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

July 20, 2015

Council District: #6

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

JOB ADDRESS: **7014 NORTH BIANCA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2228-028-027**

On September 04, 2009, 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: **7014 North Bianca Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

Description		Amount
Non-Compliance Code Enforcement fee	$	100.00
Late Charge/Collection fee (250%)		250.00
Accumulated Interest (1%/month)		267.00
Title Report fee		42.00
Grand Total	$	**659.00**

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 **$659.00** 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 **$659.00** 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

Cynthia for Steve

Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

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

Property Title Report

Work Order No. T11532 ***Prepared for:*** *City of Los Angeles*
Dated as of: 05/21/2015

SCHEDULE A
(Reported Property Information)

APN #: *2228-028-027*

Property Address: *7014 N BIANCA AVE* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *GRANT DEED*
Grantee : *Jose E. Maravilla and Maria T. Maravilla, husband and wife as joint tenants*
Grantor : *Jose E. Maravilla*
Deed Date : *1/4/2005* ***Recorded :*** *1/12/2005*
Instr No. : *05 0081343*

Mailing Address: *Jose E. Maravilla and Maria T. Maravilla*
7014 Blanca Avenue, Van Nuys, CA 91406.

SCHEDULE B

LEGAL DESCRIPTION
The following described property:

Lot 36 of Tract No. 16583, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 396, Page(s) 34-36 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 2228-028-027

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 : *$476,000.00* ***Dated :*** *2/9/2007*
Trustor : *Jose E Maravilla*
Trustee : *Golden West Savings Association Service Co., A California Corporation*
Beneficiary : *World Savings Bank, FSB*
Recorded : *2/20/2007* ***Instr No. :*** *20070361073*
Maturity Date is: *3/1/2037*

Mailing Address: *World Savings Bank, FSB, 1901 Harrison Street, Oakland, CA 94612.*

Mailing Address: *Golden West Savings Association Service Co., A California Corporation, None Shown.*

The maximum aggregate principal sum secured by this security agreement is $595,000.00
A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:
Trustee : *Cal-Western Reconveyance Corporation*
Recorded : *7/30/2012* ***Instr No. :*** *20121121283*

Mailing Address: *Cal-Western Reconveyance Corporation,*
525 East Main Street, P.O. Box 22004, EL Cajon, CA 92022-9004.

A Notice of Default under the terms of said Deed of Trust
Executed by : *Cal-Western Reconveyance Corporation*
Recorded : *7/30/2012* ***Instr No. :*** *20121121284*

Mailing Address: *Cal-Western Reconveyance Corporation,*
525 East Main Street, P.O. Box 22004, EL Cajon, CA 92022-9004.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:
Trustee : *Cal-Western Reconveyance LLC*
Recorded : *10/30/2013* ***Instr No. :*** *20131543899*

Mailing Address: *Cal-Western Reconveyance Corporation,*
525 East Main Street, P.O. Box 22004, EL Cajon, CA 92022-9004.

A Notice of Trustee's Sale under said Deed of Trust
Executed by : *Cal-Western Reconveyance LLC*
Time of Sale : *9:00 AM*
Place of Sale : *Behind the Fountain Located in Civic Center Plaza, 400 Civic Center Plaza, Pomona,CA*
Recorded : *8/28/2014* ***Instr No. :*** *20140906692*

Mailing Address: *Cal-Western Reconveyance Corporation,*
525 East Main Street, P.O. Box 22004, EL Cajon, CA 92022-9004.

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 : *12/18/2009* ***Instr No. :*** *20091935826*

Mailing Address: *Jose E Maravilla, 7014 N Bianca Ave, Van Nuys, CA 91406.*

Mailing Address: *Maria T Maravilla, 7014 N Bianca Ave, Van Nuys, CA 91406.*

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

10/29/03

2

CHICAGO TITLE CO.

RECORDING REQUESTED BY
Chicago Title
AND WHEN RECORDED MAIL TO:
Jose E. Maravilla
7014 Bianca Avenue
Van Nuys, CA 91406

03 3240539

Space Above This Line for Recorder's Use Only

A.P.N.: 2228-028-027 Order No.: 36008252-H28 Escrow No.: 3619

GRANT DEED

L.A. COUNTY 80 L.A. CITY 44

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY $432.30 & CITY $1,768.50
[X] 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; [X] City of Los Angeles, and

2228-028-027

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Bertis W. Moore and Tracy Moore, Husband and Wife as Joint Tenants

hereby GRANT(S) to **Jose E. Maravilla, a married man as his sole and separate propery.**

the following described property in the City of **Los Angeles**, County of **Los Angeles** State of California;

Lot 36 of Tract 16583, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 396, Pages 34 to 36 of Maps in the Office of the County Recorder of said County.

Bertis W. Moore
Bertis W. Moore

Tracy Moore

Document Date: September 16, 2003

STATE OF CALIFORNIA)SS
COUNTY OF LosAngeles)
On September 29th 2003 before me, JoonGok Shin
personally appeared Tracy Moore / BertisWMoore
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

JOONGOK SHIN
Commission # 1434889
Notary Public - California
Los Angeles County
My Comm. Expires Sep 10, 2007

This area for official notarial seal.

RECORDER'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

36008252 H2

10/29/03

2

RECORDING REQUESTED BY
Chicago Title Company
AND WHEN RECORDED MAIL TO:
Jose E. Maravilla
7014 Bianca Avenue
Van Nuys, CA 91406

03 3240538

Space Above This Line for Recorder's Use Only

A.P.N.: 2228-028-027 Order No.: 36008252-H28 Escrow No.: 3619

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX $NONE
[ ] 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; [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Maria T. Maravilla, spouse of the grantee

hereby remise, release and forever quitclaim to
Jose E. Maravilla, a married man as his sole and separate property.

the following described property in the City of **Los Angeles**, County of **Los Angeles** State of California;

Lot 36 of Tract 16583, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 396, Pages 34 to 36 of Maps in the Office of the County Recorder of said County.

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

Maria T. Maravilla

Document Date: October 22, 2003

STATE OF CALIFORNIA)SS
COUNTY OF Los angeles)
On 10/22/03 before me, Alice Vera
personally appeared Maria T. Maravilla,
~~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 Alice Vera
Notary Public

ALICE VERA
Commission # 1417583
Notary Public - California
Los Angeles County
My Comm. Expires May 13, 2007

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

1/12/05

2

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Jose E. Maravilla and Maria T. Maravilla
7014 Bianca Avenue
Lake Balboa, CA 91406

Order No.: 19393003
Escrow No.. SWH300140-CD
A P N · 2228-028-027

05 0081343

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS $-0-

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911"

[ ] 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 **Lake Balboa**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jose E. Maravilla

hereby GRANT(S) to **Jose E. Maravilla and Maria T. Maravilla, husband and wife as joint tenants**

the following described real property in the County of **Los Angeles**, State of California
Lot 36 of Tract No. 16583, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 396, Page(s) 34-36 of Maps, in the office of the County Recorder of said County.

Dated **January 4, 2005**
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES_____] SS

On 1/11/05 Christine Dunn before me
a Notary Public in and for said County and State, personally appeared Jose E. Maravilla
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

Jose E. Maravilla

CHRISTINE DUNN
Commission # 1526991
Notary Public - California
Los Angeles County
My Comm. Expires Nov 15, 2008

WITNESS my hand and official seal

Signature Christine Dunn
Signature of Notary

(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ALLIANCE TITLE COMPANY

2

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

02/20/07

20070361073

WHEN RECORDED MAIL TO:
WORLD SAVINGS BANK
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0045223047

NOTE AMOUNT: $476,000.00

15241809

2228-028-027

FOR RECORDER'S USE ONLY

DEED OF TRUST

19 27

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY PAYMENT AMOUNT AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS $595,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated **February 9, 2007,** will be called the "Security Instrument."

(B) Borrower. JOSE E MARAVILLA, A MARRIED MAN sometimes will be called "Borrower" and sometimes simply "I" or "me "

(C) Lender. WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is a **FEDERAL SAVINGS BANK,** which is organized and exists under the laws of the United States. Lender's address is **1901 Harrison Street, Oakland, CA 94612**

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(D) Note. The note signed by Borrower and having the same date as this Security Instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note " The Note shows that I owe Lender the original principal amount of U S **$476,000.00**, plus accrued and deferred interest and such other amounts as stated in the Note. I have promised to pay this debt in regularly scheduled periodic payments as provided in the Note and to pay the debt in full by **March 1, 2037** ("Maturity Date")

(E) Property. The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) Sums Secured. The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) Person. Any person, organization, governmental authority or other party will be called "Person."

(H) Trustor, Beneficiary, Trustee. Borrower is the "Trustor," Lender is the "Beneficiary" and **Golden West Savings Association Service Co., A California Corporation** is the "Trustee."

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security Instrument This means that, by signing this Security Instrument, I am giving Lender and Trustee those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to·

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security Instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender;

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property; and

(iii) keep all of my other promises and agreements under this Security Instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below: INITIAL JEM MTM

(i) The Property which is located at **7014 BIANCA AVE, VAN NUYS, CA 91406-3512**. The legal description of the Property is attached as Exhibit "A" which is made a part of this Security Instrument. This Property is called the "Described Property."

LOS ANGELES

(ii) All buildings and other improvements that are located on the Described Property;

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0045223047

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):

(Seal)

JOSE E MARAVILLA

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

07 0361073

17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } ss

On February 12, 2007 (Date) before me, Laura Carballo, notary public (Name and Title of Officer (e.g., "Jane Doe Notary Public")),
personally appeared Jose E Maravilla (Name(s) of Signer(s))

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

LAURA CARBALLO
Commission # 1660658
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2010

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

Laura Carballo, notary public
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Loan Documents (Deed of Trust)

Document Date

Number of Pages _____

Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer

Signer's Name

☐ Individual
☐ Corporate Officer — Title(s)
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other.

Signer Is Representing

Top of thumb here

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07 0361073

18

0045223047

BORROWER(S)' SPOUSE(S) OR DOMESTIC PARTNER(S): The undersigned hereby joins in this Security Instrument for the sole purpose of encumbering, subordinating, conveying and/or waiving any current or potential interest in the Property. By signing below, the undersigned encumbers, subordinates, conveys and/or waives any and all rights, interests or claims in the Property, including, but not limited to, homestead, dower, marital or joint-occupancy rights No personal liability under the Note is hereby incurred by the undersigned joining spouse or domestic partner

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S)' SPOUSE(S) OR DOMESTIC PARTNER(S):

(Seal)

MARIA T. MARAVILLA

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

07 0361073

19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.

On February 12, 2007 (Date) before me, Laura Carballo, notary public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")) personally appeared Maria T. Maravilla (Name(s) of Signer(s)),

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

LAURA CARBALLO
Commission # 1660658
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2010

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

Laura Carballo, notary public
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document Loan Documents (Deed of Trust)

Document Date Number of Pages _____

Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer

Signer's Name.

☐ Individual
☐ Corporate Officer — Title(s)
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other

Top of thumb here

Signer Is Representing

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07 0350 3

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

07/30/2012
20121121283

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

T.S. NO.:1361009-02

WHEREAS, JOSE E MARAVILLA, A MARRIED MAN
was the original Trustor,
GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO A CALIFORNIA CORP was the original Trustee,
and WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES was the original Beneficiary under that certain Deed of Trust dated February 09, 2007 and recorded on February 20, 2007 as Instrument No. 20070361073, in book XX, page XX of Official Records of LOS ANGELES County, California, and

WHEREAS, the undersigned is 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 and stead of present Trustee thereunder, in the manner in said Deed of Trust provided.

NOW, THEREFORE, the undersigned hereby substitutes, CAL-WESTERN RECONVEYANCE CORPORATION a California Corporation whose address is 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004 as Trustee under said Deed of Trust. Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 7-27-12

WELLS FARGO BANK, N.A., BY CAL-WESTERN RECONVEYANCE CORPORATION AS ATTORNEY IN FACT

Rhonda Rorie, A.V.P.

State of California
County of San Diego

On JUL 27 2012 before me, Susan L. Meyers, a Notary Public, personally appeared Rhonda Rorie, 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
of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Californa that the foregoing paragraph is true and correct. (Seal)

WITNESS my hand and official seal

Signature

SUSAN L. MEYERS
Commission # 1859295
Notary Public - California
San Diego County
My Comm. Expires Jul 27, 2013

Recording Requested By
When Recorded Mail To

Cal-Western Reconveyance Corp.
P.O. Box 22004
525 East Main Street
El Cajon CA 92022-9004

07/30/2012
20121121284

Trustee Sale No. 1361009-02
APN: 2228-028-027 Space Above This Line For Recorder's Use
Ref: MARAVILLA, JOSE
Property Address: 7014 BIANCA AVENUE, LOS ANGELES CA 91406-3512

NOTICE OF DEFAULT

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is $21,679.72 as of July 26, 2012, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

C/O CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON 9004 CA 92022-9004
(619)590-9200

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure. Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

CAL-WESTERN RECONVEYANCE CORPORATION is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a deed of trust dated February 09, 2007 executed by

JOSE E MARAVILLA, A MARRIED MAN as trustor, to secure certain obligations in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES as beneficiary, recorded as document 20070361073 on February 20, 2007 in book XX page XX official records in the office of County Recorder of LOS ANGELES County, California, describing land therein as:

COMPLETELY DESCRIBED IN SAID DEED OF TRUST,

said obligations including a promissory note for the principal sum of $476,000.00.
That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Failure to pay the monthly payment due December 1, 2011 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

That by reason thereof the present beneficiary under such Deed of Trust has deposited with said trustee such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code § 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5.

T.S. 1361009-02
Dated: July 26, 2012

CAL-WESTERN RECONVEYANCE CORPORATION

Signature By Rhonda Rorie

NODCA

NOTICE OF DEFAULT DECLARATION
PURSUANT TO CALIFORNIA CIVIL CODE 2923.5

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Borrower: JOSE E MARAVILLA
Coborrower:
Property Address: 7014 BIANCA AVENUE VAN NUYS CA 91406

The undersigned mortgagee, beneficiary, or their authorized agent (collectively, the "Beneficiary") represent and declares that the requirements of CA Civil Code 2923.5 have been met. This Declaration is required for any residential owner occupied property in which the loan was originated between January 1, 2003 and December 31, 2007. Non-owner occupied and vacant properties are exempt from the requirements of CA Civil Code 2923.5.

The requirement indicated by "X" was met by the Beneficiary:

X The Beneficiary has made contact with the borrower pursuant to CA Civil Code 2923(a)(2). Contact with the borrower was made in person or by telephone to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure.

_ Due Diligence to contact the borrower was exercised pursuant to CA Civil Code 2923.5(g)(2) by the Beneficiary.

_ The borrower has surrendered the property as evidenced by either a letter confirming the surrender or delivery of the keys to the property to the mortgagee, Trustee, beneficiary, or authorized agent pursuant to CA Civil Code 2923.5(h)(1).

_ The borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and avoid their contractual obligations to mortgagees or beneficiaries pursuant to CA Civil Code 2923.5(h)(2).

_ The borrower has filed for bankruptcy and the proceedings have not been finalized pursuant to CA Civil Code 2923.5(h)(3).

_ An Exemption as identified in 2923.5 (h) & (i) applies: The loan did not originate between January 1, 2003 and December 31, 2007 or the property is deemed Non-owner occupied or vacant.

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

Dated: 04/09/12

Richard N Austin Jr
Wells Fargo Bank, N.A.

Richard N Austin Jr
VP of Loan Documentation

RECORDING REQUESTED BY
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE LLC
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

08/28/2014
20140906692

APN: **2228-028-027**
Trustee Sale No. **1361009-31** Space Above This Line For Recorder's Use

NOTICE OF TRUSTEE'S SALE

[ATTENTION RECORDER: PURSUANT TO CIVIL CODE §2923.3, THE SUMMARY OF INFORMATION REFERENCED BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
注：本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

TRA:000016
REF: **MARAVILLA, JOSE** **UNVER**
Property Address: 7014 BIANCA AVENUE, (VAN NUYS) LOS ANGELES CA 91406-3512

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **February 09, 2007**. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER

On **October 07, 2014**, at **9:00am**, **CAL-WESTERN RECONVEYANCE LLC**, as duly appointed trustee under and pursuant to Deed of Trust recorded **February 20, 2007**, as Inst. No. **20070361073**, in book **XX**, page **XX**, of Official Records in the office of the County Recorder of **LOS ANGELES** County, State of **CALIFORNIA** executed by: **JOSE E MARAVILLA, A MARRIED MAN**

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CALIFORNIA**

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: **COMPLETELY DESCRIBED IN SAID DEED OF TRUST**

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NOTICE OF TRUSTEE'S SALE
Trustee Sales No. 1361009-31

The street address and other common designation, if any, of the real property described above is purported to be:
7014 BIANCA AVENUE
(VAN NUYS)
LOS ANGELES CA 91406-3512
The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:
$464,680.88.

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

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (619)590-1221 or visit the Internet Web Site WWW.DLPPLLC.COM using the file number assigned to this case 1361009-31. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web Site. The best way to verify postponement information is to attend the scheduled sale.

FOR SALES INFORMATION: **(619)590-1221**
CAL-WESTERN RECONVEYANCE LLC
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

Dated: **August 25, 2014**

CAL-WESTERN RECONVEYANCE LLC

By: _____
Authorized Signature

EXHIBIT B

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER** **Date: July 20, 2015**
JOB ADDRESS: **7014 NORTH BIANCA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2228-028-027**

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

LIST OF OWNERS AND INTERESTED PARTIES

1). JOSE E. AND MARIA T. MARAVILLA
7014 BIANCA AVE.
VAN NUYS, CA 91406 CAPACITY: OWNERS

2). WORLD SAVINGS BANK, F.S.B.
1901 HARRISON ST.
OAKLAND, CA 94612 CAPACITY: INTERESTED PARTIES

3). CAL-WESTERN RECONVEYANCE CORP.
525 E. MAIN ST., P.O. BOX 22004
EL CAJON, CA 92022-9004 CAPACITY: INTERESTED PARTIES

EXHIBIT C

Property Detail Report

For Property Located At :
7014 BIANCA AVE, VAN NUYS, CA 91406-3512

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**MARAVILLA JOSE E & MARIA T**
Mailing Address:	**7014 BIANCA AVE, VAN NUYS CA 91406-3512 C016**
Vesting Codes:	**HW / / JT**

Location Information

Legal Description:	**TRACT # 16583 LOT 36**		
County:	**LOS ANGELES, CA**	APN:	**2228-028-027**
Census Tract / Block:	**1320.02 / 3**	Alternate APN:	
Township-Range-Sect:		Subdivision:	**16583**
Legal Book/Page:	**396-34**	Map Reference:	**14-E4 /**
Legal Lot:	**36**	Tract #:	**16583**
Legal Block:		School District:	**LOS ANGELES**
Market Area:	**LKBL**	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	**01/12/2005 / 01/04/2005**	Deed Type:	**GRANT DEED**
Sale Price:		1st Mtg Document #:	81344
Document #:	81343		

Last Market Sale Information

Recording/Sale Date:	**10/29/2003 / 09/16/2003**	1st Mtg Amount/Type:	**$294,750 / CONV**
Sale Price:	**$393,000**	1st Mtg Int. Rate/Type:	**5.38 / ADJ**
Sale Type:	**FULL**	1st Mtg Document #:	3240540
Document #:	3240539	2nd Mtg Amount/Type:	**/**
Deed Type:	**GRANT DEED**	2nd Mtg Int. Rate/Type:	**/**
Transfer Document #:		Price Per SqFt:	**$266.26**
New Construction:		Multi/Split Sale:	
Title Company:	**CHICAGO TITLE CO.**		
Lender:	**AMERICAS WHOLESALE LENDER**		
Seller Name:	**MOORE BERTIS W & TRACY**		

Prior Sale Information

Prior Rec/Sale Date:	**01/15/2000 /**	Prior Lender:	**WASHINGTON MUTUAL**
Prior Sale Price:	**$190,000**	Prior 1st Mtg Amt/Type:	**$152,000 / CONV**
Prior Doc Number:	2278871	Prior 1st Mtg Rate/Type:	**/ ADJ**
Prior Deed Type:	**GRANT DEED**		

Property Characteristics

Gross Area:		Parking Type:	**ATTACHED GARAGE**	Construction:	**FRAME**
Living Area:	**1,476**	Garage Area:		Heat Type:	**HEATED**
Tot Adj Area:		Garage Capacity:	**2**	Exterior wall:	**STUCCO**
Above Grade:		Parking Spaces:	**2**	Porch Type:	
Total Rooms:	**6**	Basement Area:		Patio Type:	**COVERED PATIO**
Bedrooms:	**4**	Finish Bsmnt Area:		Pool:	**POOL**
Bath(F/H):	**2 /**	Basement Type:		Air Cond:	**EVAP COOLER**
Year Built / Eff:	**1951 / 1952**	Roof Type:		Style:	**CONVENTIONAL**
Fireplace:	**Y / 1**	Foundation:	**RAISED**	Quality:	**AVERAGE**
# of Stories:	**1.00**	Roof Material:	**WOOD SHAKE**	Condition:	**AVERAGE**
Other Improvements:	**FENCE;ADDITION;FENCED YARD**				

Site Information

Zoning:	**LAR1**	Acres:	**0.20**	County Use:	**SINGLE FAMILY RESID (0101)**
Lot Area:	**8,623**	Lot Width/Depth:	**62 x 138**	State Use:	
Land Use:	**SFR**	Res/Comm Units:	**/**	Water Type:	**PUBLIC**
Site Influence:				Sewer Type:	**TYPE UNKNOWN**

Tax Information

Total Value:	**$455,806**	Assessed Year:	**2014**	Property Tax:	**$5,799.18**
Land Value:	**$327,301**	Improved %:	**28%**	Tax Area:	**16**
Improvement Value:	**$128,505**	Tax Year:	**2014**	Tax Exemption:	
Total Taxable Value:	**$455,806**				

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

7014 BIANCA AVE, VAN NUYS, CA 91406-3512

20 Comparable(s) Selected.

Report Date: 07/17/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$393,000	$381,500	$611,000	$512,875
Bldg/Living Area	1,476	1,318	1,675	1,491
Price/Sqft	$266.26	$268.28	$432.47	$345.56
Year Built	1951	1949	1956	1950
Lot Area	8,623	5,837	15,876	7,704
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	$455,806	$61,945	$550,000	$318,343
Distance From Subject	0.00	0.04	0.49	0.28

*= user supplied for search only

Comp #:1 — Distance From Subject:**0.04 (miles)**

Address:	7007 ANDASOL AVE, VAN NUYS, CA 91406-3539				
Owner Name:	MCFARLANE PAMELA L				
Seller Name:	SMITH KATHRYN J				
APN:	2228-028-002	Map Reference:	14-E4 /	Living Area:	1,340
County:	LOS ANGELES, CA	Census Tract:	1320.02	Total Rooms:	6
Subdivision:	14935	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/07/2015	Prior Rec Date:	06/27/1969	Bath(F/H):	2 /
Sale Date:	04/09/2015	Prior Sale Date:		Yr Built/Eff:	1951 / 1953
Sale Price:	$525,000	Prior Sale Price:	$26,500	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	526695	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	$515,490	Lot Area:	8,280	Pool:	POOL
Total Value:	$78,350	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:2 — Distance From Subject:**0.09 (miles)**

Address:	17409 MARLIN PL, VAN NUYS, CA 91406-4339				
Owner Name:	NOBLE JENNIFER L/CREZNIC ERIN L				
Seller Name:	EYCK DAVID R T				
APN:	2229-006-009	Map Reference:	14-E4 /	Living Area:	1,662
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	19242	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/24/2014	Prior Rec Date:	07/16/1982	Bath(F/H):	2 /
Sale Date:	09/29/2014	Prior Sale Date:		Yr Built/Eff:	1956 / 1959
Sale Price:	$525,000	Prior Sale Price:	$93,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	1127274	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	$417,000	Lot Area:	6,383	Pool:	
Total Value:	$208,569	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:3 — Distance From Subject:**0.12 (miles)**

Address:	17339 MARLIN PL, VAN NUYS, CA 91406-4422				
Owner Name:	BARKHASH LEONID & SVETLANA				
Seller Name:	WOOD WILLIAM & ALYCIA				
APN:	2229-007-027	Map Reference:	14-E4 /	Living Area:	1,662
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	21501	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/12/2015	Prior Rec Date:	10/22/2009	Bath(F/H):	2 /
Sale Date:	06/01/2015	Prior Sale Date:	10/19/2009	Yr Built/Eff:	1956 / 1958
Sale Price:	$611,000	Prior Sale Price:	$475,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	694505	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	$488,800	Lot Area:	6,253	Pool:	
Total Value:	$500,169	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:4 Distance From Subject:**0.15 (miles)**

Address:	7119 ENCINO AVE, VAN NUYS, CA 91406-3523				
Owner Name:	FORBES ANDREW D & BRENDA A				
Seller Name:	MORALES DAVID F TRUST				
APN:	2228-026-001	Map Reference:	14-D4 /	Living Area:	1,653
County:	LOS ANGELES, CA	Census Tract:	1320.02	Total Rooms:	5
Subdivision:	14948	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/09/2015	Prior Rec Date:	06/04/1981	Bath(F/H):	1 /
Sale Date:	05/08/2015	Prior Sale Date:		Yr Built/Eff:	1951 / 1961
Sale Price:	$569,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	681129	Acres:	0.22	Fireplace:	Y / 1
1st Mtg Amt:	$455,000	Lot Area:	9,420	Pool:	POOL
Total Value:	$105,320	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:**0.16 (miles)**

Address:	6946 TEXHOMA AVE, VAN NUYS, CA 91406-4346				
Owner Name:	BROWN FREDERICK L JR/MEDINA ANNALEAH J				
Seller Name:	XLT POINTE LLC				
APN:	2229-004-038	Map Reference:	14-D4 /	Living Area:	1,318
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	14362	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/30/2015	Prior Rec Date:	07/11/2014	Bath(F/H):	1 /
Sale Date:	06/18/2015	Prior Sale Date:	06/24/2014	Yr Built/Eff:	1950 / 1952
Sale Price:	$570,000	Prior Sale Price:	$300,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	779447	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	$455,920	Lot Area:	8,060	Pool:	
Total Value:	$334,438	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:**0.16 (miles)**

Address:	6867 BIANCA AVE, VAN NUYS, CA 91406-4323				
Owner Name:	GRAY SETH				
Seller Name:	BARTLETT ROGER W & LAURA M				
APN:	2229-005-030	Map Reference:	14-E4 /	Living Area:	1,662
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	19242	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/23/2014	Prior Rec Date:	04/22/2008	Bath(F/H):	2 /
Sale Date:	09/10/2014	Prior Sale Date:	03/25/2008	Yr Built/Eff:	1956 / 1956
Sale Price:	$520,000	Prior Sale Price:	$530,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	1122678	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	$494,000	Lot Area:	6,496	Pool:	POOL
Total Value:	$547,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:**0.17 (miles)**

Address:	6947 TEXHOMA AVE, VAN NUYS, CA 91406-4347				
Owner Name:	MAGNUSSON ANDREAS W/ARDAGNA NATALIE M				
Seller Name:	HARPER WILLIAM B & JANA L				
APN:	2229-003-003	Map Reference:	14-D4 /	Living Area:	1,464
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	14362	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/05/2015	Prior Rec Date:	08/21/2002	Bath(F/H):	3 /
Sale Date:	05/11/2015	Prior Sale Date:	06/25/2002	Yr Built/Eff:	1950 / 1953
Sale Price:	$540,500	Prior Sale Price:	$290,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	663621	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$530,415	Lot Area:	8,060	Pool:	POOL
Total Value:	$342,621	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:**0.18 (miles)**

Address:	7020 SHOSHONE AVE, VAN NUYS, CA 91406-3528				
Owner Name:	BIVONA CANDACE				
Seller Name:	SHEPARD-JOHNSON L J TRUST				
APN:	2228-025-027	Map Reference:	14-D4 /	Living Area:	1,344
County:	LOS ANGELES, CA	Census Tract:	1320.02	Total Rooms:	5
Subdivision:	15029	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/25/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	06/09/2015	Prior Sale Date:		Yr Built/Eff:	1951 / 1951
Sale Price:	$453,500	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	758574	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$408,150	Lot Area:	7,800	Pool:	
Total Value:	$74,152	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.22 (miles)

Address:	6850 ENCINO AVE, VAN NUYS, CA 91406-4326				
Owner Name:	KAZANJIAN VARTANI				
Seller Name:	FALL PATRICIA A				
APN:	2229-005-014	Map Reference:	14-E4 /	Living Area:	1,616
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	8
Subdivision:	16147	Zoning:	LAR1	Bedrooms:	4
Rec Date:	10/22/2014	Prior Rec Date:	05/09/1984	Bath(F/H):	2 /
Sale Date:	09/15/2014	Prior Sale Date:		Yr Built/Eff:	1951 / 1953
Sale Price:	$475,000	Prior Sale Price:	$50,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1118435	Acres:	0.24	Fireplace:	/
1st Mtg Amt:	$434,981	Lot Area:	10,445	Pool:	POOL
Total Value:	$356,798	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.25 (miles)

Address:	6909 SHOSHONE AVE, LAKE BALBOA, CA 91406-4343				
Owner Name:	ALEXANDER JOSEPH				
Seller Name:	SAIKALI ROBERT & DIANA				
APN:	2229-002-009	Map Reference:	14-D4 /	Living Area:	1,675
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	7
Subdivision:	14362	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/13/2015	Prior Rec Date:	12/28/2012	Bath(F/H):	3 /
Sale Date:	04/08/2015	Prior Sale Date:	12/07/2012	Yr Built/Eff:	1950 / 1953
Sale Price:	$497,000	Prior Sale Price:	$435,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	556926	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,060	Pool:	
Total Value:	$436,974	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.25 (miles)

Address:	6853 TEXHOMA AVE, VAN NUYS, CA 91406-4345				
Owner Name:	TAMBURRINO CHRISTOPHER & LISA				
Seller Name:	HUCHTING FAMILY TRUST				
APN:	2229-003-012	Map Reference:	14-D4 /	Living Area:	1,617
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	5
Subdivision:	14362	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/08/2015	Prior Rec Date:	03/15/2006	Bath(F/H):	3 /
Sale Date:	03/30/2015	Prior Sale Date:	02/08/2006	Yr Built/Eff:	1949 / 1970
Sale Price:	$572,000	Prior Sale Price:	$725,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	387802	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	$457,600	Lot Area:	8,060	Pool:	
Total Value:	$550,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:0.33 (miles)

Address:	6840 JELLICO AVE, VAN NUYS, CA 91406-4334				
Owner Name:	ABOODY HERZEL				
Seller Name:	LOMELI FRANCISCO				
APN:	2229-002-027	Map Reference:	14-D4 /	Living Area:	1,336
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	5
Subdivision:	14362	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/27/2015	Prior Rec Date:	08/25/2006	Bath(F/H):	1 /
Sale Date:	03/26/2015	Prior Sale Date:	08/07/2006	Yr Built/Eff:	1949 / 1960
Sale Price:	$544,000	Prior Sale Price:	$632,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	472050	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$250,000	Lot Area:	8,060	Pool:	
Total Value:	$421,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:13 Distance From Subject:0.33 (miles)

Address:	17145 HART ST, VAN NUYS, CA 91406-4427				
Owner Name:	OPES INVESTMENTS INC				
Seller Name:	COLE TRUST				
APN:	2227-024-012	Map Reference:	14-E4 /	Living Area:	1,438
County:	LOS ANGELES, CA	Census Tract:	1320.02	Total Rooms:	5
Subdivision:	15968	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/24/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	02/18/2015	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	$515,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	198545	Acres:	0.36	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	15,876	Pool:	
Total Value:	$91,955	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.4 (miles)

Address:	6722 JELLICO AVE, LAKE BALBOA, CA 91406-5319				
Owner Name:	SACCO ERNEST R & ERIN E				
Seller Name:	MIRELLA INVESTMENTS LLC				
APN:	2229-013-003	Map Reference:	14-D4 /	Living Area:	1,434
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	5
Subdivision:	13753	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/31/2014	Prior Rec Date:	06/06/2014	Bath(F/H):	2 /
Sale Date:	10/08/2014	Prior Sale Date:	05/30/2014	Yr Built/Eff:	1950 / 1962
Sale Price:	$492,000	Prior Sale Price:	$320,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1155715	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	$393,600	Lot Area:	5,981	Pool:	
Total Value:	$433,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:15 Distance From Subject:0.43 (miles)

Address:	7255 SHOSHONE AVE, VAN NUYS, CA 91406-2337				
Owner Name:	BARBOZA EDGAR J & ALBA B				
Seller Name:	MOND FLORENCE				
APN:	2228-002-019	Map Reference:	14-D3 /	Living Area:	1,356
County:	LOS ANGELES, CA	Census Tract:	1319.00	Total Rooms:	5
Subdivision:	14425	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/19/2015	Prior Rec Date:	10/06/2008	Bath(F/H):	2 /
Sale Date:	04/21/2015	Prior Sale Date:	09/12/2008	Yr Built/Eff:	1950 / 1953
Sale Price:	$430,000	Prior Sale Price:	$270,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	582825	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	$387,000	Lot Area:	6,000	Pool:	POOL
Total Value:	$283,628	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:16 Distance From Subject:0.43 (miles)

Address:	17151 SHERMAN WAY, VAN NUYS, CA 91406-3618				
Owner Name:	CIANCIULLI MARK				
Seller Name:	ZIMMERMAN J R LIVING TRUST				
APN:	2227-018-008	Map Reference:	14-E3 /	Living Area:	1,422
County:	LOS ANGELES, CA	Census Tract:	1319.00	Total Rooms:	5
Subdivision:	15577	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/01/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	06/05/2015	Prior Sale Date:		Yr Built/Eff:	1950 / 1953
Sale Price:	$381,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	790412	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,554	Pool:	POOL
Total Value:	$61,945	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:17 Distance From Subject:0.47 (miles)

Address:	17627 LEMAY ST, LAKE BALBOA, CA 91406-5330				
Owner Name:	STREIT JACK				
Seller Name:	LOPEZ MARCELO H				
APN:	2229-014-006	Map Reference:	14-D4 /	Living Area:	1,341
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	13753	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/27/2015	Prior Rec Date:	06/05/2009	Bath(F/H):	1 /
Sale Date:	04/28/2015	Prior Sale Date:	05/15/2009	Yr Built/Eff:	1950 / 1952
Sale Price:	$463,000	Prior Sale Price:	$325,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	615733	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	$85,000	Lot Area:	5,837	Pool:	
Total Value:	$341,406	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:18 Distance From Subject:0.47 (miles)

Address:	6839 BALCOM AVE, RESEDA, CA 91335-4802				
Owner Name:	EVANGELISTA ANTONIO & MAYLA L				
Seller Name:	CRISTEA ALEXANDRU & EMMY				
APN:	2122-004-002	Map Reference:	14-D4 /	Living Area:	1,484
County:	LOS ANGELES, CA	Census Tract:	1323.00	Total Rooms:	6
Subdivision:	15620	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/20/2015	Prior Rec Date:	04/24/2008	Bath(F/H):	2 /
Sale Date:	03/12/2015	Prior Sale Date:	04/04/2008	Yr Built/Eff:	1949 / 1953
Sale Price:	$460,000	Prior Sale Price:	$370,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	438771	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	$451,667	Lot Area:	6,495	Pool:	
Total Value:	$420,000	# of Stories:	1.00	Roof Mat:	COMPOSITION

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE PARKING AVAIL

Comp #:19 — Distance From Subject:0.49 (miles)

Address:	7238 WISH AVE, VAN NUYS, CA 91406-2529				
Owner Name:	SANDER MATTHEW J & GABRIELA B				
Seller Name:	HARAGUNI MIKI				
APN:	2227-012-006	Map Reference:	14-E3 /	Living Area:	1,506
County:	LOS ANGELES, CA	Census Tract:	1319.00	Total Rooms:	4
Subdivision:	15577	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/17/2015	Prior Rec Date:	04/05/2012	Bath(F/H):	2 /
Sale Date:	05/14/2015	Prior Sale Date:	02/28/2012	Yr Built/Eff:	1950 / 1974
Sale Price:	$535,000	Prior Sale Price:	$409,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	714794	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	$428,000	Lot Area:	6,000	Pool:	
Total Value:	$419,073	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #:20 — Distance From Subject:0.49 (miles)

Address:	17638 LEMAY ST, VAN NUYS, CA 91406-5329				
Owner Name:	DE SA REGO SARAH L				
Seller Name:	MOSCA LAWRENCE J				
APN:	2229-015-021	Map Reference:	14-D4 /	Living Area:	1,481
County:	LOS ANGELES, CA	Census Tract:	1320.01	Total Rooms:	6
Subdivision:	13753	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/09/2015	Prior Rec Date:	08/11/2010	Bath(F/H):	1 /
Sale Date:	04/22/2015	Prior Sale Date:	07/07/2010	Yr Built/Eff:	1950 / 1951
Sale Price:	$579,000	Prior Sale Price:	$345,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	677184	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	$417,000	Lot Area:	5,956	Pool:	POOL
Total Value:	$360,461	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER** **Date: July 20, 2015**
JOB ADDRESS: **7014 NORTH BIANCA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2228-028-027**

CASE#: 300158
ORDER NO: A-2268622

EFFECTIVE DATE OF ORDER TO COMPLY: **August 05, 2009**
COMPLIANCE EXPECTED DATE: **September 04, 2009**
DATE COMPLIANCE OBTAINED: **November 10, 2009**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2268622

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
VICTOR H. CUEVAS
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CITY OF LOS ANGELES
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ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

MARAVILLA,JOSE E AND MARIA T
7014 BIANCA AVE
VAN NUYS, CA 91406

On 8/4/09 the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

Signature

CASE #: 300158
ORDER #: A-2268622
EFFECTIVE DATE: August 05, 2009
COMPLIANCE DATE: **September 04, 2009**

OWNER OF
SITE ADDRESS: **7014 N BIANCA AVE**
ASSESSORS PARCEL NO.: 2228-028-027
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

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

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

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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of **$100.00** 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 **$350.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9842.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: Paul D. Buck Date: July 31, 2009

PAUL BUCK
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842

REVIEWED BY