

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

December 2, 2014

Council District: # 7

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

JOB ADDRESS: 13282 WEST BEAVER STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2511-027-005

On September 16, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13282 West Beaver 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.

Pursuant to Section 98.0421, the property owner was issued an order on September 16, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	445.26
Title Report fee	42.00
Grand Total	\$ 1,733.82

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 **\$1,733.82** 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 **\$1,733.82** 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 L. WOLCOTT, CITY CLERK

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. T10600
Dated as of: 07/25/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2511-027-005

Property Address: 13282 W BEAVER ST / City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: FABIOLA BRAVO, A SINGLE WOMAN.

Grantee: JOSE MIGUEL TORRES AND MARIA GUADALUPE TORRES, HUSBAND AND WIFE AS JOINT TENANTS.

Instrument: 00/0226253

Book/Page: N/A

Dated: 11/05/1999

Recorded: 02/14/2000

MAILING ADDRESS: JOSE MIGUEL TORRES AND MARIA GUADALUPE TORRES,
13282 BEAVER ST, SYLMAR, CALIFORNIA 91342.

SCHEDULE B

LEGAL DESCRIPTION

LOT 20 OF TRACT NO. 9293, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 129 PAGES 89 AND 90 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOSE MIGUEL TORRES AND MARIA GUADALUPE TORRES, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: PLACER SIERRA BANK

Trustee: LAND AMERICA COMMONWEALTH

Instrument: 20070258348

Book/Page: N/A

Amount: \$1,177,000.00

Open Ended: NO

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. T10600

SCHEDULE B (Continued)

Dated: 01/30/2007

Recorded: 02/06/2007

Maturity Date: 01/30/2037

MAILING ADDRESS: PLACER SIERRA BANK, LOAN OPERATION DEPARTMENT,
P.O BOX 6378, AUBURN, CA 95604.

SENT TAX NOCIES TO: JOSE MIGUEL TORRES, MARIA GUADALUPE, TORRES,
13282 BEAVER STREET, SYLMAR, CA 91342.

ADDITIONAL MAILING ADDRESS: PLACER SIERRA BANK, SBA DEPARTMENT,
P.O. BOX 131690, CARLSBAD, CA 92013-1690.

MAILING ADDRESS: LAND AMERICA COMMONWEALTH,
750 'B' STREET, SUITE 3000, SAN DIEGO, CA 92101.

ASSIGNMENT OF RENTS, DATED 01/30/2007, RECORDED 02/06/2007 AS INSTRUMENT
NO. 20070258349.

MAILING ADDRESS: PLACER SIERRA BANK, LOAN OPERATION DEPARTMENT,
P.O BOX 6378, AUBURN, CA 95604.

MAILING ADDRESS STATEMENT TO: JOSE MIGUEL TORRES, MARIA GUADALUPE, TORRES,
13282 BEAVER STREET, SYLMAR, CA 91342.

ADDITIONAL MAILING ADDRESS: PLACER SIERRA BANK, SBA DEPARTMENT,
P.O. BOX 131690, CARLSBAD, CA 92013-1690.

REQUEST FOR NOTICE OF DEFAULT, DATED 10/24/2008, RECORDED 11/06/2008 AS
INSTRUMENT NO. 20081969083.

MAILING ADDRESS: WELLS FARGO BANK, N.A, BBG LOAN SERVICING GROUP, MAC#U1851-015 (RELEASES),
P.O. BOX 8203, BOISE, ID 83707-2203.

ADDITIONAL MAILING ADDRESS: WELLS FARGO BANK, N.A, BBG LOAN
SERVICING GROUP, MAC#U1851-015 (RELEASES),
P.O. BOX 8203, BOISE, ID 83707-2203

Order No
Escrow No
Loan No

00 0226253 ²

WHEN RECORDED MAIL TO
JOSE MIGUEL TORRES &
MARIA GUADALUPE TORRES
13282 BEAVER ST.
SYLMAR, CALIFORNIA 91342

MAIL TAX STATEMENTS TO
SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE - 0 -

Computed on the consideration or value of property conveyed, OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale

Maria A. Torres
Signature of Declarant or Agent determining Tax — Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
FABIOLA BRAVO, a single woman.

hereby GRANT(S) to

JOSE MIGUEL TORRES And MARIA GUADALUPE TORRES, husband and wife

as joint tenants.
the real property in the City of Los Angeles
County of Los Angeles

, State of California, described as

Lot 20 of tract No. 9293, In the city of Los Angeles, county of
Los Angeles, state of California, as per map recorded in book 129
Pages 89 and 90 of maps, in the office of the county recorder of
Said county.

" This is a bonafide gift and the grantor received nothing in
Return, R&T11911. "

Dated NOVEMBER 5, 1999

FABIOLA BRAVO

STATE OF CALIFORNIA :SS
COUNTY OF Los Angeles

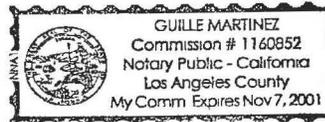
FABIOLA BRAVO

On FEBRUARY 5, 2000 before me,

Guille Martinez
personally appeared

FABIOLA BRAVO

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 *Guille Martinez*

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FATCOI A 72 (6/94)

RECORDATION REQUESTED BY:

LandAmerica Commercial Services

572 0641

WHEN RECORDED MAIL TO:

Placer Sierra Bank
Loan Operations Department
P O Box 6378
Auburn, CA 95604

SEND TAX NOTICES TO:

Jose Miguel Torres
Maria Guadalupe Torres
13282 Beaver Street
Sylmar, CA 91342

02/08/07



20070258348

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FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated January 30, 2007, among Jose Miguel Torres and Maria Guadalupe Torres, husband and wife as joint tenants ("Trustor"); Placer Sierra Bank, whose address is Placer Sierra Bank - SBA Department, P.O. Box 131690, Carlsbad, CA 92013-1690 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and LandAmerica Commonwealth, whose address is 750 "B" Street, Suite 3000, San Diego, CA 92101 (referred to below as "Trustee").

CONVEYANCE AND GRANT For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Los Angeles County, State of California:

See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 13282 Beaver Street, Sylmar, CA 91342. The Assessor's Parcel Number for the Real Property is 2511-027-005.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

TRUSTOR'S REPRESENTATIONS AND WARRANTIES. Trustor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Trustor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Trustor and do not result in a violation of any law, regulation, court decree or order applicable to Trustor; (d) Trustor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Trustor about Borrower (including without limitation the creditworthiness of Borrower).

TRUSTOR'S WAIVERS. Except as prohibited by applicable law, Trustor waives any right to require Lender to (a) make any presentment, protest, demand, or notice of any kind, including notice of change of any terms of repayment of the indebtedness, default by Borrower or any other guarantor or surety, any action or nonaction taken by Borrower, Lender, or any other guarantor or surety of Borrower, or the creation of new or additional indebtedness; (b) proceed against any person, including Borrower, before proceeding against Trustor; (c) proceed against any collateral for the indebtedness, including Borrower's collateral, before proceeding against Trustor; (d) apply any payments or proceeds received against the indebtedness in any order; (e) give notice of the terms, time, and place of any sale of any collateral pursuant to the Uniform Commercial Code or any other law governing such sale; (f) disclose any information about the indebtedness, Borrower, any collateral, or any other guarantor or surety, or about any action or nonaction of Lender; or (g) pursue any remedy or course of action in Lender's power whatsoever.

Trustor also waives any and all rights or defenses arising by reason of (h) any disability or other defense of Borrower, any other guarantor or surety or any other person; (i) the cessation from any cause whatsoever, other than payment in full, of the indebtedness; (j) the application of proceeds of the indebtedness by Borrower for purposes other than the purposes understood and intended by Trustor and Lender; (k) any act of omission or commission by Lender which directly or indirectly results in or contributes to the discharge of Borrower or any other guarantor or surety, or the indebtedness, or the loss or release of any collateral by operation of law or otherwise; (l) any statute of limitations in any action under this Deed of Trust or on the indebtedness; or (m) any modification or change in terms of the indebtedness, whatsoever, including without

DEED OF TRUST
(Continued)

Loan No: 3136317

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CERTIFICATE OF ACKNOWLEDGMENT

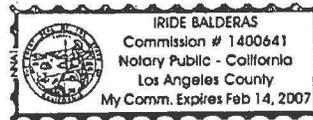
STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On FEBRUARY 2, 2007 before me, IRIDE BALDERAS, A NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared Jose Miguel Torres and Maria Guadalupe Torres, 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



(Seal)

(DO NOT RECORD)
REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

As: _____

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Loan No: 3136317

DEED OF TRUST
(Continued)

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used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means Placer Sierra Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated January 30, 2007, in the original principal amount of \$1,177,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future leases, rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property together with the cash proceeds of the Rents.

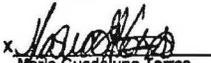
Trustee. The word "Trustee" means LandAmerica Commonwealth, whose address is 750 "B" Street, Suite 3000, San Diego, CA 92101 and any substitute or successor trustees.

Trustor. The word "Trustor" means Jose Miguel Torres and Maria Guadalupe Torres.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE NOTE SECURED BY THIS DEED OF TRUST.

TRUSTOR:

X 
Jose Miguel Torres

X 
Maria Guadalupe Torres

07 0258348

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RECORDATION REQUESTED BY:

LandAmerica Commercial Services

02/06/07



20070258349

WHEN RECORDED MAIL TO:

Placer Sierra Bank
Loan Operations Department
P O Box 6378
Auburn, CA 95604

SEND TAX NOTICES TO:

Jose Miguel Torres
Maria Guadalupe Torres
13282 Beaver Street
Sylmar, CA 91342

FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated January 30, 2007, is made and executed between Jose Miguel Torres and Maria Guadalupe Torres, husband and wife as joint tenants (referred to below as "Grantor") and Placer Sierra Bank, whose address is P.O. Box 131690, Carlsbad, CA 92013-1690 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Los Angeles County, State of California:

~ See Exhibit A, which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 13282 Beaver Street, Sylmar, CA 91342. The Assessor's Parcel Number for the Property is 2511-027-005.

This is an absolute assignment of Rents made in connection with an obligation secured by property pursuant to California Civil Code section 2938.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER AND GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Except as prohibited by applicable law, Grantor waives any right to require Lender to (a) make any presentment, protest, demand, or notice of any kind, including notice of change of any terms of repayment of the indebtedness, default by Borrower or any other guarantor or surety, any action or nonaction taken by Borrower, Lender, or any other guarantor or surety of Borrower, or the creation of new or additional indebtedness; (b) proceed against any person, including Borrower, before proceeding against Grantor; (c) proceed against any collateral for the indebtedness including Borrower's collateral, before proceeding against Grantor; (d) apply any payments or proceeds received against the indebtedness in any order; (e) give notice of the terms, time, and place of any sale of any collateral pursuant to the Uniform Commercial Code or any other law governing such sale; (f) disclose any information about the indebtedness, Borrower, any collateral, or any other guarantor or surety, or about any action or nonaction of Lender; or (g) pursue any remedy or course of action in Lender's power whatsoever.

Grantor also waives any and all rights or defenses arising by reason of (h) any disability or other defense of Borrower, any other guarantor or surety or any other person; (i) the cessation from any cause whatsoever, other than payment in full, of the indebtedness; (j) the application of proceeds of the indebtedness by Borrower for purposes other than the purposes understood and intended by Grantor and Lender; (k) any act of omission or commission by Lender which directly or indirectly results in or contributes to the discharge of Borrower or any other guarantor or surety, or the indebtedness, or the loss or release of any collateral by operation of law or otherwise; (l) any statute of limitations in any action under this Assignment or on the indebtedness; or (m) any modification or change in terms of the indebtedness, whatsoever, including without limitation, the renewal, extension, acceleration, or other change in the time payment of the indebtedness is due and any change in the interest rate.

Grantor waives all rights and defenses arising out of an election of remedies by Lender, even though that election of remedies, such as non-judicial foreclosure with respect to security for a guaranteed obligation, has destroyed Grantor's rights of subrogation and reimbursement against Borrower by the operation of Section 580d of the California Code of Civil Procedure, or otherwise.

Grantor waives all rights and defenses that Grantor may have because Borrower's obligation is secured by real property. This means among other things: (1) Lender may collect from Grantor without first foreclosing on any real or personal property collateral pledged by Borrower. (2) If Lender forecloses on any real property collateral pledged by Borrower, (A) The amount of Borrower's obligation may be reduced only by the price for which the collateral is sold at the foreclosure sale, even if the collateral is worth more than the sale price. (B) Lender may collect from Grantor even if Lender, by foreclosing on the real property collateral, has destroyed any right Grantor may have to collect from Borrower. This is an unconditional and irrevocable waiver of any rights and defenses Grantor may have because Borrower's obligation is secured by real property. These rights and defenses include, but are not limited to, any rights and defenses based upon Section 580a, 580b, 580d, or 726 of the Code of

RECORDED CONCURRENTLY HERewith

ASSIGNMENT OF RENTS (Continued)

Loan No: 3136317

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circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time

Borrower. The word "Borrower" means Jose Miguel Torres.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means Jose Miguel Torres and Maria Guadalupe Torres

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

Lender. The word "Lender" means Placer Sierra Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated January 30, 2007, in the original principal amount of \$1,177,000.00 from Borrower to Lender together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS DOCUMENT IS EXECUTED ON JANUARY 30, 2007.

GRANTOR:

X [Signature]
Jose Miguel Torres

X [Signature]
Maria Guadalupe Torres

07 0258349

ASSIGNMENT OF RENTS
(Continued)

Loan No: 3136317

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CERTIFICATE OF ACKNOWLEDGMENT

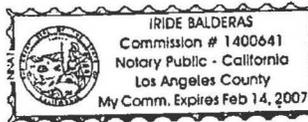
STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On FEBRUARY 2, 2007 before me, IRIDE BALDERAS, A NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared Jose Miguel Torres and Merla Guadalupe Torres, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were 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

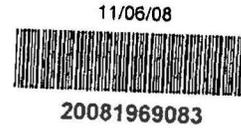


(Seal)

LASER PRO Lending, Ver. 8.34.00.003 Capr. Helmsland Financial Solutions, Inc. 1997-2007 All Rights Reserved CA C:\CAL\PLS\Q14 FC TR 18180 PR-4

07 0258349

RECORDING REQUESTED BY:
WELLS FARGO BANK, N.A.
BBG LOAN SERVICING GROUP
MAC #U1851-015 (RELEASES)
P. O. BOX 8203
BOISE, ID 83707-2203



WHEN RECORDED, MAIL TO:
WELLS FARGO BANK, N.A.
BBG LOAN SERVICING GROUP
MAC #U1851-015 (RELEASES)
P. O. BOX 8203
BOISE, ID 83707-2203

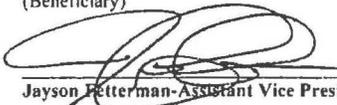
Customer No. 2177288342-18 LD

REQUEST FOR NOTICE OF DEFAULT

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 on February 06, 2007, as Instrument No. 20070258348, in Book NA, at Page NA, of the Official Records of the Los Angeles County, State of California, executed by Jose Miguel Torres and Maria Guadalupe Torres, husband and wife as Joint Tenants, as Trustor, in which Placer Sierra Bank is named as Beneficiary, and LandAmerica Commonwealth, as Trustee, be mailed to Wells Fargo Bank, N.A. at P.O. Box 8203, Boise, ID, 83707-2203.

Executed this 24 day of October, 2008.

Wells Fargo Bank, N.A., successor to Placer Sierra Bank
(Beneficiary)



Jayson Fetterman-Assistant Vice President

IDAHO ALL-PURPOSE ACKNOWLEDGMENT

STATE OF IDAHO

ss.

COUNTY OF ADA

On this 24 day of October, in the year of 2008, before me L. DeJuncker, a notary public, personally appeared Jayson Fetterman, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

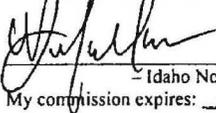

Idaho Notary Public
My commission expires: 5-19-11



EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **December 2, 2014**

JOB ADDRESS: **13282 WEST BEAVER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2511-027-005**

Last Full Title: **07/25/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE M. AND MARIA G. TORRES
13282 BEAVER STREET
SYLMAR, CA. 91342-2518
CAPACITY: OWNERS

- 2). PLACER SIERRA BANK
LOAN OPERATION DEPARTMENT
P.O. BOX 6378
AUBURN, CA. 95604
CAPACITY: INTERESTED PARTIES

- 3). PLACER SIERRA BANK
SBA DEPARTMENT
P.O. BOX 131690
CARLSBAD, CA. 92013-1690
CAPACITY: INTERESTED PARTIES

- 4). LAND AMERICA COMMONWEALTH
750 B STREET, SUITE 3000
SAN DIEGO, CA. 92101
CAPACITY: INTERESTED PARTIES

- 5). WELLS FARGO BANK, NA
BBG LOAN SERVICING GROUP, MAC #U1851-015 (RELEASES)
P.O. BOX 8203
BOISE, ID 83707-2203
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13282 BEAVER ST, SYLMAR, CA 91342-2518



Owner Information

Owner Name: **TORRES JOSE M & MARIA G**
 Mailing Address: **13282 BEAVER ST, SYLMAR CA 91342-2518 C008**
 Vesting Codes: **// JT**

Location Information

Legal Description:	TRACT # 9293 LOT 20	APN:	2511-027-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1061.12 / 1	Subdivision:	9293
Township-Range-Sect:		Map Reference:	3-A2 / 482-D2
Legal Book/Page:	129-89	Tract #:	9293
Legal Lot:	20	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/14/2000 /	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	226253		

Last Market Sale Information

Recording/Sale Date:	12/04/1998 / 09/17/1998	1st Mtg Amount/Type:	\$104,652 / FHA
Sale Price:	\$105,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	2206476
Document #:	2206475	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$97.95
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **NEWWEST MTG
 MEJIA CRISTOBAL J & CARMÉ**

Prior Sale Information

Prior Rec/Sale Date:	09/05/1986 / 06/1986	Prior Lender:	
Prior Sale Price:	\$86,000	Prior 1st Mtg Amt/Type:	\$84,181 / FHA
Prior Doc Number:	1170007	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,072	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1946 / 1968	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB COMPOSITION SHINGLE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	GOOD

Other Improvements: **FENCE;FENCED
YARD**

Site Information

Zoning:	LARA	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,684	Lot Width/Depth:	40 x 142	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$191,514	Assessed Year:	2014	Property Tax:	\$2,467.86
Land Value:	\$80,829	Improved %:	58%	Tax Area:	16
Improvement Value:	\$110,685	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$191,514				

Comparable Summary

For Property Located At



13282 BEAVER ST, SYLMAR, CA 91342-2518

20 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$105,000	\$270,000	\$435,000	\$357,155
Bldg/Living Area	1,072	981	1,232	1,132
Price/Sqft	\$97.95	\$260.16	\$372.43	\$315.81
Year Built	1946	1940	1962	1952
Lot Area	5,684	3,939	13,474	7,085
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.05
Total Value	\$191,514	\$51,348	\$333,069	\$149,987
Distance From Subject	0.00	0.12	0.48	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			13282 BEAVER ST	\$105,000	1946	2	2	12/04/1998	1,072	5,684	0.0
Comparables											
<input checked="" type="checkbox"/>	1		13364 HERRON ST	\$345,000	1952	4	1	03/26/2014	1,106	5,799	0.12
<input checked="" type="checkbox"/>	2		13372 HERRON ST	\$270,000	1952	3	1	09/19/2014	1,006	5,799	0.13
<input checked="" type="checkbox"/>	3		13322 SAYRE ST	\$290,000	1957	2	1	10/06/2014	993	3,939	0.15
<input checked="" type="checkbox"/>	4		13414 SAYRE ST	\$342,000	1947	3	2	07/18/2014	981	6,757	0.17
<input checked="" type="checkbox"/>	5		13330 AZTEC ST	\$322,000	1947	3	1	04/09/2014	987	5,255	0.2
<input checked="" type="checkbox"/>	6		13332 AZTEC ST	\$345,000	1951	3	1	02/25/2014	1,212	6,672	0.2
<input checked="" type="checkbox"/>	7		13336 AZTEC ST	\$350,100	1940	3	2	07/02/2014	1,083	5,214	0.2
<input checked="" type="checkbox"/>	8		13344 AZTEC ST	\$330,000	1950	3	1	04/18/2014	1,111	5,080	0.2
<input checked="" type="checkbox"/>	9		13337 AZTEC ST	\$355,000	1952	3	1	05/21/2014	1,232	5,197	0.2
<input checked="" type="checkbox"/>	10		13394 DYER ST	\$315,000	1955	4	2	09/30/2014	1,197	7,637	0.26
<input checked="" type="checkbox"/>	11		13524 SAYRE ST	\$385,000	1952	3	1	11/03/2014	1,224	6,750	0.32
<input checked="" type="checkbox"/>	12		13270 TRIPOLI AVE	\$400,000	1956	3	2	03/10/2014	1,173	6,817	0.37
<input checked="" type="checkbox"/>	13		13483 BERG ST	\$380,000	1955	4	2	08/27/2014	1,185	7,192	0.37
<input checked="" type="checkbox"/>	14		13418 BERG ST	\$370,000	1955	4	2	10/10/2014	1,197	7,519	0.38
<input checked="" type="checkbox"/>	15		13243 KISMET AVE	\$390,000	1957	3	2	06/03/2014	1,093	7,832	0.42
<input checked="" type="checkbox"/>	16		13226 KISMET AVE	\$405,000	1957	3	2	11/07/2014	1,128	9,656	0.42
<input checked="" type="checkbox"/>	17		13240 FENTON AVE	\$369,000	1958	3	2	06/16/2014	1,128	6,449	0.43
<input checked="" type="checkbox"/>	18		13638 BERG ST	\$320,000	1957	2	1	08/04/2014	1,230	5,600	0.43
<input checked="" type="checkbox"/>	19		13701 ELDRIDGE AVE	\$435,000	1946	3	1	09/05/2014	1,168	13,474	0.44
<input checked="" type="checkbox"/>	20		13204 AZORES AVE	\$425,000	1962	3	2	08/29/2014	1,208	13,060	0.48

Comparable Sales Report

For Property Located At

**13282 BEAVER ST, SYLMAR, CA 91342-2518****20 Comparable(s) Selected.**

Report Date: 11/19/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$105,000	\$270,000	\$435,000	\$357,155
Bldg/Living Area	1,072	981	1,232	1,132
Price/Sqft	\$97.95	\$260.16	\$372.43	\$315.81
Year Built	1946	1940	1962	1952
Lot Area	5,684	3,939	13,474	7,085
Bedrooms	2	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	2.00	1.05
Total Value	\$191,514	\$51,348	\$333,069	\$149,987
Distance From Subject	0.00	0.12	0.48	0.29

* = user supplied for search only

Comp #:1 Distance From Subject:0.12 (miles)
 Address: 13364 HERRON ST, SYLMAR, CA 91342-2548
 Owner Name: SANCHEZ OMAR A
 Seller Name: HORTON MICHAEL A
 APN: 2510-011-004 Map Reference: 3-A2 / 482-C2 Living Area: 1,106
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6
 Subdivision: 9179 Zoning: LARA Bedrooms: 4
 Rec Date: 03/26/2014 Prior Rec Date: 02/18/1987 Bath(F/H): 1 /
 Sale Date: 03/05/2014 Prior Sale Date: 11/1986 Yr Built/Eff: 1952 / 1952
 Sale Price: \$345,000 Prior Sale Price: \$88,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 303950 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$338,751 Lot Area: 5,799 Pool:
 Total Value: \$140,160 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:2 Distance From Subject:0.13 (miles)
 Address: 13372 HERRON ST, SYLMAR, CA 91342-2548
 Owner Name: 13372 HERRON STREET LLC
 Seller Name: BARRAGAN HOLDINGS LLC
 APN: 2510-011-006 Map Reference: 3-A2 / 482-C2 Living Area: 1,006
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6
 Subdivision: 9179 Zoning: LARA Bedrooms: 3
 Rec Date: 09/19/2014 Prior Rec Date: 12/30/1991 Bath(F/H): 1 /
 Sale Date: 09/10/2014 Prior Sale Date: 09/1991 Yr Built/Eff: 1952 / 1952
 Sale Price: \$270,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 995953 Acres: 0.13 Fireplace: /
 1st Mtg Amt: Total Value: \$53,754 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:3 Distance From Subject:0.15 (miles)
 Address: 13322 SAYRE ST, SYLMAR, CA 91342-2527
 Owner Name: LOPEZ GUSTAVO/LOPEZ MARIA C
 Seller Name: BENNETT MONA F
 APN: 2511-022-013 Map Reference: 3-A2 / 482-C2 Living Area: 993
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 9292 Zoning: LARA Bedrooms: 2
 Rec Date: 10/06/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 08/18/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1958
 Sale Price: \$290,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1053174 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$265,567 Lot Area: 3,939 Pool:
 Total Value: \$121,330 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:4 Distance From Subject:0.17 (miles)
 Address: 13414 SAYRE ST, SYLMAR, CA 91342-2348
 Owner Name: WALES JENNIFER J
 Seller Name: BOYER D O LIVING TRUST
 APN: 2510-010-003 Map Reference: 2-F2 / 482-C2 Living Area: 981
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 9179 Zoning: LARA Bedrooms: 3
 Rec Date: 07/18/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 06/16/2014 Prior Sale Date: Yr Built/Eff: 1947 / 1949
 Sale Price: \$342,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 743922 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$324,900 Lot Area: 6,757 Pool:
 Total Value: \$51,348 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:5 Distance From Subject:0.2 (miles)
 Address: 13330 AZTEC ST, SYLMAR, CA 91342-2329
 Owner Name: TORRES LOURDES V/RUIZ MONICA
 Seller Name: BUENNAGEL APRIL J
 APN: 2510-024-006 Map Reference: 3-A2 / 482-C3 Living Area: 987
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/09/2014 Prior Rec Date: 01/29/1997 Bath(F/H): 1 /
 Sale Date: 03/13/2014 Prior Sale Date: Yr Built/Eff: 1947 / 1947
 Sale Price: \$322,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 356868 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,255 Pool:
 Total Value: \$55,144 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL SHINGLE

Comp #:6 Distance From Subject:0.2 (miles)
 Address: 13332 AZTEC ST, SYLMAR, CA 91342-2329
 Owner Name: ALAMILLO CARLOS & LAURA
 Seller Name: BUENNAGEL APRIL
 APN: 2510-024-007 Map Reference: 3-A2 / 482-C3 Living Area: 1,212
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3
 Rec Date: 02/25/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 02/12/2014 Prior Sale Date: Yr Built/Eff: 1951 / 1951
 Sale Price: \$345,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 191922 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$338,751 Lot Area: 6,672 Pool:
 Total Value: \$57,355 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.2 (miles)
 Address: 13336 AZTEC ST, SYLMAR, CA 91342-2329
 Owner Name: HURTADO JOSEPHINE F
 Seller Name: WILSON THOMAS P
 APN: 2510-024-008 Map Reference: 3-A2 / 482-C3 Living Area: 1,083
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/02/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 06/24/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1941
 Sale Price: \$350,100 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 682563 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$343,660 Lot Area: 5,214 Pool:
 Total Value: \$54,149 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL SHINGLE

Comp #:8 Distance From Subject:0.2 (miles)
 Address: 13344 AZTEC ST, SYLMAR, CA 91342-2329
 Owner Name: HENRIQUEZ ELMER & VANESSA
 Seller Name: WILSON HARRY W JR
 APN: 2510-024-010 Map Reference: 3-A2 / 482-C3 Living Area: 1,111
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/18/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 02/04/2014 Prior Sale Date: Yr Built/Eff: 1950 / 1950
 Sale Price: \$330,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 399706 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$243,000 Lot Area: 5,080 Pool:
 Total Value: \$56,352 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL SHINGLE

Comp #:9 Distance From Subject:0.2 (miles)
 Address: 13337 AZTEC ST, SYLMAR, CA 91342-2329
 Owner Name: ANGUIANO VICTOR & MARTHA I
 Seller Name: LEWIS GREGG A
 APN: 2510-024-004 Map Reference: 3-A2 / 482-C3 Living Area: 1,232
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6
 Subdivision: 24333 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/21/2014 Prior Rec Date: 01/29/1997 Bath(F/H): 1 /
 Sale Date: 04/25/2014 Prior Sale Date: Yr Built/Eff: 1952 / 1952
 Sale Price: \$355,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 523673 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$348,570 Lot Area: 5,197 Pool:
 Total Value: \$56,947 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.26 (miles)
 Address: 13394 DYER ST, SYLMAR, CA 91342-2409
 Owner Name: LART INVESTMENTS INC
 Seller Name: ROSILLO HUGO E
 APN: 2511-006-007 Map Reference: 3-A2 / 482-C2 Living Area: 1,197
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 6
 Subdivision: 13829 Zoning: LAR1 Bedrooms: 4
 Rec Date: 09/30/2014 Prior Rec Date: 09/26/2008 Bath(F/H): 2 /
 Sale Date: 09/12/2014 Prior Sale Date: 08/19/2008 Yr Built/Eff: 1955 / 1955
 Sale Price: \$315,000 Prior Sale Price: \$290,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1029972 Acres: 0.18 Fireplace: /
 1st Mtg Amt: \$200,000 Lot Area: 7,637 Pool: POOL
 Total Value: \$304,640 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:11 Distance From Subject:0.32 (miles)
 Address: 13524 SAYRE ST, SYLMAR, CA 91342-2307
 Owner Name: GUERRERO JOSE J/GUERRERO ADILENE
 Seller Name: SNIDER FAMILY TRUST
 APN: 2510-015-010 Map Reference: 2-F2 / 482-C3 Living Area: 1,224
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 6
 Subdivision: 8886 Zoning: LARA Bedrooms: 3
 Rec Date: 11/03/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 10/02/2014 Prior Sale Date: Yr Built/Eff: 1952 / 1952
 Sale Price: \$385,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1161863 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$378,026 Lot Area: 6,750 Pool: POOL
 Total Value: \$126,724 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.37 (miles)
 Address: 13270 TRIPOLI AVE, SYLMAR, CA 91342-3232
 Owner Name: CHAPMAN CHRISTIAN L/NUNO SOFIA L
 Seller Name: LARE 2008 LLC
 APN: 2512-023-046 Map Reference: 3-A3 / 482-D3 Living Area: 1,173
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 21698 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/10/2014 Prior Rec Date: 11/01/2013 Bath(F/H): 2 /
 Sale Date: 03/04/2014 Prior Sale Date: 06/13/2013 Yr Built/Eff: 1956 / 1956
 Sale Price: \$400,000 Prior Sale Price: \$270,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 238990 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$392,755 Lot Area: 6,817 Pool:
 Total Value: \$270,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED
 GARAGE

Comp #:13 Distance From Subject:0.37 (miles)
 Address: 13483 BERG ST, SYLMAR, CA 91342-2406
 Owner Name: GONZALEZ JUAN N/LOPEZ SONIA
 Seller Name: BARRAGAN TOBLAS V .
 APN: 2511-003-029 Map Reference: 2-F1 / 482-C2 Living Area: 1,185
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 6
 Subdivision: 13829 Zoning: LARS Bedrooms: 4
 Rec Date: 08/27/2014 Prior Rec Date: 07/31/1998 Bath(F/H): 2 /
 Sale Date: 07/02/2014 Prior Sale Date: 06/22/1998 Yr Built/Eff: 1955 / 1955
 Sale Price: \$380,000 Prior Sale Price: \$134,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 900451 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$373,117 Lot Area: 7,192 Pool:
 Total Value: \$220,243 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL SHINGLE

Comp #:14 Distance From Subject:0.38 (miles)
 Address: 13418 BERG ST, SYLMAR, CA 91342-2405
 Owner Name: RODRIGUEZ RICARDO & ELIZABETH
 Seller Name: LOPEZ LUIS
 APN: 2511-004-012 Map Reference: 2-F2 / 482-C2 Living Area: 1,197
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 6
 Subdivision: 13829 Zoning: LAR1 Bedrooms: 4
 Rec Date: 10/10/2014 Prior Rec Date: 09/10/2009 Bath(F/H): 2 /
 Sale Date: 08/27/2014 Prior Sale Date: 05/29/2009 Yr Built/Eff: 1955 / 1955
 Sale Price: \$370,000 Prior Sale Price: \$244,000 Air Cond:
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1075443 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$363,298 Lot Area: 7,519 Pool:
 Total Value: \$256,506 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:15 Distance From Subject:0.42 (miles)
 Address: 13243 KISMET AVE, SYLMAR, CA 91342-3205
 Owner Name: GARCIA ALEX
 Seller Name: CROZER CLARK P & KAREN J
 APN: 2512-017-016 Map Reference: 3-A3 / 482-D3 Living Area: 1,093
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 21698 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/03/2014 Prior Rec Date: 07/15/2010 Bath(F/H): 2 /
 Sale Date: 05/02/2014 Prior Sale Date: 06/03/2010 Yr Built/Eff: 1957 / 1957
 Sale Price: \$390,000 Prior Sale Price: \$325,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 568536 Acres: 0.18 Fireplace: /
 1st Mtg Amt: \$370,500 Lot Area: 7,832 Pool:
 Total Value: \$333,069 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:16 Distance From Subject:0.42 (miles)
 Address: 13226 KISMET AVE, SYLMAR, CA 91342-3204
 Owner Name: BELMONTE JOE W/ONG GRACE R
 Seller Name: WILL LARRY P FAMILY TRUST
 APN: 2512-016-044 Map Reference: 3-A3 / 482-D3 Living Area: 1,128
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 21698 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/07/2014 Prior Rec Date: 06/15/1995 Bath(F/H): 2 /
 Sale Date: 10/07/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1957
 Sale Price: \$405,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1190287 Acres: 0.22 Fireplace: /
 1st Mtg Amt: \$364,500 Lot Area: 9,656 Pool:
 Total Value: \$62,359 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL SHINGLE

Comp #:17 Distance From Subject:0.43 (miles)
 Address: 13240 FENTON AVE, SYLMAR, CA 91342-4411
 Owner Name: RODRIGUEZ CESAR A/HERNANDEZ OLGA J
 Seller Name: GARIBAY GRADY A & DIANE D
 APN: 2512-017-043 Map Reference: 3-A3 / 482-C3 Living Area: 1,128
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 21698 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/16/2014 Prior Rec Date: 03/14/1991 Bath(F/H): 2 /
 Sale Date: 05/02/2014 Prior Sale Date: 01/1991 Yr Built/Eff: 1958 / 1958
 Sale Price: \$369,000 Prior Sale Price: \$165,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 618372 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$362,316 Lot Area: 6,449 Pool:
 Total Value: \$241,286 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:18 Distance From Subject:0.43 (miles)
 Address: 13638 BERG ST, SYLMAR, CA 91342-2311
 Owner Name: TORRES YESICA G
 Seller Name: PECENKOVIC SVETOZAR
 APN: 2510-004-016 Map Reference: 2-F2 / 482-C2 Living Area: 1,230
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 4
 Subdivision: 8403 Zoning: LARA Bedrooms: 2
 Rec Date: 08/04/2014 Prior Rec Date: 04/28/1998 Bath(F/H): 1 /
 Sale Date: 07/07/2014 Prior Sale Date: 04/02/1998 Yr Built/Eff: 1957 / 1962
 Sale Price: \$320,000 Prior Sale Price: \$105,000 Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 804776 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$303,952 Lot Area: 5,600 Pool:
 Total Value: \$136,624 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE PARKING AVAIL

Comp #:19 Distance From Subject:0.44 (miles)
 Address: 13701 ELDRIDGE AVE, SYLMAR, CA 91342-1764
 Owner Name: MENDOZA HECTOR/SANCHEZ OLGA
 Seller Name: SHUPE KENT G & FRANCES V
 APN: 2503-010-028 Map Reference: 2-F2 / 482-C2 Living Area: 1,168
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 6
 Subdivision: MACLAY Zoning: LAA1 Bedrooms: 3
 Rec Date: 09/05/2014 Prior Rec Date: 05/1972 Bath(F/H): 1 /
 Sale Date: 07/23/2014 Prior Sale Date: Yr Built/Eff: 1946 / 1950
 Sale Price: \$435,000 Prior Sale Price: \$21,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 936086 Acres: 0.31 Fireplace: /
 1st Mtg Amt: \$413,250 Lot Area: 13,474 Pool:
 Total Value: \$97,752 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE ATTACHED GARAGE

Comp #:20 Distance From Subject:0.48 (miles)
 Address: 13204 AZORES AVE, SYLMAR, CA 91342-4406
 Owner Name: PEREZ OCTAVIO B
 Seller Name: A & J ASSOCIATES INC
 APN: 2512-012-040 Map Reference: 3-A3 / 482-C3 Living Area: 1,208
 County: LOS ANGELES, CA Census Tract: 1061.13 Total Rooms: 5
 Subdivision: 24150 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/29/2014 Prior Rec Date: 10/17/2013 Bath(F/H): 2 /
 Sale Date: 07/15/2014 Prior Sale Date: 08/12/2013 Yr Built/Eff: 1962 / 1962
 Sale Price: \$425,000 Prior Sale Price: \$256,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 915251 Acres: 0.30 Fireplace: Y / 1
 1st Mtg Amt: \$340,000 Lot Area: 13,060 Pool: POOL
 Total Value: \$304,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **13282 WEST BEAVER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2511-027-005**

Date: **December 2, 2014**

CASE#: **424888**
ORDER NO: **A-2849491**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 16, 2011**
COMPLIANCE EXPECTED DATE: **October 16, 2011**
DATE COMPLIANCE OBTAINED: **April 17, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2849491

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

SUBSTANDARD ORDER AND NOTICE OF FEE

TORRES, JOSE M AND MARIA G
13282 BEAVER ST
SYLMAR, CA 91342

On SEP 13 2011 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 424888
ORDER #: A-2849491
EFFECTIVE DATE: September 16, 2011
COMPLIANCE DATE: October 16, 2011

OWNER OF

SITE ADDRESS: 13282 W BEAVER ST
ASSESSORS PARCEL NO.: 2511-027-005
ZONE: RA; Suburban Zone

Signature

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

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

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

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

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

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear yard

Comments: Detached garage has been converted to dwelling.



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

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Detached garage, rear yard

Comments: An investigation fee is required. Obtain all necessary permits and call for inspection.

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

NOTICE:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9856.

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

Inspector: *M. D. Davis for*

Date: September 13, 2011

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856

M. D.
REVIEWED BY

