

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

August 18, 2015

Council District: # 3

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

JOB ADDRESS: **20252 WEST ELKWOOD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2107-022-073**

On February 09, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **20252 West Elkwood Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order January 19, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	161.77
Late Charge/Collection fee (250%)	840.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Title Report fee	42.00
Grand Total	\$ 1,450.33

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 **\$1,450.33** 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 **\$1,450.33** 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

Property Title Report

Work Order No. T12105
 Dated as of: 07/23/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2107-022-073

Property Address: 20252 W ELKWOOD ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Edward Lei and Jean Lei, husband and wife and Charles C. Lei, a married man as his sole and separate property, all as joint tenants

Grantor : Ounju Lee and Chales C. Lei, a married man who acquired title as a single man

Deed Date : 2/23/2003

Recorded : 3/15/2005

Instr No. : 05 0585967

Type of Document: Affidavit of Death

Recorded: 03/15/2005

Instrument No.: 05 0585966

Deceased: Da-Yu Lei a/k/a Edward Lei

Mailing Address: Edward Lei and Jean Lei and Charles C Lei,
 20252 Elkwood St. Canoga Park CA. 91306

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 33 of Tract No. 33514, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 894, Pages 75 and 76 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 2107-022-073

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. T12105

SCHEDULE B (Continued)

MORTGAGES/LIENS

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

Amount : \$140,500.00

Dated : 4/17/1980

Trustor : Edward Lei and Jean Lei

Trustee : Security Allied Services

Beneficiary : Gibraltar Savings and Loan Association

Recorded : 5/16/1980

Instr No. : 80-490769

Maturity Date is: 5/15/2010

MAILING ADDRESS: Security Allied Services, None Shown.

MAILING ADDRESS: Gibraltar Savings and Loan Association, P.O. Box 9091, Van Nuys, CA 91409.

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

Trustee : Jess Hay

Recorded : 9/26/1991

Instr No. : 91 1521572

MAILING ADDRESS: Jess Hay, P.O. Box 655644, Dallas, Texas 75265.

Assignment of the above referenced security instrument is as follows:

Assignee : Lomas Mortgage USA

Recorded : 9/26/1991

Instr No. : 91 1521572

MAILING ADDRESS: Lomas Mortgage USA, 1600 Viceroy Drive - 4th Floor, Dallas, Texas 75235.

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

Trustee : Jess Hay

Recorded : 12/9/1991

Instr No. : 91-1928074

MAILING ADDRESS: Jess Hay, P.O. Box 655644, Dallas, Texas 75265.

Assignment of the above referenced security instrument is as follows:

Assignee : Lomas Mortgage USA

Recorded : 12/9/1991

Instr No. : 91-1928074

MAILING ADDRESS: Lomas Mortgage USA, 1600 Viceroy Drive - 4th Floor, Dallas, Texas 75235.

Assignment of the above referenced security instrument is as follows:

Assignee : Bankers Trust Company

Recorded : 2/19/1993

Instr No. : 93 311324

MAILING ADDRESS: Bankers Trust Company, 130 Liberty Street, New York, NY 10006.

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

3/15/05

2

REGISTRATION REQUESTED BY:
Stewart Title
Questar Title Company
Escrow No. 504025-MK
Title Order No. 370248964

05 0585967

When Recorded Mail Document
and Tax Statement To:
Charles Lei
20252 Elkwood Street
Los Angeles, CA. 91306

APN: 2107-022-073

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) ^{This conveyance establishes sole and separate property of spouse, R & T 11911.}
Documentary transfer tax is \$ 0 City Transfer Tax is \$
[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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ounju Lee, spouse of the grantee herein and Charles C. Lei, a married man who acquired title as a single man

hereby GRANT(S) to Charles C. Lei, a married man as his sole and separate property

the following described real property in the City of Los Angeles,
County of Los Angeles, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

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

DATED: February 23, 2005 ^{People's Republic of China}
STATE OF CALIFORNIA ^{Municipality of Beijing}
COUNTY OF ^{Embassy of the United}
ON MAR 04 2005 before me, ^{States of America}

SS: Ounju Lee
Ounju Lee

Jemma W. Bishop personally appeared

Charles C. Lei
Charles C. Lei
A.K.A. Charles Chin-ky Lei

Consular Associate
Ounju Lee and Charles Chin-ky Lei
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 Jemma W. Bishop
Jemma W. Bishop
Consular Associate

MAIL TAX STATEMENTS AS DIRECTED ABOVE

80- 490769

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAY 16 1980 AT 8 A.M.
Recorder's Office

WHEN RECORDED MAIL TO:
GIBRALTAR SAVINGS AND LOAN
P. O. Box 9091
Van Nuys, Ca. 91409
Attn: Loan Audit Supvr.

FEE \$ 116

DEED OF TRUST NO. 60051783

THIS DEED OF TRUST is made this 17TH DAY OF APRIL, 1980,
among the Trustor,

EDWARD LEI AND JEAN LEI,
HUSBAND AND WIFE

(herein "Borrower"), Security Allied Services (herein "Trustee"), and
the Beneficiary, Gibraltar Savings and Loan Association, a corporation
organized and existing under the laws of California, whose address is
9111 Wilshire Boulevard, Beverly Hills, California 90213
(herein "Lender").

2107-22-73

Borrower, in consideration of the indebtedness herein recited
and the trust herein created, irrevocably grants and conveys to
Trustee, in trust, with power of sale, the following described property
located in the County of LOS ANGELES, State of California:

LOT 33 OF TRACT 33514, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED
IN BOOK 894 PAGES 75 AND 76 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

which has the address of
20252 ELWOOD STREET CANOGA PARK CA. 91306
(herein "Property address");

Together with all the improvements now or hereafter erected on
the property, and all easements, rights, appurtenances, rents (subject
however to the rights and authorities given herein to Lender to collect
and apply such rents), royalties, mineral, oil and gas rights and
profits, water, water rights, and water stock, and all fixtures now or
hereafter attached to the property, all of which, including
replacements and additions thereto, shall be deemed to be and remain a
part of the property covered by this Deed of Trust; and all of the
foregoing, together with said Property (or the leasehold estate if this
Deed of Trust is on a leasehold) are herein referred to as the
"Property";

To Secure to Lender (a) the repayment of the indebtedness
evidenced by Borrower's note dated 17TH DAY OF APRIL, 1980
(herein "Note"), in the principal sum of \$140,500.00 Dollars,
with interest thereon, providing for monthly installments
of principal and interest, with the balance of the indebtedness,
if not sooner paid, due and payable on MAY 15, 2010; the
payment of all other sums, with interest thereon, advanced in
accordance herewith to protect the security of this Deed of Trust; and
the performance of the covenants and agreements of Borrower herein
contained; and (b) the repayment of any future advances, with interest
thereon, made to Borrower by Lender pursuant to paragraph 21 hereof
(herein "Future Advances").

Borrower covenants that Borrower is lawfully seized of the estate
hereby conveyed and has the right to grant and convey the Property,
that the Property is unencumbered, and that Borrower will warrant and
defend generally the title to the Property against all claims and
demands, subject to any declarations, easements or restrictions listed
in a schedule of exceptions to coverage in any title insurance policy
insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and lender covenant and agree as
follows:
1. Payment of Principal and Interest. Borrower shall promptly pay
when due the principal of and interest on the indebtedness evidenced by
the Note, prepayment and late charges as provided in the Note, and the
principal of and interest on any future advances secured by this Deed
of Trust.

24. Request for Notices. Borrower requests that copies of the notice of default and notice of sale be sent to Borrower's address which is the property address.
25. Statement of Obligation. Lender may collect a fee not to exceed \$15 for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

Edward Lei Jean Lei
EDWARD LEI JEAN LEI

STATE OF CALIFORNIA, VENTURA County ss:

On this 13th day of May 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Edward Lei AND Jean Lei, known to me to be the person(s) whose name(s) ARE subscribed to the foregoing instrument and acknowledged that They executed the same.

Witness my hand and official seal. (Reserved for official seal)

Signature: Mary A. Alford



MARY A. ALFORD
Name (typed or printed)

My Commission expires: 5/23/81

REQUEST FOR RECONVEYANCE

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

Dated: / /

----- (Space Below This Line Reserved for Lender and Recorder) -----

80-490769

RECORDING REQUESTED BY
[Signature]
GREAT WESTERN BANK

89-1252202

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

AUG 4 1989 AT 8 A.M.

Recorder's Office

FILE
\$5
R

Name
GREAT WESTERN BANK
c/o Loan Service Document Control
Street Address
PO Box 1900
9451 Corbin Avenue
City & State
Northridge, California 91328-1900
EASY ACCESS DEPARTMENT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Request for Notice

UNDER SECTION 2924b CIVIL CODE

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under the Deed of Trust recorded as Instrument No. 80-490769 on 05/16/80, in book _____, page _____, Official Records of LOS ANGELES County, California, and describing land therein as LOT 33 OF TRACT NO. 33514, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 894, PAGES 75 AND 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Executed by EDWARD LEI, JEAN LEI as Trustor,
in which GILBRALTOR SAVINGS AND LOAN is named as
Beneficiary, and SECURITY ALLIED SERVICES as Trustee,
and be mailed to GREAT WESTERN BANK UNIT 30 LOAN NO. 0-863041-2
at P.O. Box 1900, 9451 Corbin Avenue
Northridge, California 91328-1900

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Dated JULY 17, 1989

[Signature]
Diane Davis

STATE OF CALIFORNIA, }
COUNTY OF LOS ANGELES } ss.

On this 17th day of JULY, 1989, before me, the undersigned, a Notary Public in and for said County, personally appeared DIANE DAVIS

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 SHE executed the same. Witness my hand and official seal.

[Signature]
Notary Public in and for said County and State



SANDRA H. BALLARD
Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. 383173-48

Escrow or Loan No. _____

[Handwritten mark]

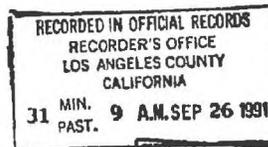
383173-48

91 1521572

Recorded at request of:

When recorded mail to:
Lomas Mortgage USA
1600 Viceroy Drive - 4th Floor
Dallas, Texas 75235

Attn: Documentation Control



FEE \$ 320 - L

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SUBSTITUTION OF TRUSTEE AND
ASSIGNMENT OF MORTGAGES OR DEEDS OF TRUST

This SUBSTITUTION OF TRUSTEE is made and entered into as of June 1991, by the Resolution Trust Corporation as Receiver for Gibraltar Savings, a California savings and loan association and the Resolution Trust Corporation as Receiver of Gibraltar Savings, F.A., a federal savings association, sometimes hereinafter collectively referred to as the "RTC."

BACKGROUND

A. WHEREAS, the Federal Home Loan Bank Board ("Bank Board") by Resolution No. 89-1090 dated March 30, 1989, appointed the Federal Savings and Loan Association ("FSLIC") as Conservator of Gibraltar Savings, a California savings and loan association ("Old Association"); and

B. WHEREAS, pursuant to Financial Institution Reform, Recovery and Enforcement Act of 1989, Pub. L. No. 101-73, 501 (b) (6), 103 Stat. 183, 216 (1989), the Resolution Trust Corporation succeeded the FSLIC as conservator or receiver with respect to any institution for which FSLIC was appointed conservator or receiver during the period beginning on January 1, 1989, and ending on August 9, 1989; and

C. WHEREAS, the Office of Thrift Supervision ("OTS") by Order No. 89-350, dated October 30, 1989, appointed the Resolution Trust Corporation as Receiver of Old Association; and

D. WHEREAS, the OTS by Order No. 89-351 dated October 30, 1989, authorized the organization of Gibraltar Savings, F.A. ("New Association") and thereafter, the Resolution Trust Corporation as Receiver of the Old Association and the New Association entered in a certain Purchase and Assumption Agreement dated October 31, 1989 under which the asset (s) which are the subject matter of this instrument were transferred to the New Association; and

3

Together with the note or notes therein described or referred to or other evidences of indebtedness, together with the money due or to become due thereon, with interest, and all rights accrued or to accrue under the Deeds of Trust.

Dated: As of day and year first above written.

RESOLUTION TRUST CORPORATION
as Receiver of Gibraltar Savings, a California
savings and loan association
and as Receiver of Gibraltar Savings, F.A.

By: [Signature]
J. Darrell Rocke
Financial Institution Specialist

STATE OF CALIFORNIA
COUNTY OF VENTURA

On 7-31, 1991, before me the undersigned a Notary Public in and for said County and State, personally appeared J. DARRELL ROCKE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Financial Institution Specialist, of the RESOLUTION TRUST CORPORATION as Receiver of Gibraltar Savings, F.A., and acknowledged to me that the Resolution Trust Corporation, as Receiver in such capacities executed the within instrument pursuant to authority duly given.

Witness my hand and official seal.

[Signature]
Notary Public



GOV'T CODE 27361.7

THE UNDERSIGNED DOES HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT
THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED
READS AS FOLLOWS:

NAME OF NOTARY: Amal Tanious
DATE COMMISSION EXPIRES: 5-21-95 May 21, 1995
COUNTY WHERE BOND IS FILED: Ventura
PLACE OF EXECUTION: Ventura
DATE: 9-6-91
FIRM NAME: T. D. SERVICE COMPANY *Amal Tanious*

91-1521572

LOAN: 03954709
CALIFORNIA

93 311324

WHEN RECORDED RETURN TO:

UNIVEST FINANCIAL GROUP, INC.
10809 EXECUTIVE CENTER DRIVE, SUITE 200
LITTLE ROCK, ARKANSAS 72211-6021
ATTN: JAMIE L. HINER

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MIN. PAST. 8 A.M. FEB 19 1993

ASSIGNMENT OF DEED OF TRUST

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This ASSIGNMENT OF DEED OF TRUST is made and entered into as of the 1st day of August, 1992, from Far West Federal Bank, S.B., (the "Assignor"), by and through the Resolution Trust Corporation acting in its capacity as conservator or receiver for the Assignor, to Bankers Trust Company, 130 Liberty Street, New York, NY 10006, as Trustee under that certain Pooling and Servicing Agreement dated as of August 1, 1992, for RTC Mortgage Pass-Through Certificates, Series 1992-10 (the "Assignee").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Assignor does by these presents hereby grant, bargain, sell, assign, transfer and set over unto the Assignee, its successors, transferees, and assigns forever, in trust, all of the rights, title and interest of said Assignor in and to the following deed of trust describing land therein, duly recorded in the Office of the County recorder of Los Angeles County, State of California, as follows:

Dated April 17, 1980 executed by Edward Lei and Jean Lei, husband and wife, as Mortgagor / Trustor / Grantor / Borrower, Gibraltar Savings and Loan Association, as Mortgagee / Beneficiary / Grantee / Lender, to Security Allied Services, Trustee, and recorded as Instrument No. 80-490769 on May 16, 1980, in Book No. N/A, at Page No. N/A.

Together with any and all notes and obligations therein described or referred to, the debt respectively secured thereby and all sums of money due and to become due thereon, with interest thereon, and attorney's fees and all other charges, and Assignor hereby appoints Assignee its attorney irrevocably to collect and receive said debt, and to foreclose, enforce and satisfy said deed of trust the same as it might or could have done were these presents not executed but at the cost and expense of said Assignee.

This Assignment is made without recourse, representation or warranty.

DATED: DEC 31 1992

RESOLUTION TRUST CORPORATION, as Conservator
or Receiver of FAR WEST FEDERAL BANK, S.B.

By: [Signature]
S. KNIGHT
Its: Attorney-in-Fact

STATE OF Missouri)
COUNTY OF Jackson) ss.

On the DEC 31 1992, before me, the undersigned Notary Public, personally appeared S. KNIGHT, its Attorney-in-Fact, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

[Signature]
Notary Signature
My Commission Expires: APR 12 1996

TERESA M. JONES
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: April 12, 1996

THIS INSTRUMENT PREPARED BY: JAMIE L. HINER, UNIVEST FINANCIAL GROUP, INC.,
10809 EXECUTIVE CENTER DRIVE, SUITE 200, LITTLE ROCK, AR 72211-6021

Jamie L. Hiner

3/15/05

05 0585968 2

Stewart Title

370248964

Recording Requested By:
SCME MORTGAGE BANKERS, INC.

Return To:
SCME MORTGAGE BANKERS, INC.

6266 GREENWICH DRIVE, #200
SAN DIEGO, CA 92122

Prepared By:

2107-2273

[Space Above This Line For Recording Data]

DEED OF TRUST

LOAN NO.: 63007587
ESCROW NO.: 604025-MK

MIN 100031800830075673
MERS Phone: 1-888-879-8377

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 **MARCH 01, 2005** together with all Riders to this document.

(B) "Borrower" is **CHARLES C. LEI, AN MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND JEAN LEI, A WIDOW, ALL AS JOINT TENANTS**

Borrower's address is **20252 ELKWOOD STREET, WINNETKA, CA 91306**
Borrower is the trustor under this Security Instrument.

(C) "Lender" is **SCME MORTGAGE BANKERS, INC., A CALIFORNIA CORPORATION**

Lender is a **CORPORATION**
organized and existing under the laws of **CALIFORNIA**

Initials
Ch

Lender's address is
6266 GREENWICH DRIVE, #200, SAN DIEGO, CA 92122

(D) "Trustee" is
STEWART TITLE COMPANY OF SAN DIEGO, A CALIFORNIA CORPORATION

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

(F) "Note" means the promissory note signed by Borrower and dated **MARCH 01, 2005**
The Note states that Borrower owes Lender

TWO HUNDRED FIFTY SEVEN THOUSAND AND NO/100 X Dollars
(U.S. \$ 257,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **APRIL 01, 2020**

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

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

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

- Adjustable Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Balloon Rider
- Rate Improvement Rider
- Second Home Rider
- Other(s) [specify]

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

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

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

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

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

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

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

C.H.

05 0585968

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

COUNTY of LOS ANGELES :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE COMPLETE LEGAL DESCRIPTION DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 2107-022-073 which currently has the address of
20252 ELKWOOD STREET [Street]
LOS ANGELES [City], California 91308 [Zip Code]
("Property Address"):

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

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

3/15/05

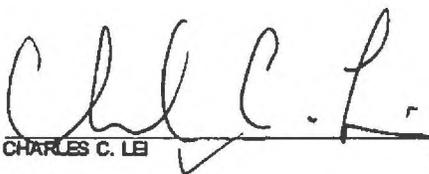
15

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

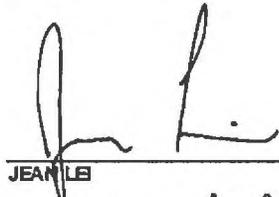
Witnesses:

-Witness

-Witness



CHARLES C. LE (Seal)
-Borrower



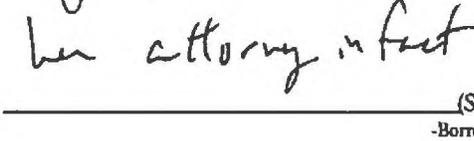
JEAN LE (Seal)
-Borrower

(Seal)
-Borrower



by Charles C. Le (Seal)
-Borrower

(Seal)
-Borrower



(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

05 0585968

3/15/05

16

State of CALIFORNIA }
 County of }
 People's Republic of China }
 Municipality of Beijing }
 Embassy of the United } SS.
 States of America } SS.

On 03 Mar, 2005 before me, Jemma W. Bishop
 Consular Associate

personally appeared

- (CHARLES C. LEI) Charles Chi-lu Lei ✓

~~(as proved to me on the basis of satisfactory evidence)~~ ~~personally known to me~~ 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.

Jemma W. Bishop (Seal)
 Jemma W. Bishop
 Consular Associate

05 0585968

100031800-63007567-3
SCME # 63007567

2

WHEN RECORDED MAIL TO:

05 1431270

SCME MORTGAGE BANKERS
6265 GREENWICH DR #200
SAN DIEGO CA 92122

Apn # 2107-022-073

[space above this line for recording data]

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 72th day of APRIL 2005, between CHARLES C. LEI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY ("Borrowers") Mortgage Electronic Registration Systems, Inc. ("MERS"), whose address is PO BOX 2026, Flint MI 48501-2026, solely as nominee for Lender, SCME MORTGAGE BANKERS, INC. a California Corporation, its successors and assigns) ("Lender") Amends and supplements (1) Deed of Trust, or Deed to Secure Debt ("the Security Instrument") dated 1 MARCH 2005 and recorded on 15 MARCH 2005 as Instrument Number 20050585968 and/or Book N/A at Pages N/A of the Official Records of the County Recorder of LOS ANGELES County, State of CALIFORNIA. The Security Instrument, which covers the real and personal property located at:

Commonly know as: 20252 ELKWOOD ST., LOS ANGELES CA 91306

LEGAL DESCRIPTION: AS PER RECORDED DEED OF TRUST REFERRED TO HEREIN

APN # 2107-022-073

WHEREAS, Borrower is indebted to Lender under the note and deed of trust described above.

NOW THEREFORE, for and in consideration of the benefits flowing to each of the parties hereto, they do agree as follows: The terms of the note and the deed of trust evidencing and securing such indebtedness and hereby modified as follows:

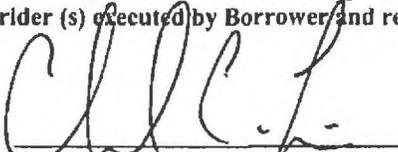
1. CORRECT THE SIGNATURE PAGES OF THE DEED OF TRUST USING THE CORRECT VERBIAGE FOR THE POWER OF ATTORNEY, as the original was incorrect at the time of the recording.
2. CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note") It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorers, including accommodation makers, shall not be released by virtue of this Modification If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions to this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.
3. This agreement is not binding, in whole or in part on Lender until executed by lender.
IN WITNESS THEREOF, the parties have executed this agreement

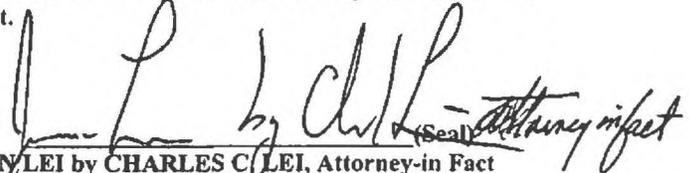
tel. 888-679-MERS

05 1431270

3

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

 (Seal)
CHARLES C. LEI (borrower)

 (Seal) Attorney in fact
JEAN LEI by CHARLES C. LEI, Attorney-in Fact

STATE OF CALIFORNIA

County of LOS ANGELES

On this 28th day of APRIL 2005, before me, THE UNDERSIGNED, a Notary Public, personally appeared,

CHARLES C. LEI (AND no others)

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence.) to be the persons whose names ^{is} subscribed to the within instrument and acknowledged to me that ~~they~~ ^{he} executed the same in ~~their~~ ^{his} authorized capacities, and that by ~~their~~ ^{his} signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand an official seal

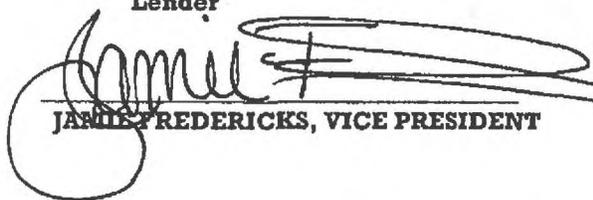

(com exp.)

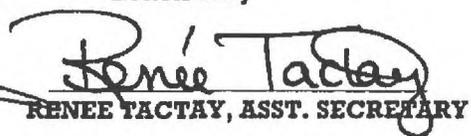


05 1431270

SCME MORTGAGE BANKERS, INC.
A California Corporation
Lender

Mortgage Electronic Registration
Systems, Inc. ("MERS"),
Beneficiary


JAMIE FREDERICKS, VICE PRESIDENT

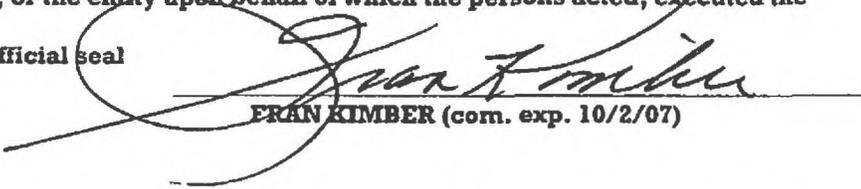

RENEE TACTAY, ASST. SECRETARY

(ACKNOWLEDGMENT FOR CORPORATION)

STATE OF CALIFORNIA County of SAN DIEGO

On this 5 day of May 2005, before me, FRAN KIMBER Notary Public, personally appeared JAMIE FREDERICKS AND RENEE TACTAY personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal


FRAN KIMBER (com. exp. 10/2/07)



80-490767

FIRST AMERICAN TITLE COMPANY of LOS ANGELES RE-PURCHASE OPTION

This Agreement is entered into this 13th day of May, 1980, between Edward Lei and Jean Lei (hereinafter referred to as Buyer) and Strathern Associates, a limited partnership, (hereinafter referred to as Seller).

WITNESSETH

- Buyer is purchasing real property from Seller legally described as Lot 33 Tract 33514 as per map recorded in Book 894 Page 75-76 in the office of the County Recorder of Los Angeles, State of California.
- Buyer hereby warrants that this purchase is not for speculation or investment purposes, and hereby grants to Seller the option to re-purchase subject property at Buyer's original cost (original cost shall include closing costs and options which were installed as part of the original purchase) in the event Buyer does not occupy subject premises for a minimum of six (6) consecutive months following the recording of this document.
- This option to re-purchase expires six (6) months after the recording of this document.

FEE \$3 M

In witness whereof the parties hereto have executed this Agreement on the day and year first above mentioned.

2107-22-73

STRATHERN ASSOCIATES, a limited partnership
BY: Joel A. Rottman
Joel A. Rottman, General Partner

Edward Lei
Jean Lei
Edward Lei
Jean Lei

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA
MAY 16 1980 AT 8 A.M.
Recorder's Office

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES VENTURA

On May 13, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Joel A. Rottman, known to me to be the General Partner of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Mary A. Alford
MARY A. ALFORD
Name (Typed or Printed)

OFFICIAL SEAL
MARY A. ALFORD
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires MAY 22, 1981

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES VENTURA

On May 13, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Edward Lei and Jean Lei

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

WITNESS my hand and official seal.

Signature Mary A. Alford
MARY A. ALFORD
Name (Typed or Printed)

OFFICIAL SEAL
MARY A. ALFORD
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires MAY 22, 1981

886833-19

3/15/05

RECORDING REQUESTED BY:

Cuesta Title Company
Escrow No. 504025-MK
Title Order No. 370248964

05 0585965 ²

When Recorded Mail Document To:

Charles C. Lei
2052 Elkwood Street
Canoga Park, Ca. 91306

Stewart Title

RECORDER'S MEMO: When received document contained stain(s).

D. J. Blawie

DEPUTY

APN: 2107-22-73

SPACE ABOVE THIS LINE FOR RECORDER'S USE

POWER OF ATTORNEY - SPECIAL

KNOW ALL MEN BY THESE PRESENTS

that Jean Lei has (have) made, constituted and appointed, and by these presents does(do) hereby make, constitute and appoint Charles C. Lei, my(our) true and lawful Attorney(ies) for me(us) and in my(our) name, place and stead to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever as are now or shall hereafter become due, owing, payable, or belonging to the undersigned; and have, use, and take all lawful ways and means in the name of the undersigned, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittance or other sufficient discharges for the same, for the undersigned, and in the name of the undersigned to make, seal, and deliver the same; to compromise any and all debts owing by the undersigned, and to convey, transfer, and/or assign any property of any kind or character belonging to the undersigned in satisfaction of any debt owing by us or either of us; to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the seisin and possession of all lands, and all deeds, and other assurances in the law therefor; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage, convey in trust, and hypothecate lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as said attorney shall think fit; to exchange real or personal property for other real or personal property, and to execute and deliver the necessary instruments of transfer or conveyance to consummate such exchange; to execute and deliver subordination agreements subordinating any lien, encumbrance or other right in real or personal property to any other lien, encumbrance, or other right therein; also to bargain and agree for, buy, sell, mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, including authority to utilize my eligibility for V A Guaranty; also to transfer, assign, and deliver stock and the certificate or certificates evidencing the ownership of the same; and to make, do, and transact all and every kind of business of what nature and kind soever; and, also, for the undersigned and in the name(s) and as the act and deed of the undersigned, to sign, seal, execute, deliver, and acknowledge such deeds, covenants, leases, indentures, agreements, mortgages, deeds of trust, hypothecations, assignments, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases, and satisfactions of mortgage, judgement and other debts, and such other instruments in writing, of whatever kind of nature, as may be reasonable, advisable, necessary or proper in the premises. Each and all of the powers herein granted shall be exercised by said Attorney as to the following described property only: (Commonly known as 2052 El Wood Street, Canoga Park, CA 91306), and mor particularly described on Exhibit "One" attached hereto and made a part hereof by reference.

3/15/05

3

APN: 2107-22-73

GIVING AND GRANTING unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as the undersigned might or could do if personally present, the undersigned hereby expressly ratifying and confirming all that said Attorney shall lawfully do or cause to be done by virtue of these presents.

Dated: January 28, 2005

Jean Lei
Jean Lei
A.k.a. Jean Chin Chu Lei
STATE OF CALIFORNIA
COUNTY OF San Diego
Taiwan
City of Taipei
American Institute in
Taiwan, Taipei Office } SS

Jess Lee

ON February 14, 2005 before me, Brian J. Fouss
Lei, Jean Chin Chu Special Notary (PL96-8) personally appeared

~~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 B. J. Fouss
Brian J. Fouss
Special Notary (PL96-8)
Duly appointed and qualified
My commission expires: December 5, 2005

3/15/05

2

RECORDING REQUESTED BY:

Cuesta Title Company
Escrow No. 504025-MK
Title Order No. 370248964

05 0585966

When Recorded Mail Document To:

Charles Lei
2052 Elkwood Street
Canoga Park, Ca. 91306

Stewart Title

APN: 2107-22-73

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA,

COUNTY OF Los Angeles,

Charles C. Lei, of legal age, being first duly sworn, and deposes and says:

That * ~~David~~-Yu Lei ✓
~~Edward Lei~~, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Edward Lei named as one of the parties in that certain Quitclaim Deed dated September 10, 1987 executed by Edward Lei and Jean Lei, Husband and Wife to Edward Lei and Jean Lei, Husband and Wife, and Charles C. Lei, a single man, all as Joint Tenants, recorded as Instrument No. 87-1471784, on September 14, 1987, of Official Records of Los Angeles County, California, covering the following described property situated in the City of Los Angeles, County of Los Angeles, State of California:

Lot 33 of Tract 33514, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 894, Pages 75 and 76 of Maps in the Office of the County Recorder of said County.

Charles C. Lei
A.k.a. Charles Chi-Lu Lei

DATED: January 28, 2005

People's Republic of China)
Municipality of Beijing)
Embassy of the United) SS:
States of America)

SUBSCRIBED AND SWORN TO before me

this 04 day of March, 2005
by Charles Chi-Lu Lei, personally
~~known to me~~ or proved to me on the basis of
satisfactory evidence to be the person(s) who appeared
before me.

Signature
Gemma W. Bishop
Consular Associate



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. 5435034)

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 33514 33 M B 894-75/76

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.

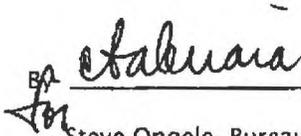
APN 2107-022-073
AKA 20252 W ELKWOOD ST
LOS ANGELES

Owner:

LEI JEAN AND
20252 ELKWOOD ST
CANOGA PARK CA, 91306

DATED: This 06th Day of June, 2012

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **August 18, 2015**

JOB ADDRESS: **20252 WEST ELKWOOD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2107-022-073**

Last Full Title: **07/23/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). EDWARD LEI AND JEAN LEI AND CHARLES C. LEI
20252 ELKWOOD ST.
CANOGA PARK, CA 91306
CAPACITY: OWNERS

- 2). GIBRALTAR SAVINGS AND LOAN ASSN.
P.O. BOX 9091
VAN NUYS, CA 91409
CAPACITY: INTERESTED PARTIES

- 3). JESS HAY
P.O. BOX 655644
DALLAS, TX 75265
CAPACITY: INTERESTED PARTIES

- 4). LOMAS MORTGAGE USA
1600 VICEROY DRIVE, 4TH FLOOR
DALLAS, TX 75235
CAPACITY: INTERESTED PARTIES

- 5). BANKERS TRUST CO.
130 LIBERTY ST.
NEW YORK, N.Y. 10006
CAPACITY: INTERESTED PARTIES

- 6). SCME MORTGAGE BANKERS, INC.
6265 GREENWICH DR. #200
SAN DIEGO, CA 92122
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
20252 ELKWOOD ST, CANOGA PARK, CA 91306-2314



Owner Information

Owner Name: **LEI JEAN & CHARLES C**
 Mailing Address: **20252 ELKWOOD ST, CANOGA PARK CA 91306-2314 C016**
 Vesting Codes: **MW // JT**

Location Information

Legal Description:	TR=33514 LOT 33	APN:	2107-022-073
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1341.04 / 2	Subdivision:	33514
Township-Range-Sect:		Map Reference:	12-E2 /
Legal Book/Page:	894-75	Tract #:	33514
Legal Lot:	33	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WIN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/15/2005 / 02/23/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	585968
Document #:	585967		

Last Market Sale Information

Recording/Sale Date:	05/16/1980 /	1st Mtg Amount/Type:	\$140,500 / CONV
Sale Price:	\$175,600	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	490768	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$58.57
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	BUILT-IN	Construction:	FRAME
Living Area:	2,998	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	9	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1980 / 1980	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	GOOD
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE;SHED;WETBAR				

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,813	Lot Width/Depth:	52 x 152	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

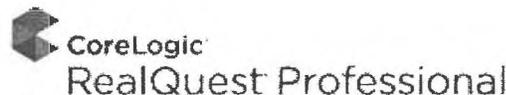
Tax Information

Total Value:	\$322,488	Assessed Year:	2014	Property Tax:	\$4,152.47
Land Value:	\$106,542	Improved %:	67%	Tax Area:	16
Improvement Value:	\$215,946	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$316,888				

Comparable Sales Report

For Property Located At

20252 ELKWOOD ST, CANOGA PARK, CA 91306-2314



12 Comparable(s) Selected.

Report Date: 08/18/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$175,600	\$445,000	\$650,000	\$574,292
Bldg/Living Area	2,998	2,587	3,256	2,959
Price/Sqft	\$58.57	\$147.55	\$227.02	\$194.75
Year Built	1980	1954	2005	1982
Lot Area	7,813	5,075	8,914	6,398
Bedrooms	5	3	5	4
Bathrooms/Restrooms	4	2	4	3
Stories	2.00	1.00	2.00	1.86
Total Value	\$322,488	\$288,319	\$586,000	\$428,393
Distance From Subject	0.00	0.08	0.47	0.20

* = user supplied for search only

Comp #:1		Distance From Subject:0.08 (miles)		
Address: 7868 OSO AVE, WINNETKA, CA 91306-2236				
Owner Name: ESPINOZA MANUEL B JR & DOMINICA C				
Seller Name: TOBMAN DAVID R & MADELYN J				
APN:	2107-011-069	Map Reference:	12-E2 /	Living Area: 3,229
County:	LOS ANGELES, CA	Census Tract:	1341.04	Total Rooms: 9
Subdivision:	33285	Zoning:	LAR1	Bedrooms: 4
Rec Date:	04/24/2015	Prior Rec Date:	01/20/1993	Bath(F/H): 3 /
Sale Date:	03/11/2015	Prior Sale Date:		Yr Built/Eff: 1978 / 1978
Sale Price:	\$605,000	Prior Sale Price:		Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style: CONVENTIONAL
Document #:	464512	Acres:	0.12	Fireplace: Y / 3
1st Mtg Amt:	\$618,007	Lot Area:	5,403	Pool: POOL
Total Value:	\$347,675	# of Stories:	2.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: BUILT-IN

Comp #:2		Distance From Subject:0.11 (miles)		
Address: 20340 ARMINTA ST, WINNETKA, CA 91306-2214				
Owner Name: THOMPSON JASON				
Seller Name: HASEN MARK				
APN:	2107-013-063	Map Reference:	12-E2 /	Living Area: 3,256
County:	LOS ANGELES, CA	Census Tract:	1341.04	Total Rooms: 8
Subdivision:	33515	Zoning:	LAR1	Bedrooms: 4
Rec Date:	07/10/2015	Prior Rec Date:	04/05/1993	Bath(F/H): 3 /
Sale Date:	06/01/2015	Prior Sale Date:		Yr Built/Eff: 1979 / 1979
Sale Price:	\$575,000	Prior Sale Price:	\$250,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONTEMPORARY
Document #:	831611	Acres:	0.12	Fireplace: Y / 2
1st Mtg Amt:		Lot Area:	5,075	Pool:
Total Value:	\$426,078	# of Stories:	2.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:3		Distance From Subject:0.11 (miles)		
Address: 20252 HEMMINGWAY ST, WINNETKA, CA 91306-2259				
Owner Name: SEE MARC & CATHERINE				
Seller Name: VARMA RAKESH & ABHA				
APN:	2107-011-071	Map Reference:	12-E2 /	Living Area: 3,244
County:	LOS ANGELES, CA	Census Tract:	1341.04	Total Rooms: 8
Subdivision:	35327	Zoning:	LAR1	Bedrooms: 4
Rec Date:	02/10/2015	Prior Rec Date:	04/09/1992	Bath(F/H): 3 /
Sale Date:	01/09/2015	Prior Sale Date:	03/1992	Yr Built/Eff: 1979 / 1979
Sale Price:	\$630,000	Prior Sale Price:	\$293,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	148466	Acres:	0.14	Fireplace: Y / 3
1st Mtg Amt:	\$608,973	Lot Area:	6,250	Pool: POOL
Total Value:	\$421,928	# of Stories:	2.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:4		Distance From Subject:0.11 (miles)		
Address: 20242 HEMMINGWAY ST, WINNETKA, CA 91306-2365				
Owner Name: LY HUNG T				
Seller Name: KHAKNEGAR REZA				

APN:	2107-011-101	Map Reference:	/	Living Area:	2,828
County:	LOS ANGELES, CA	Census Tract:	1341.04	Total Rooms:	
Subdivision:	46747	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/06/2015	Prior Rec Date:	03/14/2001	Bath(F/H):	3 /
Sale Date:	11/24/2014	Prior Sale Date:	02/14/2001	Yr Built/Eff:	2000 / 2000
Sale Price:	\$570,000	Prior Sale Price:	\$350,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	11932	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$416,000	Lot Area:	6,386	Pool:	
Total Value:	\$430,216	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	5	Distance From Subject:	0.11 (miles)
Address:	20204 ARMINTA ST, CANOGA PARK, CA 91306-2308		
Owner Name:	ANTUNEZ DANIEL/LOPEZ MARIA D		
Seller Name:	NASER FAWAD A		
APN:	2107-023-070	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.04
Subdivision:		Zoning:	LAR1
Rec Date:	07/31/2015	Prior Rec Date:	12/02/2014
Sale Date:	07/23/2015	Prior Sale Date:	11/25/2014
Sale Price:	\$615,000	Prior Sale Price:	\$475,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	935404	Acres:	0.17
1st Mtg Amt:	\$300,000	Lot Area:	7,353
Total Value:	\$313,437	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,709
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1991 / 1991
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	6	Distance From Subject:	0.18 (miles)
Address:	20438 ELKWOOD ST, WINNETKA, CA 91306-2234		
Owner Name:	ALEXANDER JOSEPH		
Seller Name:	MENDOZA GENE E		
APN:	2107-013-077	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.04
Subdivision:	36958	Zoning:	LAR1
Rec Date:	02/25/2015	Prior Rec Date:	07/09/1998
Sale Date:	02/24/2015	Prior Sale Date:	04/17/1998
Sale Price:	\$500,000	Prior Sale Price:	\$235,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	203300	Acres:	0.14
1st Mtg Amt:	\$375,000	Lot Area:	6,045
Total Value:	\$300,520	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,778
		Total Rooms:	9
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1980 / 1980
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	BUILT-IN

Comp #:	7	Distance From Subject:	0.18 (miles)
Address:	7735 CASABA AVE, WINNETKA, CA 91306-2256		
Owner Name:	JUTLA JASWINDER S & BARINDERJIT		
Seller Name:	BROWN LARRY K		
APN:	2107-014-048	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.04
Subdivision:	44947	Zoning:	LAR1
Rec Date:	03/25/2015	Prior Rec Date:	07/25/1990
Sale Date:	02/11/2015	Prior Sale Date:	07/1990
Sale Price:	\$500,000	Prior Sale Price:	\$330,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	319915	Acres:	0.12
1st Mtg Amt:	\$483,312	Lot Area:	5,248
Total Value:	\$485,544	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,664
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1989 / 1989
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	8	Distance From Subject:	0.21 (miles)
Address:	20338 KESWICK ST, WINNETKA, CA 91306-2406		
Owner Name:	VALERA DEBBIE		
Seller Name:	ALEXANDER JOSEPH		
APN:	2114-002-034	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1341.04
Subdivision:		Zoning:	LARS
Rec Date:	12/10/2014	Prior Rec Date:	07/17/2014
Sale Date:	11/19/2014	Prior Sale Date:	06/17/2014
Sale Price:	\$565,000	Prior Sale Price:	\$448,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1336476	Acres:	0.20
1st Mtg Amt:	\$554,766	Lot Area:	8,914
Total Value:	\$470,504	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,587
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1970 / 1970
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	9	Distance From Subject:	0.27 (miles)
Address:	7820 MASON AVE, WINNETKA, CA 91306-2222		
Owner Name:	BADICA MIHAIL & LARISA V/BALAN CORINA L		
Seller Name:	JACOBS KRISTINA		
APN:	2107-013-082	Map Reference:	/
		Living Area:	3,014

County:	LOS ANGELES, CA	Census Tract:	1341.04	Total Rooms:	
Subdivision:		Zoning:	LAR1	Bedrooms:	5
Rec Date:	06/02/2015	Prior Rec Date:	07/23/2008	Bath(F/H):	4 /
Sale Date:	05/08/2015	Prior Sale Date:	07/01/2008	Yr Built/Eff:	2005 / 2005
Sale Price:	\$600,000	Prior Sale Price:	\$505,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	643220	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$480,000	Lot Area:	5,441	Pool:	
Total Value:	\$530,495	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10		Distance From Subject:	0.28 (miles)
Address:	20220 BALTAR ST, WINNETKA, CA 91306-1830		
Owner Name:	NEMIROVSKY EUGENE & MICHELLE		
Seller Name:	WESTCLIFF REALTY LLC		
APN:	2107-017-129	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	31216	Zoning:	LAR1
Rec Date:	08/03/2015	Prior Rec Date:	11/09/2005
Sale Date:	06/30/2015	Prior Sale Date:	11/04/2005
Sale Price:	\$650,000	Prior Sale Price:	\$708,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	944156	Acres:	0.15
1st Mtg Amt:	\$520,000	Lot Area:	6,426
Total Value:	\$586,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,949
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1984 / 1984
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

Comp #:11		Distance From Subject:	0.29 (miles)
Address:	20442 STRATHERN ST, CANOGA PARK, CA 91306-2230		
Owner Name:	LOGAN NANCY K & WILLIAM C		
Seller Name:	THELIN LENA M 2006 TRUST		
APN:	2107-024-032	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.04
Subdivision:	33285	Zoning:	LAR1
Rec Date:	06/25/2015	Prior Rec Date:	01/19/1979
Sale Date:	06/19/2015	Prior Sale Date:	
Sale Price:	\$636,500	Prior Sale Price:	\$140,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	761958	Acres:	0.14
1st Mtg Amt:	\$504,000	Lot Area:	5,932
Total Value:	\$288,319	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,229
		Total Rooms:	9
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1978 / 1978
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 3
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:12		Distance From Subject:	0.47 (miles)
Address:	8134 MASON AVE, WINNETKA, CA 91306-1812		
Owner Name:	BOYADJIAN BERJOUHI B		
Seller Name:	HSBC BANK USA 2006-14		
APN:	2107-008-011	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	14094	Zoning:	LARS
Rec Date:	05/14/2015	Prior Rec Date:	07/19/2004
Sale Date:	04/29/2015	Prior Sale Date:	05/20/2004
Sale Price:	\$445,000	Prior Sale Price:	\$425,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	561135	Acres:	0.19
1st Mtg Amt:	\$356,000	Lot Area:	8,304
Total Value:	\$540,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,016
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1954 / 1970
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **August 18, 2015**

JOB ADDRESS: **20252 WEST ELKWOOD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2107-022-073**

CASE#: **438129**

ORDER NO: **A-2928714**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 19, 2012**

COMPLIANCE EXPECTED DATE: **February 09, 2012**

DATE COMPLIANCE OBTAINED: **June 06, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2928714

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHIA L. BROWN
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ELENORE A. WILLIAMS

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

LEI,JEAN AND
20252 ELKWOOD ST
CANOGA PARK, CA 91306

On JAN 13 2012 the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 438129
ORDER #: A-2928714
EFFECTIVE DATE: January 19, 2012
COMPLIANCE DATE: February 09, 2012

OWNER OF
SITE ADDRESS: 20252 W ELKWOOD ST
ASSESSORS PARCEL NO.: 2107-022-073
ZONE: R1; One-Family Zone

Signature

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

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

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

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

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

VIOLATION(S):

1. Over height fence(s) in the required front and side yard(s).

You are therefore ordered to: Reduce the height of the fence in the required front yard to the maximum allowable height of 3 and 1/2 feet above grade and at the side yard to a maximum allowable height of 8 feet.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

Location: Single family residence.

Comments: Landscape features such as trees, shrubs, flowers or plants may not produce a hedge effect that would constitute an over height fence.

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.



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

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

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

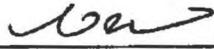
PENALTY WARNING:

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

APPEAL PROCEDURES:

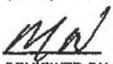
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (818)374-9864. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 13, 2012

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


REVIEWED BY