charles

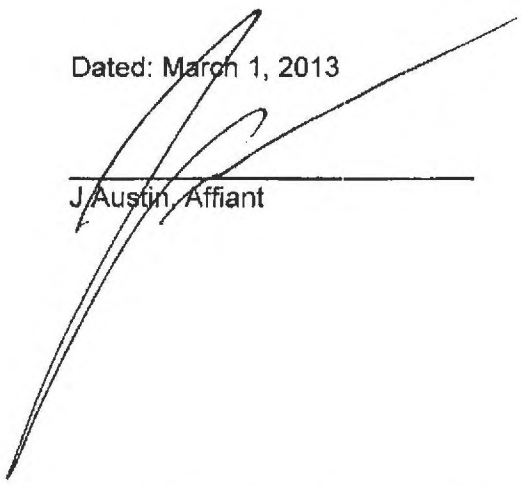
I, J Austin, personally declare that I am over the age of 18 years of age and an employee of Aztec Foreclosure Corporation, whose business address is:

3300 N. Central Ave., #2200  
Phoenix, AZ 85012

On March 1, 2013, by certified and first class mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Mail, a copy of the attached Substitution of Trustee to be mailed to all parties as required pursuant to California Civil Code 2924(b).

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

Dated: March 1, 2013

  
\_\_\_\_\_  
J. Austin, Affiant

3300 N. Central Ave. #2200, Phoenix, AZ 85012  
(602) 222-5711 (866) 260-9285 telephone  
(847) 627-8803 fax  
[www.aztectrustee.com](http://www.aztectrustee.com)

RECORDING REQUESTED BY.  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Los Angeles Housing Department  
Regulatory Compliance  
& Code Enforcement Division  
1200 West 7<sup>th</sup> Street, 8<sup>th</sup> Floor  
Los Angeles, CA 90017

Att: URP - Monica Loaiza



SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF LIEN

APN: 2169-005-016

AKA: 5142 Topanga Canyon Blvd., Woodland Hills, CA 91364

Notice is hereby given that, pursuant to the provisions of Section 50.00 of Article 15 of Chapter IV of the Los Angeles Municipal Code (LAMC), the Los Angeles Housing Department has caused the repair of the property described below. The City of Los Angeles does hereby claim a lien against the property described below to recover the costs of such repair, plus administrative costs, as authorized by LAMC Section 50.00.C.5 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code.

The aforementioned claim is in the amount of \$5,590.05

For further information regarding this notice and the status of Department proceedings, you may contact Urgent Repair Program, Senior Clerk Typist Monica Loaiza, between 9:00 a.m. and 3:00 p.m., Monday through Friday, at the number and location listed below

Telephone Number: (213) 808-8570

Office Location: 1200 West 7<sup>th</sup> Street, 1<sup>st</sup> Floor

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

TRACT NO 6170 LOT 328

For more information regarding this notice please contact Monica Loaiza of LAHD's Code Enforcement/ Urgent Repair Program between 7:00 a.m. and -3:00 p.m., Monday through Friday at (213) 808-8570 Fax (213) 808-8511.

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

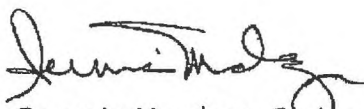
DATED: This 4th Day of April, 2011

OWNER(S):

CITY OF LOS ANGELES HOUSING DEPARTMENT  
Douglas Guthrie, General Manager

Charles Brickman  
1 Colt Ln.  
Bell Canyon, CA 91307

By:

  
Germain Mendoza, Sr. Inspector  
Urgent Repair Program Supervisor

For: Domingo Saucedo, Director  
Code Enforcement Division



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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

**NOTICE OF SPECIAL TAX LIEN**

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

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

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

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

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

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

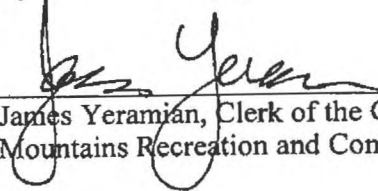
Reference is made to the boundary map of the CFD recorded as Document No. 20121036051 in Book 193, Page 90 of the Book of Maps of Assessments of Community Facilities Districts in the Office of the County Recorder for the County of Los Angeles, State of California, which map is now the final boundary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

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

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

Dated: As of January 14, 2013

By:

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

195

2

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

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



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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AMENDED NOTICE OF SPECIAL TAX LIEN**

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

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

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

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

3

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

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

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

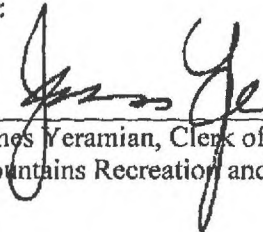
Reference is made to the boundary map of the CFD recorded as Document No. 20121036051 in Book 193, Page 90 of the Book of Maps of Assessments of Community Facilities Districts in the Office of the County Recorder for the County of Los Angeles, State of California, which map is the final boundary map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

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

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

Dated: As of June 19, 2013

By:

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

RECORDING REQUESTED BY:  
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. 5376588)

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 6170 328 M B 65-58/62 (SHTS 1-5)

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 2169-005-016  
AKA 5142 N TOPANGA CANYON BLVD  
LOS ANGELES

Owner:

BRICKMAN CHARLES AND MICHELLE  
1 COLT LN  
BELL CANYON CA, 91307

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief  
Resource Management Bureau



# EXHIBIT B

ASSIGNED INSPECTOR: **GARY LYNCH**

**Date: July 27, 2015**

JOB ADDRESS: **5142 NORTH TOPANGA CANYON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2169-005-016**

Last Full Title: **05/21/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHARLES BRICKMAN AND MICHELLE BRICKMAN  
1 COLT LANE  
BELL CANYON, CA 91307  
CAPACITY: OWNERS
  
- 2). CALLISTO GROUP, INC.  
550 N. BRAND BLVD., SUITE 2050  
GLENDALE, CA 91203  
CAPACITY: INTERESTED PARTIES
  
- 3). AZTEC FORECLOSURE CORP.  
3300 N. CENTRAL AVE., SUITE 2200  
PHOENIX, AZ 85012  
CAPACITY: INTERESTED PARTIES
  
- 4). LOS ANGELES HOUSING DEPT.  
REGULATORY COMPLIANCE & CODE ENFORCEMENT DIVISION  
1200 W. 7<sup>TH</sup> ST., 8<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90017  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :

**5142 TOPANGA CANYON BLVD, WOODLAND HILLS, CA 91364-1711**

CoreLogic

RealQuest Professional

## Owner Information

Owner Name: **BRICKMAN CHARLES & MICHELLE**  
 Mailing Address: **1 COLT LN, BELL CANYON CA 91307-1126 C051**  
 Vesting Codes: **HW//JT**

## Location Information

Legal Description:	<b>TRACT NO 6170 LOT 328</b>	APN:	<b>2169-005-016</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1375.02 / 3</b>	Subdivision:	<b>6170</b>
Township-Range-Sect:		Map Reference:	<b>13-C2 /</b>
Legal Book/Page:	<b>65-58</b>	Tract #:	<b>6170</b>
Legal Lot:	<b>328</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>WHLL</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

## Last Market Sale Information

Recording/Sale Date:	<b>03/17/2005 / 02/11/2005</b>	1st Mtg Amount/Type:	<b>\$450,000 / CONV</b>
Sale Price:	<b>\$689,000</b>	1st Mtg Int. Rate/Type:	<b>2.00 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>610850</b>
Document #:	<b>610849</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$691.77</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>SOUTHLAND TITLE CO.</b>		
Lender:	<b>INDYMAC BK FSB</b>		
Seller Name:	<b>SWENSON FAMILY TRUST</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>11/05/1979 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$22,500</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1243258</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>996</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>4</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1950 / 1950</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;LAUNDRY ROOM</b>				

## Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,250</b>	Lot Width/Depth:	<b>50 x 125</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$463,000</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,890.36</b>
Land Value:	<b>\$353,000</b>	Improved %:	<b>24%</b>	Tax Area:	<b>37</b>
Improvement Value:	<b>\$110,000</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$463,000</b>				

## Comparable Sales Report

For Property Located At

**5142 TOPANGA CANYON BLVD, WOODLAND HILLS, CA 91364-1711**

CoreLogic

RealQuest Professional

**8 Comparable(s) Selected.**

Report Date: 07/22/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$689,000	\$385,000	\$560,000	\$501,250
Bldg/Living Area	996	864	1,141	1,008
Price/Sqft	\$691.77	\$361.84	\$601.85	\$502.75
Year Built	1950	1948	1955	1951
Lot Area	6,250	5,999	25,286	9,275
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$463,000	\$61,238	\$445,000	\$263,878
Distance From Subject	0.00	0.07	0.47	0.29

\* = user supplied for search only

Comp #:	1	Distance From Subject:	0.07 (miles)
Address:	21902 MARTINEZ ST, WOODLAND HILLS, CA 91364-1709		
Owner Name:	LENTHALL ELIZABETH T		
Seller Name:	QUINLAN JEREMY & KIMBERLEY		
APN:	2169-006-010	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	12/10/2014	Prior Rec Date:	12/17/2008
Sale Date:	11/25/2014	Prior Sale Date:	11/24/2008
Sale Price:	\$515,000	Prior Sale Price:	\$426,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1336432	Acres:	0.18
1st Mtg Amt:	\$340,000	Lot Area:	7,773
Total Value:	\$430,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,054
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.14 (miles)
Address:	21913 LOPEZ ST, WOODLAND HILLS, CA 91364-3121		
Owner Name:	SANTANGELO JORGE A & A V TRUST		
Seller Name:	BEATTY R A LIVING TRUST		
APN:	2169-006-020	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1375.02
Subdivision:	6170	Zoning:	LAR1
Rec Date:	02/25/2015	Prior Rec Date:	08/17/1976
Sale Date:	02/11/2015	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	\$50,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	202764	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,244
Total Value:	\$96,071	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	879
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1951 / 1951
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:	0.16 (miles)
Address:	22025 CRESPI ST, WOODLAND HILLS, CA 91364-1620		
Owner Name:	GEORGIO MEGHAN E TRUST		
Seller Name:	KINKAID ROBERTA A TRUST		
APN:	2169-015-011	Map Reference:	13-C2 /
County:	LOS ANGELES, CA	Census Tract:	1374.01
Subdivision:	6170	Zoning:	LAR1
Rec Date:	05/29/2015	Prior Rec Date:	01/25/1967
Sale Date:	04/27/2015	Prior Sale Date:	
Sale Price:	\$530,000	Prior Sale Price:	\$12,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	627570	Acres:	0.14
1st Mtg Amt:	\$424,000	Lot Area:	6,255
Total Value:	\$62,321	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,141
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1949
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.34 (miles)  
 Address: 22050 SAN MIGUEL ST, WOODLAND HILLS, CA 91364-4127  
 Owner Name: MANHAN ZACHARY/MANHAN JONATHAN & JILL  
 Seller Name: MCDRAGS INVESTMENTS LLC  
 APN: 2170-010-030 Map Reference: 13-B2 / Living Area: 1,032  
 County: LOS ANGELES, CA Census Tract: 1374.01 Total Rooms: 5  
 Subdivision: 6170 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 01/29/2015 Prior Rec Date: 08/28/2014 Bath(F/H): 1 /  
 Sale Date: 12/05/2014 Prior Sale Date: 08/15/2014 Yr Built/Eff: 1951 / 1951  
 Sale Price: \$560,000 Prior Sale Price: \$420,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 105358 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$417,000 Lot Area: 6,269 Pool:  
 Total Value: \$61,238 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.35 (miles)  
 Address: 5017 CLAVEL CT, WOODLAND HILLS, CA 91364-3017  
 Owner Name: MALY FARZIN  
 Seller Name: AUSTRIA DOREEN S  
 APN: 2169-023-032 Map Reference: 13-B2 / Living Area: 1,074  
 County: LOS ANGELES, CA Census Tract: 1374.01 Total Rooms: 4  
 Subdivision: 6170 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 03/18/2015 Prior Rec Date: 07/27/1999 Bath(F/H): 1 /  
 Sale Date: 03/13/2015 Prior Sale Date: Yr Built/Eff: 1955 / 1955  
 Sale Price: \$475,000 Prior Sale Price: \$229,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 292273 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$379,200 Lot Area: 5,999 Pool:  
 Total Value: \$288,360 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:6 Distance From Subject:0.38 (miles)  
 Address: 5195 CAMPO RD, WOODLAND HILLS, CA 91364-1926  
 Owner Name: PHILLIPS JOSHUA D/ADAMS LARISSA L  
 Seller Name: KEYES JOHN K TRUST  
 APN: 2168-005-003 Map Reference: 13-C2 / Living Area: 864  
 County: LOS ANGELES, CA Census Tract: 1375.02 Total Rooms: 4  
 Subdivision: 6170 Zoning: LARE40 Bedrooms: 2  
 Rec Date: 02/10/2015 Prior Rec Date: 06/19/2001 Bath(F/H): 1 /  
 Sale Date: 01/12/2015 Prior Sale Date: 05/02/2001 Yr Built/Eff: 1955 / 1959  
 Sale Price: \$520,000 Prior Sale Price: \$245,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 150870 Acres: 0.20 Fireplace: Y / 1  
 1st Mtg Amt: \$416,000 Lot Area: 8,870 Pool:  
 Total Value: \$364,035 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:7 Distance From Subject:0.44 (miles)  
 Address: 5126 CERRILLOS DR, WOODLAND HILLS, CA 91364-3014  
 Owner Name: JADE PROPERTY MANAGEMENT LLC  
 Seller Name: CHARLES M KATHLEEN LLC  
 APN: 2169-024-030 Map Reference: 13-B2 / Living Area: 1,064  
 County: LOS ANGELES, CA Census Tract: 1374.01 Total Rooms: 3  
 Subdivision: 6170 Zoning: LARE40 Bedrooms: 1  
 Rec Date: 10/31/2014 Prior Rec Date: 04/21/2006 Bath(F/H): 1 /  
 Sale Date: 09/25/2014 Prior Sale Date: 04/19/2006 Yr Built/Eff: 1948 / 1948  
 Sale Price: \$385,000 Prior Sale Price: \$820,000 Air Cond: WALL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY  
 Document #: 1154843 Acres: 0.58 Fireplace: Y / 1  
 1st Mtg Amt: \$285,000 Lot Area: 25,286 Pool:  
 Total Value: \$445,000 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:8 Distance From Subject:0.47 (miles)  
 Address: 21741 DUMETZ RD, WOODLAND HILLS, CA 91364-4335  
 Owner Name: DUNKEL EYAL  
 Seller Name: MAC FLYNN-MILLER FOUNDATION  
 APN: 2171-013-037 Map Reference: 13-C2 / Living Area: 952  
 County: LOS ANGELES, CA Census Tract: 1375.02 Total Rooms: 4  
 Subdivision: 6170 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 12/09/2014 Prior Rec Date: 07/27/2009 Bath(F/H): 1 /  
 Sale Date: 11/13/2014 Prior Sale Date: 09/15/2008 Yr Built/Eff: 1951 / 1951  
 Sale Price: \$525,000 Prior Sale Price: \$573,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1331558 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: \$472,500 Lot Area: 7,501 Pool:  
 Total Value: \$364,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL





# EXHIBIT D

ASSIGNED INSPECTOR: GARY LYNCH

Date: July 27, 2015

JOB ADDRESS: 5142 NORTH TOPANGA CANYON BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2169-005-016

CASE#: 429117

ORDER NO: A-2857384

EFFECTIVE DATE OF ORDER TO COMPLY: September 30, 2011

COMPLIANCE EXPECTED DATE: October 05, 2011

DATE COMPLIANCE OBTAINED: August 01, 2012

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2857384

28852710282012

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

ORDER TO COMPLY AND NOTICE OF FEE

BRICKMAN, CHARLES AND MICHELLE  
1 COLT LN  
BELL CANYON, CA 91307

CASE #: 429117

ORDER #: A-2857384

EFFECTIVE DATE: September 30, 2011  
COMPLIANCE DATE: October 05, 2011

SEP 27 2011  
TAS

OWNER OF  
SITE ADDRESS: 5142 N TOPANGA CANYON BLVD  
ASSESSORS PARCEL NO.: 2169-005-016  
ZONE: R2; Two Family Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

1. The Trailer with sign attached is prohibited by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove the prohibited trailer and sign.

Code Section(s) in Violation: 14.4.4.B, 12.21A.1(a), 14.4.4.6 of the L.A.M.C.

Location: In front of dwelling on lawn.

2. The Monument sign with Electrical attached requires a permit.

You are therefore ordered to: Obtain all required permits for the illuminated sign.

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1(a), 91.6201.2.1 of the L.A.M.C.

Location: In front lawn area.

**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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3088.

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

Inspector: \_\_\_\_\_

Date: September 23, 2011

  
JAMES BUCHAN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3088

  
REVIEWED BY