

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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

November 25, 2014

Council District: # 12

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

JOB ADDRESS: **11985 NORTH BEAUFAIT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2870-005-003**

On March 18, 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: **11985 North Beaufait Avenue, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order February 16, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,265.40
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Accumulated Interest (1%/month)	1,460.91
Title Report fee	42.00
Grand Total	\$ 4,674.47

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 **\$4,674.47** 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 **\$4,674.47** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T10503
Dated as of: 07/18/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #:2870-005-003

Property Address: 11985 N BEAUFIT AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: EDWARDS CONSTRUCTION INC., A CALIFORNIA CORPORATION

Grantee: JACK A. WITHERS AND CAROL L. WITHERS, HUSBAND AND WIFE, AS JOINT TENANTS

Instrument: 227

Book/Page: B/A

Dated: 12/26/1973

Recorded: 01/17/1974

MAILING ADDRESS: MR. AND MRS. JACK A. WITHERS
11985 BEAUFIT AVENUE NORTHRIDGE, CALIFORNIA 91326

**Zip Code not provided in Grant Deed*

SCHEDULE B

LEGAL DESCRIPTION

LOT 38 OF TRACT NO.23695, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 792 PAGES 68 TO 75 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN

Trustor/Mortgagor: JACK A WITHERS, SURVIVING JOINT TENANTS

Lender/Beneficiary: METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

Trustee: PARCEL TITLE COMPANY

Instrument: 20110143081

Book/Page: N/A

Amount: \$892,500.00

Open Ended: NO

Dated: 01/20/2011

Recorded: 01/26/2011

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. T10503

SCHEDULE B (Continued)

Maturity Date: 06/07/2098

MAILING ADDRESS: METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.
P.O. BOX 8157 EDMOND, OK 73083-8157

ADDITIONAL MAILING ADDRESS: METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.
501 U.S. HIGHWAY 22 (I-W COPS), BRIDGEWATER, NJ 08807

ADDITIONAL MAILING ADDRESS: PARCER TITLE COMPANY, 185 FULWELLER
AVENUE, AUBURN, CA 95602

SAID DEED OF TRUST IS SUBJECT TO A CORPORATION ASSIGNMENT OF DEED OF TRUST TO METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., (ASSIGNOR), TO PLACER TITLE COMPANY (ASSIGNEE), DATED 07/18/2012, RECORDED 09/04/2012, AS INSTRUMENT NO. 20121317002

MAILING ADDRESS: SECURITY CONNECTIONS INC.,
240 TECHNOLOGY DRIVE IDAHO FALLS, ID 83401

ADDITIONAL MAILING ADDRESS: METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.,
1555 W. WALNUT HILL LANE, IRVING, TX 75038

Type of Instrument SECOND FIXED RATE DEED OF TRUST HOME EQUITY CONVERSION
Trustor/Mortgagor: JACK WITHERS, SURVIVING JOINT TENANT

Lender/Beneficiary: SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DESIGNEE OF THAT OFFICIAL
Trustee: SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTGAGE INSURANCE PROGRAMS IN THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FIELD OFFICE WITH JURISDICTION OVER THE PROPERTY DESCRIBED BELOW OR A DESIGNEE OF THE THAT OFFICIAL

Instrument: 20110143082

Book/Page:

Amount: \$892,500.00

Open Ended: YES

Dated: 01/20/2011

Recorded: 01/26/2011

Maturity Date: 06/07/2098

Mailing Address: METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.,
P.O BOX 8157, EDMOND, OK 73083-8157

ADDITIONAL MAILING ADDRESS: 451 SEVENTH STREET, S.W. WASHINGTON, DC, 20410

Type of Instrument LIENS ON PROPERTY

NOTICE OF PENDING LIEN, DATED 08/02/2011, RECORDED 08/19/2011, AS INSTRUMENT NO. 20111125816

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,
201 N. FIGUEROA ST. 9TH FLOOR LOS ANGELES, CA 90012

ADDITIONAL MAILING ADDRESS: WITHERS JACK A ,
11985 BEAUFIT AVE NORTHRIDGE CA, 91326

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. T10503

SCHEDULE B (Continued)

**CERTIFICATE OF TAX LIEN, DATED N/A, RECORDED 12/20/2012, AS INSTRUMENT
NO. 20121974501**

**MAILING ADDRESS: WITHERS JACK A,
11985 BEAUFIT AVE NORTHRIDGE CA 91326**

**CERTIFICATE OF TAX LIEN, DATED N/A, RECORDED 02/06/2012, AS INSTRUMENT
NO. 20120205784**

**MAILING ADDRESS: WITHERS JACK A,
11985 BEAUFIT AVE NORTHRIDGE CA 91326**

**CERTIFICATE OF TAX LIEN, DATED N/A, RECORDED 12/11/2013, AS INSTRUMENT
NO. 20131746778**

**MAILING ADDRESS: WITHERS JACK A,
11985 BEAUFIT AVE NORTHRIDGE CA 91326**

Type of Instrument MISCELLANEOUS

**Comments: AFFIDAVIT – DEATH OF JOINT TENANT, DATED 08/21/2003, RECORDED
09/05/2003, AS INSTRUMENT NO. 03/2586743**

**MAILING ADDRESS: JACK A. WITHERS,
11985 BEAUFIT AVENUE NORTHRIDGE, CA 91326**

JAN 17 1974

RECORDING REQUESTED BY 227

AND WHEN RECORDED MAIL TO

NAME **Mr. and Mrs. Jack A. Withers**
 ADDRESS **11985 Beaufait Avenue**
 CITY & STATE **Northridge, California**

MAIL TAX STATEMENT TO

NAME "Same as above"
 ADDRESS "Same as above"
 CITY & STATE "Same as above"

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 41.80
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
 existing thereon at time of sale.
John Powell 7.2.97.10
 Signature of declarant or agent determining tax. (In case
 Unincorporated area City of _____

Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

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

EDWARDS CONSTRUCTION INC., a California corporation

hereby GRANT(S) to

JACK A. WITHERS and CAROL L. WITHERS, husband and wife, as Joint Tenants

the following described real property in the City of Los Angeles
 county of Los Angeles state of California:
 Lot 38 of Tract No. 23695, in the city of Los Angeles, in the County of
 Los Angeles, State of California, as per map recorded in Book 792 Pages
 68 to 75 inclusive of Maps, in the office of the County Recorder of said
 County.

EXCEPT all oil, asphaltum, petroleum, natural gas and other hydrocarbons
 and other valuable mineral substances and products, and all other
 minerals, whether or not of the same character hereinbefore generally
 described, in or under said land and lying and being at a vertical depth
 of 500 or more feet below the present natural surface of the ground, but
 without right of entry on the surface or within a vertical depth of 500
 feet below the present natural surface of the ground, except as provided
 in the deed next herein referred to, as reserved by Porter Sesnon,
 Barbara Sesnon Cartan and William T. Sesnon Jr., in the deed recorded
 December 21, 1962 as Instrument No. 4537 in Book D-1863 Page 473. Offi-
 cial Records upon the terms, conditions and provisions therein set forth.

Dated December 26, 1973

EDWARDS CONSTRUCTION, INC., a
 California Corporation
William F. Edwards
 William F. Edwards, President
 x *Rita M. Fuentes*
 Rita M. Fuentes, Asst. Secretary

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } ss.
 On December 26, 1973 before me, the under-
 signed, a Notary Public in and for said County and State, personally
 appeared William

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

 Signature of Notary

 Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP

File Under No. _____ Exam. No. 7256434

LIC(S) (Rev 5-67) 8 ps. MAIL TAX STATEMENTS AS DIRECTED ABOVE

T.I. REC
 JAN 17 1974
 000227

RECORDED JAN 17 1974

227

AND WHEN RECORDED MAIL TO

NAME: Mr. and Mrs. Jack A. Withers
ADDRESS: 11985 Beaufait Avenue
CITY & STATE: Northridge, California

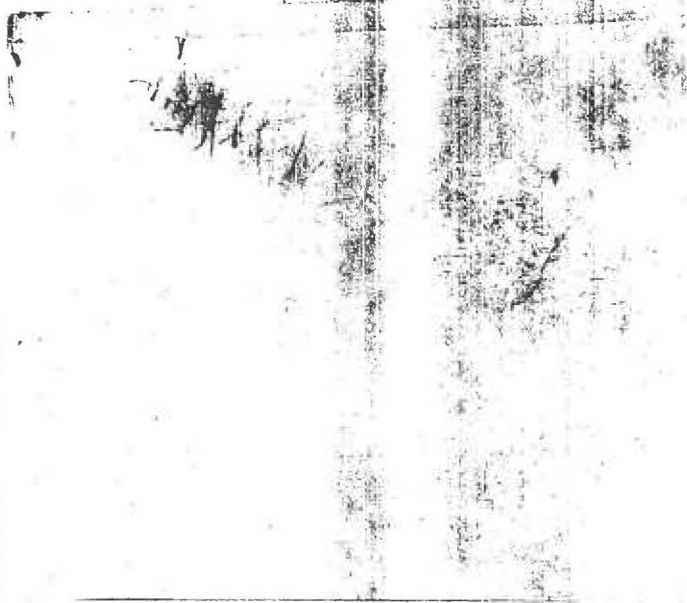
MAIL TAX STATEMENTS TO

NAME: "Same as above"
ADDRESS: "Same as above"
CITY & STATE: "Same as above"

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 41.80
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
existing thereon at time of sale.
J Powell 1.12.8.74
Signature of declarant or agent determining tax - firm name
 Unincorporated area City of

T.I. REC
JAN 17 1974



TO 449 C
(Corporation)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On December 26, 1973 before me, the undersigned, a Notary Public in and for said

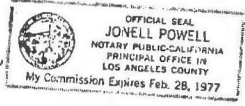
State, personally appeared William P. Edwards
known to me to be the President, and Rita Fuentes
known to me to be the Secretary of the corporation that executed the within

BY SIGNING HEREIN

Instrument on behalf of the corporation herein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its by-laws or a resolution of its board
of directors.

WITNESS my hand and official seal.
Signature: *J Powell*

JONELL POWELL
Name (Typed or Printed) 9230638



2

01/26/2011



20110143081

Requested by and returned to:
MetLife Home Loans, a Division of MetLife Bank, N.A.
P.O. Box 8157
Edmond, OK 73083-8157

FHA Case Number: 197-5285343-951/255

Loan Number: 1902014032

2801-41290

State of California

**FIXED RATE DEED OF TRUST
(HOME EQUITY CONVERSION)**

THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN

THIS DEED OF TRUST ("Security Instrument") is made on **January 20, 2011**. The trustor is **Jack A Withers, surviving joint tenant** whose address is **11985 Beaufait Avenue, Northridge, CA 91326** ("Borrower"). The trustee is **Placer Title Company, 185 Fulweiler Avenue, Auburn, CA 95602** ("Trustee"). The beneficiary is **MetLife Home Loans, a Division of MetLife Bank, N.A.**, which is organized and existing under the laws of the **United States of America**, and whose address is **501 U.S. Highway 22 (I-W COPS), Bridgewater, NJ 08807** ("Lender"). Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"). This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, including all future advances, with interest, and all renewals, extensions and modifications of the Note, up to a maximum principal amount of **Eight Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (U.S.\$892,500.00)**; (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. The full debt, including all amounts described in (a), (b), and (c) above, if not paid earlier, is due and payable on **June 07, 2098**. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **LOS ANGELES** County, California, which has the address of:

11985 Beaufait Avenue, Northridge, CA 91326, and is described more fully on Exhibit A attached to and hereby incorporated into this Deed of Trust ("Property Address").

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, 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 COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note.

CA First Deed of Trust (Fixed)

130

8

not affect the priority of any liens for unpaid State or local governmental unit special assessments or taxes.

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

23. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

24. **Request for Notices.** Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

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

26. **Obligatory Loan Advances.** Lender's responsibility to make Loan Advances under the terms of the Loan Agreement, including Loan Advances of principal to Borrower as well as Loan Advances for interest, MIP, Servicing Fees, and other charges shall be obligatory.

27. **Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check all riders that are applicable].

<input type="checkbox"/>	Condominium Rider	<input type="checkbox"/>	PUD Rider
<input type="checkbox"/>	Shared Appreciation Rider	<input type="checkbox"/>	Other

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

Signature:


JACK A WITHERS (Borrower)

9

Notary Acknowledgement

State of California

County of LOS ANGELES

On JANUARY 20, 2011 before me, JOSEPH M. SAVALA, a Notary Public, personally appeared JACK A. WITHERS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
Signature: [Handwritten Signature] [SEAL]

(This area for official notary seal)



NOTARY MUST PRINT OR TYPE

This must be printed or typed in a manner that is photographically reproducible

Name of the Notary: Joseph M. SAVALA
County of notary's principal place of business: ORANGE
Notary's phone number: 714-529-6673
Notary's registration number: 1827414
Commission expiration date: December 19, 2012



2

PREPARED BY SECURITY
 CONNECTIONS, INC.
 WHEN RECORDED MAIL TO:
 SECURITY CONNECTIONS INC.
 240 TECHNOLOGY DRIVE
 IDAHO FALLS, ID 83401
 PH:(469)546-2000
 ATTN: TERRILL NIELSON
 RECORDING REQUESTED BY
 CHAMPION MORTGAGE COMPANY

CALIFORNIA

LOAN NO. 1902014032
 POOL NO.
 COUNTY LOS ANGELES

CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.,

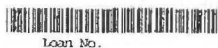
(Assignor)

located at 1555 W.WALNUT HILL LANE, IRVING, TX 75038
 assigns to CHAMPION MORTGAGE COMPANY 350 HIGHLAND DRIVE LEWISVILLE, TX 75067

all beneficial interest under that certain Deed of Trust dated JANUARY
20, 2011 executed by JACK A. WITHERS, SURVIVING JOINT TENANT

Truster, to PLACER TITLE COMPANY

Trustee, and recorded as Instrument No. 20110143081, on
JANUARY 26, 2011, in Book _____, Page _____,
 of Official Records in the County Recorder's Office of the County of
LOS ANGELES, State of California, describing land therein as:
AS DESCRIBED ON SAID DEED OF TRUST REFERRED TO HEREIN.



P= S.002.00507.20
 J=m18070112ai.s.10678

4

	Condominium Rider		PUD Rider
	Shared Appreciation Rider		Other

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

[Signature]
JACK A WITHERS (Borrower)

Notary Acknowledgement

State of California
County of LOS ANGELES

On JANUARY 20, 2011 before me, JOSEPH M SAVALA, a Notary Public, personally appeared JACK A WITHERS who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~is~~ subscribed to the within instrument and acknowledged to me that he/~~she~~~~they~~ executed the same in his/~~her~~~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~~~their~~ signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:
Signature: [Signature] (SEAL)
(This area for official notary seal)



NOTARY MUST PRINT OR TYPE
This must be printed or typed in a manner that is photographically reproducible (GC27201.5)

Name of the Notary: JOSEPH M SAVALA
County of notary's principal Place of business: ORANGE
Notary's phone number: 714-529-6673
Notary's registration number: 1827414
Commission expiration date: December 19, 2012

^LAWYERS TITLE

9/5/03

RECORDING REQUESTED BY:

Escrow No. 23090-ACC
Title Order No. 2322574-63

When Recorded Mail Document To:
Jack A. Withers
11985 Beaufait Avenue
Northridge, CA 91326

03 2586743

2

APN: 2870-005-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA,

COUNTY OF Los Angeles,

Jack A. Withers, of legal age, being first duly sworn, and deposes and says:

That Carol Lou Withers, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Carol L. Withers named as one of the parties in that certain Grant Deed dated December 26, 1973 executed by Edwards Construction Inc., a California corporation to Jack A. Withers and Carol L. Withers, husband and wife as Joint Tenants, recorded as Instrument No. 227, on January 17, 1974, in Book , Page , 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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 21, 2003

Jack A. Withers

SUBSCRIBED AND SWORN TO before me

this 25th day of August 2003

Signature

Michelle Budano, Notary Public



STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
CERTIFICATE OF DEATH

STATE FILE NUMBER _____ VSE BLACK INK ONLY AND ERASURES, WHITEOUTS OR ALTERATIONS V-1 (REV. 1/94) LOCAL REGISTRATION NUMBER _____

1. NAME OF DECEASED—FIRST (GIVEN) CAROL		2. MIDDLE LOUI		3. LAST (FAMILY) WITMERS	
4. DATE OF BIRTH M / M / D / C C Y Y 07/04/1949		5. AGE YRS. 48		7. DATE OF DEATH M / M / D / C C Y Y 08/08/1997	
9. STATE OF BIRTH CA		10. SOCIAL SECURITY NO. 540-00-0044		11. MILITARY SERVICE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
14. RACE CAUCASIAN		19. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		13. MARITAL STATUS MARRIED	
17. OCCUPATION HOMEMAKER		18. KIND OF BUSINESS OWN HOME		15. EDUCATION—YEARS COMPLETED 12	
16. YEARS IN OCCUPATION 24					
20. RESIDENCE—STREET AND NUMBER OR LOCATION 11985 BEAUFAIT AVE.					
21. CITY NORBRIDGE		22. COUNTY LOS ANGELES		23. ZIP CODE 91126	
24. THE IN COUNTY 48		25. STATE OR FOREIGN COUNTRY CA			
26. NAME, RELATIONSHIP JACK WITMERS = HUSBAND			27. MAILING ADDRESS—STREET AND NUMBER OR PO BOX, PO BOX NUMBER, CITY OF TOWN, STATE, ZIP 11985 BEAUFAIT AVE., NORBRIDGE, CA 91126		
28. NAME OF SURVIVING SPOUSE—FIRST JACK		29. MIDDLE WITMERS		30. LAST (MAYEN NAME) WITMERS	
31. NAME OF FATHER—FIRST PHILIP		32. MIDDLE WILSON		34. BIRTH STATE NY	
33. NAME OF MOTHER—FIRST MARY		35. MIDDLE LOUI		37. LAST (MAYEN NAME) WITMERS	
36. BIRTH STATE MD		38. BIRTH STATE MD			
39. DATE M / M / D / C C Y Y 08/13/1997		40. PLACE OF FINAL DEPOSITION INGLEWOOD PARK CEMETERY 720 S. FLORENCE AVE., INGLEWOOD, CA 90301			
41. TYPE OF DEPOSITION BU		43. SIGNATURE OF EMPHASIS <i>[Signature]</i>		48. LICENSE NO. B260	
44. NAME OF FUNERAL DIRECTOR INGLEWOOD CEMETERY MORTUARY		45. ADDRESS FD-1101		47. DATE M / M / D / C C Y Y 08/12/1997	
46. SIGNATURE OF LOCAL REGISTRAR <i>[Signature]</i>		49. SIGNATURE OF LOCAL REGISTRAR <i>[Signature]</i>			
101. PLACE OF DEATH REGIONAL MEDICAL CENTER		102. STREET ADDRESS—STREET AND NUMBER OR LOCATION 18321 CLARK ST.		103. CITY TARZANA	
104. COUNTY LOS ANGELES		105. ZIP CODE 91356		106. STATE OR FOREIGN COUNTRY CA	
107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE, FILL IN FOR A, B, C, AND D) (A) SEPTICEMIA					
108. IMMEDIATE CAUSE (B) BRONCHOPNEUMONIA					
109. CAUSE OF DEATH (C) METASTATIC BREAST CANCER					
110. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 NONE					
111. WAS OPERATION PERFORMED FOR ANY CONDITION (M, I, E, H, O, R, L, S, I, F, Y, E, S, L, I, P, T, Y, P, E, O, F, O, P, E, R, A, T, I, O, N, A, N, D, D, A, T, E) NONE					
112. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. 06/12/1995 08/08/1997		113. SIGNATURE AND TITLE OF PHYSICIAN <i>[Signature]</i> M.D.		114. LICENSE NO. A21670	
115. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP DENNIS A. CASCIATO, M.D., 5620 WILBUR AVE., TARZANA, CA 91356		116. DATE M / M / D / C C Y Y 08/12/1997			
117. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED.		118. MANNER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> INVESTIGATION <input type="checkbox"/> UNKNOWN		119. MANNER OF DEATH <input type="checkbox"/> YES <input type="checkbox"/> NO	
120. MANNER OF DEATH <input type="checkbox"/> YES <input type="checkbox"/> NO		121. MANNER OF DEATH <input type="checkbox"/> YES <input type="checkbox"/> NO		122. MANNER OF DEATH <input type="checkbox"/> YES <input type="checkbox"/> NO	
123. SIGNATURE OF CORONER OR DEPUTY CORONER <i>[Signature]</i>					
124. DATE M / M / D / C C Y Y 08/12/1997		125. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER [Name]			
126. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP) [Address]		127. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP) [Address]		128. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP) [Address]	
129. STATE REGISTRAR A B C D E F G H I J K L M N O P Q R S T U V W X Y Z		130. FAX AUTH. #		131. CENSUS TRACT	

720006475

This is a true certified copy of the record filed in the County of Los Angeles Department of Health Services if it bears the Registrar's signature in purple ink.

[Signature] **025** DATE ISSUED **AUG 12 1997**
Director of Health Services and Registrar

03 2586743

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY,
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



2

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. 5148934)

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 23695 38 M B 792-68/75

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 2870-005-003
AKA 11985 N BEAUFIT AVE
LOS ANGELES

Owner:

WITHERS JACK A
11985 BEAUFIT AVE
NORTHRIDGE CA,91326

DATED: This 02nd Day of August, 2011

CITY OF LOS ANGELES

By *Karen Penera*
Karen Penera, Acting Bureau Chief
Resource Management Bureau

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.



Recording requested by:
MARK J. SALADINO
TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

WITHERS JACK A
11985 BEAUFAIT AVE
NORTHRIDGE CA 91326

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20121974501
12/20/2012 08:48:30
FEE \$0.00

CERTIFICATE OF TAX LIEN

FILED BY LOS ANGELES COUNTY TAX COLLECTOR
225 North Hill St., Rm. 122
Los Angeles, California 90012

CERTIFICATE NUMBER: 12319-37948

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, MARK J. SALADINO, TAX COLLECTOR of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 1/2 % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

WITHERS JACK A
11985 BEAUFAIT AVE
NORTHRIDGE CA 91326

YEAR/BILL NUMBER: 12/47027940

INDEX NUMBER:

SITUS OR ADDRESS: 11985 BEAUFAIT AVE
LOS ANGELES

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
51.74	49.00	100.74	Call Number Below

** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:
There will be a service charge for any check returned by the bank for any reason.

MARK J. SALADINO, TAX COLLECTOR
COUNTY OF LOS ANGELES



Recording requested by:
MARK J. SALADINO
TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

WITHERS JACK A
11985 BEAUFIT AVE
NORTHRIDGE CA 91326

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20120205784
02/06/2012 08:46:53
FEE \$0.00

CERTIFICATE OF TAX LIEN

FILED BY LOS ANGELES COUNTY TAX COLLECTOR
225 North Hill St., Rm. 122
Los Angeles, California 90012

CERTIFICATE NUMBER: 12003-36802

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, MARK J. SALADINO, TAX COLLECTOR of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 1/2 % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

WITHERS JACK A
11985 BEAUFIT AVE
NORTHRIDGE CA 91326

YEAR/BILL NUMBER: 11/47029836

INDEX NUMBER:

SITUS OR ADDRESS: 11985 BEAUFIT AVE
LOS ANGELES

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
54.93	49.00	103.93	Call Number Below

** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:
There will be a service charge for any check returned by the bank for any reason.

MARK J. SALADINO, TAX COLLECTOR
COUNTY OF LOS ANGELES



Recording requested by:
MARK J. SALADINO
TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

WITHERS JACK A
11985 BEAUFAIT AVE
NORTHRIDGE CA 91326

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20131746778
12/11/2013 08:28:03
FEE \$0.00

CERTIFICATE OF TAX LIEN

FILED BY LOS ANGELES COUNTY TAX COLLECTOR
225 North Hill St., Rm. 122
Los Angeles, California 90012

CERTIFICATE NUMBER: 13309-38831

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, MARK J. SALADINO, TAX COLLECTOR of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 1/2 % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

WITHERS JACK A
11985 BEAUFAIT AVE
NORTHRIDGE CA 91326

YEAR/BILL NUMBER: 13/47025649

INDEX NUMBER:

SITUS OR ADDRESS: 11985 BEAUFAIT AVE
LOS ANGELES

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
51.50	49.00	100.50	Call Number Below

** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:
There will be a service charge for any check returned by the bank for any reason.

MARK J. SALADINO, TAX COLLECTOR
COUNTY OF LOS ANGELES

EXHIBIT B

ASSIGNED INSPECTOR: **JASON SIBLEY**
JOB ADDRESS: **11985 NORTH BEAUFAIT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2870-005-003**

Date: **November 25, 2014**

Last Full Title: **07/18/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JACK A. AND CAROL L. WITHERS
11985 NORTH BEAUFAIT AVENUE
NORTHRIDGE, CA. 91326-1301
CAPACITY: OWNERS
- 2). METLIFE HOME LOANS
A DIVISION OF METLIFE BANK, NA
PO BOX 8157
EDMOND, OK. 73083-8157
CAPACITY: INTERESTED PARTIES
- 3). METLIFE HOME LOANS
A DIVISION OF METLIFE BANK, NA
501 U.S. HIGHWAY 22 (1-W COPS)
BRIDGEWATER, NJ. 08807
CAPACITY: INTERESTED PARTIES
- 4). PARCER TITLE COMPANY
185 FULWELLER AVENUE
AUBURN, CA. 95602
CAPACITY: INTERESTED PARTIES
- 5). SECURITY CONNECTIONS INC.
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID. 83401
CAPACITY: INTERESTED PARTIES
- 6). METLIFE HOME LOANS
A DIVISION OF METLIFE BANK, NA
1555 WEST WALNUT HILL LANE
IRVING, TX. 75038
CAPACITY: INTERESTED PARTIES
- 7). METLIFE HOME LOANS
A DIVISION OF METLIFE BANK, NA
PO BOX 8157
EDMOND, OK. 73083-8157
CAPACITY: INTERESTED PARTIES
- 8). METLIFE HOME LOANS
A DIVISION OF METLIFE BANK, NA
451 SEVENTH STREET
S.W. WASHINGTON, DC. 20410
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
11985 BEAUFIT AVE, NORTHRIDGE, CA 91326-1301



Owner Information

Owner Name: **WITHERS JACK A**
 Mailing Address: **11985 BEAUFIT AVE, NORTHRIDGE CA 91326-1301 C007**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 23695 LOT 38	APN:	2870-005-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1081.03 / 1	Subdivision:	23695
Township-Range-Sect:		Map Reference:	1-C5 / 480-J6
Legal Book/Page:	792-68	Tract #:	23695
Legal Lot:	38	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NR	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/05/2003 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	2586743		

Last Market Sale Information

Recording/Sale Date:	01/17/1974 /	1st Mtg Amount/Type:	\$30,000 / CONV
Sale Price:	\$38,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$16.84
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	07/31/1972 /	Prior Lender:	
Prior Sale Price:	\$370,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,256	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	SPA
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1973 / 1973	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;ADDITION;FENCED YARD;SHED**

Site Information

Zoning:	LARE15	Acres:	0.29	County Use:	SINGLE FAMILY RESID (0104)
Lot Area:	12,711	Lot Width/Depth:	89 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$174,995	Assessed Year:	2014	Property Tax:	\$4,251.32
Land Value:	\$30,382	Improved %:	83%	Tax Area:	16
Improvement Value:	\$144,613	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$167,995				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

11985 BEAUFIT AVE, NORTHRIDGE, CA 91326-1301

6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$38,000	\$620,000	\$800,000	\$681,667
Bldg/Living Area	2,256	2,182	2,552	2,369
Price/Sqft	\$16.84	\$249.12	\$313.48	\$288.09
Year Built	1973	1969	1983	1974
Lot Area	12,711	8,275	17,553	10,506
Bedrooms	4	3	4	4
Bathrooms/Restrooms	3	2	3	3
Stories	1.00	1.00	2.00	1.67
Total Value	\$174,995	\$138,363	\$761,000	\$497,092
Distance From Subject	0.00	0.24	0.47	0.33

*= 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										
		11985 BEAUFIT AVE	\$38,000	1973	4	3	01/17/1974	2,256	12,711	0.0
Comparables										
<input checked="" type="checkbox"/>	1	11913 DARBY AVE	\$670,000	1983	4	3	07/03/2014	2,314	9,854	0.24
<input checked="" type="checkbox"/>	2	11927 DARBY AVE	\$700,000	1969	4	3	08/29/2014	2,435	9,098	0.24
<input checked="" type="checkbox"/>	3	12151 BEAUFIT AVE	\$620,000	1969	3	2	03/26/2014	2,182	8,275	0.28
<input checked="" type="checkbox"/>	4	12127 DARBY AVE	\$665,000	1969	3	2	08/22/2014	2,182	8,878	0.37
<input checked="" type="checkbox"/>	5	12100 STEWARTON DR	\$635,000	1976	4	3	07/01/2014	2,549	9,378	0.4
<input checked="" type="checkbox"/>	6	11821 KILLIMORE AVE	\$800,000	1979	4	3	07/28/2014	2,552	17,553	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11985 BEAUFIT AVE, NORTHRIDGE, CA 91326-1301**6 Comparable(s) Selected.**

Report Date: 11/20/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$38,000	\$620,000	\$800,000	\$681,667
Bldg/Living Area	2,256	2,182	2,552	2,369
Price/Sqft	\$16.84	\$249.12	\$313.48	\$288.09
Year Built	1973	1969	1983	1974
Lot Area	12,711	8,275	17,553	10,506
Bedrooms	4	3	4	4
Bathrooms/Restrooms	3	2	3	3
Stories	1.00	1.00	2.00	1.67
Total Value	\$174,995	\$138,363	\$761,000	\$497,092
Distance From Subject	0.00	0.24	0.47	0.33

* = user supplied for search only

Comp #:1 Distance From Subject:0.24 (miles)
 Address: 11913 DARBY AVE, NORTHRIDGE, CA 91326-1322
 Owner Name: GALOIAN ZAVEN & MARIAM
 Seller Name: OH YUN S
 APN: 2870-022-021 Map Reference: 1-C5 / 480-H7 Living Area: 2,314
 County: LOS ANGELES, CA Census Tract: 1081.03 Total Rooms: 7
 Subdivision: 35342 Zoning: LARE11 Bedrooms: 4
 Rec Date: 07/03/2014 Prior Rec Date: 04/12/1991 Bath(F/H): 3 /
 Sale Date: 05/27/2014 Prior Sale Date: 02/1991 Yr Built/Eff: 1983 / 1983
 Sale Price: \$670,000 Prior Sale Price: \$380,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 690155 Acres: 0.23 Fireplace: Y / 2
 1st Mtg Amt: \$395,000 Lot Area: 9,854 Pool:
 Total Value: \$559,113 # of Stories: 2.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.24 (miles)
 Address: 11927 DARBY AVE, NORTHRIDGE, CA 91326-1109
 Owner Name: MOZAFFARI LEILA
 Seller Name: SIEBERT JOHN C & ARLENE J
 APN: 2870-007-033 Map Reference: 1-B5 / 480-H6 Living Area: 2,435
 County: LOS ANGELES, CA Census Tract: 1081.03 Total Rooms: 7
 Subdivision: 24415 Zoning: LARE11 Bedrooms: 4
 Rec Date: 08/29/2014 Prior Rec Date: 04/28/1972 Bath(F/H): 3 /
 Sale Date: 08/04/2014 Prior Sale Date: Air Cond: CENTRAL
 Sale Price: \$700,000 Prior Sale Price: \$44,000 Style: CONVENTIONAL
 Sale Type: FULL Prior Sale Type: FULL Fireplace: Y / 1
 Document #: 915218 Acres: 0.21 Pool: POOL
 1st Mtg Amt: \$525,000 Lot Area: 9,098 Roof Mat: WOOD SHAKE
 Total Value: \$138,363 # of Stories: 2.00 Parking: ATTACHED
 Land Use: SFR Park Area/Cap#: / 3 GARAGE

Comp #:3 Distance From Subject:0.28 (miles)
 Address: 12151 BEAUFIT AVE, PORTER RANCH, CA 91326-1149
 Owner Name: BSCK INVESTMENT LLC
 Seller Name: SMITH WAYNE C & DEBBIE A
 APN: 2870-003-024 Map Reference: 1-B4 / 480-H6 Living Area: 2,182
 County: LOS ANGELES, CA Census Tract: 1081.04 Total Rooms: 6
 Subdivision: 24415 Zoning: LARE11 Bedrooms: 3
 Rec Date: 03/26/2014 Prior Rec Date: 06/11/1993 Bath(F/H): 2 /
 Sale Date: 03/19/2014 Prior Sale Date: Yr Built/Eff: 1969 / 1969
 Sale Price: \$620,000 Prior Sale Price: \$280,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 304116 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$400,000 Lot Area: 8,275 Pool:
 Total Value: \$395,976 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:4 Distance From Subject:0.37 (miles)
 Address: 12127 DARBY AVE, NORTHRIDGE, CA 91326-1113
 Owner Name: HACOPIAN VACHE/MIRZAIAN SEVANA
 Seller Name: YACOUB FAMILY TRUST
 APN: 2870-001-019 Map Reference: 1-B4 / 480-H6 Living Area: 2,182
 County: LOS ANGELES, CA Census Tract: 1081.04 Total Rooms: 6
 Subdivision: 24415 Zoning: LARE11 Bedrooms: 3
 Rec Date: 08/22/2014 Prior Rec Date: 02/05/1988 Bath(F/H): 2 /
 Sale Date: 07/30/2014 Prior Sale Date: 01/1988 Yr Built/Eff: 1969 / 1969
 Sale Price: \$665,000 Prior Sale Price: \$265,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 884717 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$598,000 Lot Area: 8,878 Pool: POOL
 Total Value: \$413,766 # of Stories: 1.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:	5			Distance From Subject:	0.4 (miles)
Address:	12100 STEWARTON DR, PORTER RANCH, CA 91326-1125				
Owner Name:	FERNANDO TRISHAN & MITHSIKA				
Seller Name:	RUSHING M P 2010 TRUST				
APN:	2820-006-004	Map Reference:	1-B4 / 480-H6	Living Area:	2,549
County:	LOS ANGELES, CA	Census Tract:	1081.04	Total Rooms:	8
Subdivision:	28201	Zoning:	LARS	Bedrooms:	4
Rec Date:	07/01/2014	Prior Rec Date:	08/15/2008	Bath(F/H):	3 /
Sale Date:	05/22/2014	Prior Sale Date:	06/09/2008	Yr Built/Eff:	1976 / 1976
Sale Price:	\$635,000	Prior Sale Price:	\$680,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	676856	Acres:	0.22	Fireplace:	Y / 2
1st Mtg Amt:	\$505,000	Lot Area:	9,378	Pool:	
Total Value:	\$714,334	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:	6			Distance From Subject:	0.47 (miles)
Address:	11821 KILLIMORE AVE, NORTHRIDGE, CA 91326-1937				
Owner Name:	PASS DAVID/FRANKEL GABRIELLE				
Seller Name:	EVERETT CHAD & KIM				
APN:	2872-011-008	Map Reference:	1-B5 / 480-H7	Living Area:	2,552
County:	LOS ANGELES, CA	Census Tract:	1081.03	Total Rooms:	8
Subdivision:	21196	Zoning:	LARE9	Bedrooms:	4
Rec Date:	07/28/2014	Prior Rec Date:	12/10/2004	Bath(F/H):	3 /
Sale Date:	07/03/2014	Prior Sale Date:	11/16/2004	Yr Built/Eff:	1979 / 1979
Sale Price:	\$800,000	Prior Sale Price:	\$685,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	774686	Acres:	0.40	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	17,553	Pool:	
Total Value:	\$761,000	# of Stories:	2.00	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JASON SIBLEY

Date: November 25, 2014

JOB ADDRESS: 11985 NORTH BEAUFIT AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2870-005-003

CASE#: 378738

ORDER NO: A-2706862

EFFECTIVE DATE OF ORDER TO COMPLY: February 16, 2011

COMPLIANCE EXPECTED DATE: March 18, 2011

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2706862

1010503201134588

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT
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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

ORDER TO COMPLY AND NOTICE OF FEE

JACK A WITHERS
11985 BEAUFAIT AVE
NORTHRIDGE, CA 91326

FEB 16 2011

CASE #: 378738
ORDER #: A-2706862

On _____ the

EFFECTIVE DATE: February 16, 2011
COMPLIANCE DATE: March 18, 2011

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

OWNER OF
SITE ADDRESS: 11985 N BEAUFAIT AVE
ASSESSORS PARCEL NO.: 2870-005-003
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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 \$ 336.00 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:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage in the required Yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Comments: South side yard.

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.

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9827.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  _____

Date: February 14, 2011

JASON SIBLEY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9827


REVIEWED BY