

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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VICE PRESIDENT

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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

December 22, 2014

Council District: # 3

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

JOB ADDRESS: **19839 WEST LEADWELL STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2115-011-028**

On July 3, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **19839 West Leadwell 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 July 3, 2012, 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)	332.92
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,621.48</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,621.48** 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 **\$1,621.48** 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



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

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**Property Title Report**

**Work Order No. T10886**  
**Dated as of: 11/14/2014**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2115-011-028**

**Property Address: 19839 W LEADWELL ST** ✓ **City: Los Angeles**      **County: Los Angeles**

**VESTING INFORMATION**

**Type of Instrument GRANT DEED**

**Grantor: CLAUDIA M. DE VERE, AN UNMARRIED WOMAN**

**Grantee: CHAWKI N. NAHLE, AN UNMARRIED MAN**

**Instrument: 20072229376**

**Book/Page: N/A**

**Dated: 08/06/2007**

**Recorded: 09/27/2007**

**MAILING ADDRESS: CHAWK N. NAHLE**  
**19839 LEADWELL STREET WINNETKA, CA 91306**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**LOT 15 OF TRACT NO. 20093, AS PER MAP RECORDED IN BOOK 588, PAGE(S) 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY**

**MORTGAGES/LIENS**

**Type of Instrument DEED OF TRUST**

**Trustor/Mortgagor: CHAWKI N. NAHLE, AN UNMARRIED MAN**

**Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA**

**Trustee: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP**

**Instrument: 20072229377**

**Book/Page: N/A**

**Amount: \$408,000.00**

**Open Ended: NO**

**Dated: 09/20/2007**

**Recorded: 09/27/2007**

**Maturity Date: 10/01/2037**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK FA 2210 ENTERPRISE DR**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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Work Order No. T10886

**SCHEDULE B (Continued)**

**FLORENCE, SC 29501 DOC OPS M/S FSCE 440**

**MAILING ADDRESS: CHAWKI N. NAHLE, AN UNMARRIED MAN 19839 LEADWELL STREET, WINNETKA, CA 91306**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK, FA 2273 N. GREEN VALLEY PARKWAY, SUITE 14, HENDERSON, NV 89014**

SAID DEED OF TRUST IS SUBJECT TO A NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST DATED 03/10/2009 RECORDED 03/12/2009 AS INSTRUMENT NO. 20090353320

**MAILING ADDRESS: QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN DIEGO, CA 92101**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK FA C/O QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN DIEGO, CA 92101**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE DATED 03/10/2009 RECORDED 04/23/2009 AS INSTRUMENT NO. 20090594218

**MAILING ADDRESS: QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN DIEGO, CA 92101**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE DATED 06/17/2009 RECORDED 06/24/2009 AS INSTRUMENT NO. 20090946380

**MAILING ADDRESS: QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN DIEGO, CA 92101**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE DATED 10/07/2010 RECORDED 10/12/2010 AS INSTRUMENT NO. 20101452797

**MAILING ADDRESS: QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN DIEGO, CA 92101**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE DATED 12/06/2011 RECORDED 12/08/2011 AS INSTRUMENT NO. 20111660982

**MAILING ADDRESS: QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN DIEGO, CA 92101**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE DATED 04/16/2013 RECORDED 04/18/2013 AS INSTRUMENT NO. 20130580899

**MAILING ADDRESS: QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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Work Order No. T10886

**SCHEDULE B (Continued)**

DIEGO, CA 92101

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE  
DATED 08/29/2013 RECORDED 09/03/2013 AS INSTRUMENT NO. 20131283210

**MAILING ADDRESS:** QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN  
DIEGO, CA 92101

SAID DEED OF TRUST IS SUBJECT TO A CALIFORNIA ASSIGNMENT OF DEED OF  
TRUST, FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN  
INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE COMPANY AS  
RECEIVER OF WASHINGTON MUTUAL BANK FKA WASHINGTON MUTUAL BANK,  
FA (ASSIGNOR) TO BAYVIEW LOAN SERVICING, LLC (ASSIGNEE), DATED 12/07/2013,  
RECORDED 01/17/2014 AS INSTRUMENT NO. 20140058763.

**MAILING ADDRESS:** PEIRSONPATTERSON, LLP ATTN: RECORDING DEPT. 13750  
OMEGA ROAD DALLAS, TX 75244-4505

**MAILING ADDRESS:** BAYVIEW LOAN SERVICING, LLC 4425 PONCE DE LEON BLVD,  
CORAL CABLES, FL 33146

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE  
DATED 02/20/2014 RECORDED 02/24/2014 AS INSTRUMENT NO. 20140187360

**MAILING ADDRESS:** QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN  
DIEGO, CA 92101

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE  
DATED 08/20/2014 RECORDED 08/25/2014 AS INSTRUMENT NO. 20140889544

**MAILING ADDRESS:** QUALITY LOAN SERVICE CORP. 2141 5TH AVENUE SAN  
DIEGO, CA 92101

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** CHAWKI N. NAHLE, AN UNMARRIED MAN

**Lender/Beneficiary:** WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION

**Trustee:** CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION

**Instrument:** 20072229378

**Book/Page:** N/A

**Amount:** \$50,800.00

**Open Ended:** NO

**Dated:** 09/21/2007

**Recorded:** 09/27/2007

**Maturity Date:** 09/21/2037

**MAILING ADDRESS:** WASHINGTON MUTUAL BANK FSC0440 2210 ENTERPRISE  
DRIVE FLORENCE, SC 29501

**MAILING ADDRESS:** CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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Work Order No. T10886

**SCHEDULE B (Continued)**

**CORPORATION 9200 OAKDALE AVENUE CHATSWORTH, CA 91311**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION,  
2273 N GREEN VALLEY PARKWAY, SUITE #14, HENDERSON, NV 89014**

**Type of Instrument** SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

**Trustor/Mortgagor:** CHAWKI N. NAHLE

**Lender/Beneficiary:** NOVA GROUP, JORDAN SMITH, TEAM SOLUTIONS, DANCO VENTURES,  
XCEL ENTERPRISE, PRIME VENTURES, CAL WEST GROUP, AMERIPRISE SOLUTIONS,  
ROYAL SERVICES NOW, AZUSA ENTERPRISE, CAL TEAM SERVICES, ANGELES  
ENTERPRISE, NEXUS SOLUTIONS, GRAND SLAM VENTURES, TEAM OAK, INVOEST  
POINTE, OPTION FINANCIAL, FIRST SOLUTION, GOUSA ENTERPRISE, EXCEL  
SERVICE AND TOP CARE GROUP

**Trustee:** STEWART TITLE OF CALIFORNIA

**Instrument:** 20121655714

**Book/Page:** N/A

**Amount:** \$12,900.00

**Open Ended:** NO

**Dated:** 10/26/2012

**Recorded:** 10/31/2012

**Maturity Date:** 10/26/2032

**MAILING ADDRESS: WASHINGTON MUTUAL BANK FSC0440 2210 ENTERPRISE  
DRIVE FLORENCE, SC 29501**

**MAILING ADDRESS: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA  
CORPORATION 9200 OAKDALE AVENUE CHATSWORTH, CA 91311**

**MAILING ADDRESS: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION,  
2273 N GREEN VALLEY PARKWAY, SUITE #14, HENDERSON, NV 89014**

**SOUTHLAND TITLE**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
Chawk N. Nahle  
19839 Leadwell Street  
Winnetka, CA 91306

09/27/07



20072229376

A.P.N.: 2115-011-028

Order No.: 17093662

Space Above This Line for Recorder's Use Only

Escrow No.: 55796-SG

**GRANT DEED**

(80)

(44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$561.00 & CITY \$2,295.00  
[ X ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
unincorporated area; [ X ] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**Claudia M. De Vere, an unmarried woman**

hereby GRANT(S) to **Chawki N. Nahle, an unmarried man**

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

Lot 15 of Tract No. 20093, as per map recorded in Book 588, Page(s) 93 and 94 of Maps, in the Office of the County Recorder of said County.

2115-011-028

Claudia M. De Vere  
Claudia M. De Vere

Document Date: August 6, 2007

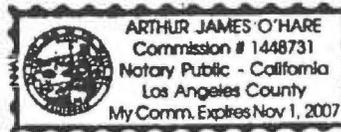
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On August 6, 2007 before me, Arthur James O'Hare Notary Public  
personally appeared Claudia M. De Vere

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 Arthur James O'Hare



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

17093662

**SOUTHLAND TITLE**

Recording Requested By:  
WASHINGTON MUTUAL BANK FA

Return To:  
WASHINGTON MUTUAL BANK FA  
2210 ENTERPRISE DR  
FLORENCE, SC 29501  
DOC OPS M/S FSCE 440



Prepared By:  
MAUREEN MILLER

(Space Above This Line For Recording Data)

ZCA1  
M28

**DEED OF TRUST**

3014441707-868

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2115-011-028

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated SEPTEMBER 20, 2007, together with all Riders to this document.
- (B) "Borrower" is CHAWKI N. NAHLE, AN UNMARRIED MAN

Borrower's address is 19839 LEADWELL STREET, WINNETKA, CA 91306  
Borrower is the trustor under this Security Instrument.

(C) "Lender" is WASHINGTON MUTUAL BANK, FA

Lender is a FEDERAL SAVINGS BANK  
organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01

VMP - B(ICA) (0207)

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Initials *CM*

VMP MORTGAGE FORMS - (800)521-7291



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Lender's address is 2273 N. GREEN VALLEY PARKWAY, SUITE 14, HENDERSON, NV 89014

Lender is the beneficiary under this Security Instrument

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP

(E) "Note" means the promissory note signed by Borrower and dated SEPTEMBER 20, 2007. The Note states that Borrower owes Lender FOUR HUNDRED EIGHT THOUSAND AND 00/100 Dollars

(U.S. \$ 408,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than OCTOBER 01, 2037

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

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

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

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

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

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

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

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

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

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

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

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and

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restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.  
(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE EXHIBIT AND IS MADE A PART HEREOF.

"A"

Parcel ID Number: 2115-011-028  
19839 LEADWELL STREET  
WINNETKA  
("Property Address"):

which currently has the address of  
[Street]  
[City], California 91306 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. 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, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the

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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.

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

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

Witnesses:

\_\_\_\_\_  \_\_\_\_\_ (Seal)  
 -Borrower  
 CHAWKI N. NAHLE

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

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

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

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

07 2229377

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State of California  
County of LOS ANGELES

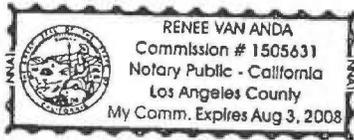
On September 21, 2007

} ss.  
before me, Renee Van Anda - Notary Public  
personally appeared

CHAWKI N. NAHLE

~~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.

Renee Van Anda (Seal)



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6(CA) (0207)

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Initials C.N.

Form 3005 1/01

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Recording requested by:  
Quality Loan Service Corp

When recorded mail to:  
Quality Loan Service Corp.  
2141 5th Avenue  
San Diego, CA 92101



Space above this line for Recorder's use

TS No.: CA-09-254408-PJ

Loan No.: 3014441707

09 01 506 26

**IMPORTANT NOTICE**  
**NOTICE OF DEFAULT AND ELECTION TO SELL**  
**UNDER DEED OF TRUST**

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION.** You may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account (normally five business days prior to the date set for the sale of your property). No sale may be set until three months from the date this notice of default is recorded (which date of recordation appears on this notice). This amount is **\$11,457.95** as of **3/10/2009** and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

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

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

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

**Washington Mutual Bank, FA**  
**C/O Quality Loan Service Corp.**  
**2141 5th Avenue**  
**San Diego, CA 92101**  
**619-645-7711**

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TS No.: CA-09-254408-PJ  
Loan No.: 3014441707

**Notice of Default and Election To Sell Under Deed of Trust**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

**Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: That the undersigned is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 9/20/2007, executed by CHAWKI N NAHLE, AN UNMARRIED MAN, as Trustor, to secure certain obligations in favor of WASHINGTON MUTUAL BANK, FA, as beneficiary, recorded 9/27/2007, as Instrument No. 20072229377, in Book xxx, Page xxx of Official Records in the Office of the Recorder of LOS ANGELES County, California describing land therein: **as more fully described in said Deed of Trust.**

Said obligations including 1 NOTE(S) FOR THE ORIGINAL sum of \$408,000.00, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

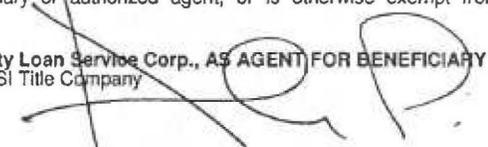
Installment of principal and interest plus impounds and advances which became due on 11/1/2008 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The Beneficiary or its designated agent declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code § 2923.5, or the borrower has surrendered the property to the beneficiary or authorized agent, or is otherwise exempt from the requirements of § 2923.5.

Dated: 3/10/2009

Quality Loan Service Corp., AS AGENT FOR BENEFICIARY  
BY: LSI Title Company

  
Anselmo Pagkaliwangan

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

# EXHIBIT B

ASSIGNED INSPECTOR: JASON SIBLEY

Date: December 22, 2014

JOB ADDRESS: 19839 WEST LEADWELL STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2115-011-028

Last Full Title: 11/14/2014

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHAWK N. NAHLE  
19839 LEADWELL STREET  
WINNETKA, CA. 91306-3024  
CAPACITY: OWNER
- 2). WASHINGTON MUTUAL BANK, FA  
DOC OPS M/S FSCE 440  
2210 ENTERPRISE DRIVE  
FLORENCE, SC. 29501  
CAPACITY: INTERESTED PARTIES
- 3). WASHINGTON MUTUAL BANK, FA  
2273 GREEN VALLEY PARKWAY, SUITE 14  
HENDERSON, NV. 89014  
CAPACITY: INTERESTED PARTIES
- 4). WASHINGTON MUTUAL BANK, FA  
C/O QUALITY LOAN SERVICE CORPORATION  
2141 5<sup>TH</sup> AVENUE  
SAN DIEGO, CA. 92101  
CAPACITY: INTERESTED PARTIES
- 5). PEIRSONPATTERSON, LLP  
ATTN: RECORDING DEPARTMENT  
13750 OMEGA ROAD  
DALLAS, TX. 75244-4505  
CAPACITY: INTERESTED PARTIES
- 6). BAYVIEW LOAN SERVICING, LLC  
4425 PONCE DE LEON BLVD.  
CORAL CABLES, FL. 33146  
CAPACITY: INTERESTED PARTIES
- 7). CALIFORNIA RECONVEYANCE COMPANY  
9200 OAKDALE AVENUE  
CHATSWORTH, CA. 91311  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**19839 LEADWELL ST, WINNETKA, CA 91306-3024**



### Owner Information

Owner Name: **NAHLE CHAWKI N**  
 Mailing Address: **19839 LEADWELL ST, WINNETKA CA 91306-3024 C007**  
 Vesting Codes: **UM / /**

### Location Information

Legal Description:	<b>TRACT # 20093 LOT 15</b>	APN:	<b>2115-011-028</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1347.20 / 1</b>	Subdivision:	<b>20093</b>
Township-Range-Sect:		Map Reference:	<b>12-F3 / 530-E4</b>
Legal Book/Page:	<b>588-93</b>	Tract #:	<b>20093</b>
Legal Lot:	<b>15</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>WIN</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	<b>09/27/2007 / 08/06/2007</b>	1st Mtg Amount/Type:	<b>\$408,000 / CONV</b>
Sale Price:	<b>\$510,000</b>	1st Mtg Int. Rate/Type:	<b>6.00 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2229377</b>
Document #:	<b>2229376</b>	2nd Mtg Amount/Type:	<b>\$50,800 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ ADJ</b>
Transfer Document #:		Price Per SqFt:	<b>\$316.77</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>SOUTHLAND TITLE CO.</b>		
Lender:	<b>WASHINGTON MUTUAL BK FA</b>		
Seller Name:	<b>DEVERE CLAUDIA M</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>02/23/1996 /</b>	Prior Lender:	<b>NATIONAL PACIFIC MTG CORP</b>
Prior Sale Price:	<b>\$146,000</b>	Prior 1st Mtg Amt/Type:	<b>\$141,514 / FHA</b>
Prior Doc Number:	<b>295525</b>	Prior 1st Mtg Rate/Type:	<b>/ ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,610</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>7</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1956 / 1956</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE;ADDITION;FENCED YARD</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.16</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,032</b>	Lot Width/Depth:	<b>68 x 103</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$435,000</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,385.10</b>
Land Value:	<b>\$298,600</b>	Improved %:	<b>31%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$136,400</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$428,000</b>				

# Comparable Summary

For Property Located At



**19839 LEADWELL ST, WINNETKA, CA 91306-3024**

**14 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: 14

	Subject Property	Low	High	Average
Sale Price	\$510,000	\$220,000	\$517,000	\$428,321
Bldg/Living Area	1,610	1,385	1,814	1,606
Price/Sqft	\$316.77	\$147.26	\$328.52	\$267.53
Year Built	1956	1936	1965	1952
Lot Area	7,032	6,749	47,574	10,497
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$435,000	\$62,151	\$574,817	\$282,047
Distance From Subject	0.00	0.11	0.50	0.34

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
<input type="checkbox"/>			19839 LEADWELL ST	\$510,000	1956	4	2	09/27/2007	1,610	7,032	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		7421 HATILLO AVE	\$450,000	1953	3	2	04/18/2014	1,657	6,938	0.11
<input checked="" type="checkbox"/>	2		7247 JUMILLA AVE	\$455,000	1956	3	2	06/17/2014	1,385	7,459	0.14
<input checked="" type="checkbox"/>	3		7509 HATILLO AVE	\$427,000	1953	3	2	05/06/2014	1,690	6,940	0.18
<input checked="" type="checkbox"/>	4		7539 QUARTZ AVE	\$482,000	1953	4	2	09/26/2014	1,619	7,376	0.19
<input checked="" type="checkbox"/>	5		7505 CORBIN AVE	\$412,500	1954	3	2	11/06/2014	1,663	6,749	0.23
<input checked="" type="checkbox"/>	6		19807 ENADIA WAY	\$440,000	1953	3	2	06/17/2014	1,650	7,822	0.28
<input checked="" type="checkbox"/>	7		7111 HATILLO AVE	\$460,000	1953	3	2	10/09/2014	1,611	8,193	0.33
<input checked="" type="checkbox"/>	8		7033 JUMILLA AVE	\$412,000	1953	3	2	10/31/2014	1,593	7,893	0.44
<input checked="" type="checkbox"/>	9		7008 OAKDALE AVE	\$436,000	1953	3	2	05/13/2014	1,413	8,196	0.45
<input checked="" type="checkbox"/>	10		7672 CORBIN AVE	\$400,000	1952	4	2	11/25/2014	1,671	8,400	0.48
<input checked="" type="checkbox"/>	11		19733 STAGG ST	\$220,000	1936	2	2	05/16/2014	1,494	47,574	0.49
<input checked="" type="checkbox"/>	12		7713 OAKDALE AVE	\$470,000	1954	3	2	04/30/2014	1,506	8,398	0.49
<input checked="" type="checkbox"/>	13		20219 RUNNYMEDE ST	\$415,000	1965	2	2	09/04/2014	1,814	7,356	0.5
<input checked="" type="checkbox"/>	14		20122 GAULT ST	\$517,000	1953	4	2	11/05/2014	1,723	7,659	0.5

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**19839 LEADWELL ST, WINNETKA, CA 91306-3024****14 Comparable(s) Selected.**

Report Date: 12/17/2014

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$510,000	\$220,000	\$517,000	\$428,321
Bldg/Living Area	1,610	1,385	1,814	1,606
Price/Sqft	\$316.77	\$147.26	\$328.52	\$267.53
Year Built	1956	1936	1965	1952
Lot Area	7,032	6,749	47,574	10,497
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$435,000	\$62,151	\$574,817	\$282,047
Distance From Subject	0.00	0.11	0.50	0.34

\* = user supplied for search only

Comp #:1 Distance From Subject:0.11 (miles)  
 Address: 7421 HATILLO AVE, WINNETKA, CA 91306-3012  
 Owner Name: URSETTA MICHAEL A & ANGELA B  
 Seller Name: OKELLY N G LIVING TRUST  
 APN: 2115-013-027 Map Reference: 12-F3 / 530-E4 Living Area: 1,657  
 County: LOS ANGELES, CA Census Tract: 1347.20 Total Rooms: 6  
 Subdivision: 17659 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 04/18/2014 Prior Rec Date: 12/23/1994 Bath(F/H): 2 /  
 Sale Date: 03/31/2014 Prior Sale Date: Yr Built/Eff: 1953 / 1957  
 Sale Price: \$450,000 Prior Sale Price: \$167,500 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 397247 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$337,500 Lot Area: 6,938 Pool: POOL  
 Total Value: \$264,271 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:2 Distance From Subject:0.14 (miles)  
 Address: 7247 JUMILLA AVE, WINNETKA, CA 91306-3016  
 Owner Name: HOTZ ELIZABETH A  
 Seller Name: SHERWIN DAVID & CAROL B  
 APN: 2115-009-030 Map Reference: 12-F3 / 530-F4 Living Area: 1,385  
 County: LOS ANGELES, CA Census Tract: 1347.20 Total Rooms: 5  
 Subdivision: 21548 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/17/2014 Prior Rec Date: 09/20/1993 Bath(F/H): 2 /  
 Sale Date: 05/30/2014 Prior Sale Date: Yr Built/Eff: 1956 / 1956  
 Sale Price: \$455,000 Prior Sale Price: Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 622960 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: \$416,666 Lot Area: 7,459 Pool:  
 Total Value: \$382,737 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED  
 GARAGE

Comp #:3 Distance From Subject:0.18 (miles)  
 Address: 7509 HATILLO AVE, WINNETKA, CA 91306-3014  
 Owner Name: VO HUNG C/LE THOA T K  
 Seller Name: WILLIAMSON L LIVING TRUST  
 APN: 2115-013-021 Map Reference: 12-F3 / 530-E4 Living Area: 1,690  
 County: LOS ANGELES, CA Census Tract: 1347.20 Total Rooms: 7  
 Subdivision: 17659 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 05/06/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 04/02/2014 Prior Sale Date: Yr Built/Eff: 1953 / 1954  
 Sale Price: \$427,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 467844 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$270,000 Lot Area: 6,940 Pool:  
 Total Value: \$63,750 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:4 Distance From Subject:0.19 (miles)  
 Address: 7539 QUARTZ AVE, WINNETKA, CA 91306-3040  
 Owner Name: ROSE ERIC/NASSIRI MARJAN  
 Seller Name: SILVERSTEIN JANET  
 APN: 2115-014-016 Map Reference: 12-F3 / 530-E4 Living Area: 1,619  
 County: LOS ANGELES, CA Census Tract: 1347.20 Total Rooms: 6  
 Subdivision: 17659 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 09/26/2014 Prior Rec Date: 08/27/2009 Bath(F/H): 2 /  
 Sale Date: 09/09/2014 Prior Sale Date: 08/25/2009 Yr Built/Eff: 1953 / 1954  
 Sale Price: \$482,000 Prior Sale Price: \$373,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1022491 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: \$473,269 Lot Area: 7,376 Pool:  
 Total Value: \$392,762 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:5 Distance From Subject:0.23 (miles)  
 Address: 7505 CORBIN AVE, WINNETKA, CA 91306-3003  
 Owner Name: HERNANDEZ ANTONIO & GRACIELA/TORRES NATHALIE R  
 Seller Name: DANESH-BAKSH PARVIZ  
 APN: 2115-017-009 Map Reference: 12-F3 / 530-F4 Living Area: 1,663  
 County: LOS ANGELES, CA Census Tract: 1347.20 Total Rooms: 6  
 Subdivision: 17659 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 11/06/2014 Prior Rec Date: 02/26/2014 Bath(F/H): 2 /  
 Sale Date: 10/28/2014 Prior Sale Date: 02/25/2014 Yr Built/Eff: 1954 / 1955  
 Sale Price: \$412,500 Prior Sale Price: \$380,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1180179 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$302,500 Lot Area: 6,749 Pool:  
 Total Value: \$62,151 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:6 Distance From Subject:0.28 (miles)  
 Address: 19807 ENADIA WAY, CANOGA PARK, CA 91306-3610  
 Owner Name: BOIADJIAN MARINE  
 Seller Name: ANVIEH HANNIBAL  
 APN: 2135-015-017 Map Reference: 12-F3 / 530-E5 Living Area: 1,650  
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 6  
 Subdivision: 17361 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/17/2014 Prior Rec Date: 04/21/1998 Bath(F/H): 2 /  
 Sale Date: 06/03/2014 Prior Sale Date: 03/09/1998 Yr Built/Eff: 1953 / 1954  
 Sale Price: \$440,000 Prior Sale Price: \$156,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 627260 Acres: 0.18 Fireplace: Y / 2  
 1st Mtg Amt: \$417,000 Lot Area: 7,822 Pool:  
 Total Value: \$203,836 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED  
 GARAGE

Comp #:7 Distance From Subject:0.33 (miles)  
 Address: 7111 HATILLO AVE, WINNETKA, CA 91306-3616  
 Owner Name: GORDY MATTHEW & CRISTINA  
 Seller Name: BBK & BZT LLC  
 APN: 2135-012-028 Map Reference: 12-F4 / 530-E5 Living Area: 1,611  
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 6  
 Subdivision: 17362 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/09/2014 Prior Rec Date: 06/13/2014 Bath(F/H): 2 /  
 Sale Date: 10/07/2014 Prior Sale Date: 06/04/2014 Yr Built/Eff: 1953 / 1953  
 Sale Price: \$460,000 Prior Sale Price: \$400,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1067406 Acres: 0.19 Fireplace: Y / 1  
 1st Mtg Amt: \$165,000 Lot Area: 8,193 Pool:  
 Total Value: \$400,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.44 (miles)  
 Address: 7033 JUMILLA AVE, WINNETKA, CA 91306-3618  
 Owner Name: ARAKELYAN ALEXANDR & GAYANA  
 Seller Name: DRAGAN FAMILY TRUST  
 APN: 2135-014-020 Map Reference: 12-F4 / 530-F5 Living Area: 1,593  
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 5  
 Subdivision: 17360 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/31/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 08/26/2014 Prior Sale Date: Yr Built/Eff: 1953 / 1953  
 Sale Price: \$412,000 Prior Sale Price: Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 1154792 Acres: 0.18 Fireplace: Y / 1  
 1st Mtg Amt: \$360,000 Lot Area: 7,893 Pool:  
 Total Value: \$107,381 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:**9** Distance From Subject:**0.45 (miles)**  
 Address: **7008 OAKDALE AVE, WINNETKA, CA 91306-3626**  
 Owner Name: **GONZALEZ RAUL T**  
 Seller Name: **SUWAN PRASOPPORN**  
 APN: **2135-012-014** Map Reference: **12-F4 / 530-E5** Living Area: **1,413**  
 County: **LOS ANGELES, CA** Census Tract: **1348.00** Total Rooms: **5**  
 Subdivision: **17362** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **05/13/2014** Prior Rec Date: **10/26/2009** Bath(F/H): **2 /**  
 Sale Date: **03/31/2014** Prior Sale Date: **10/19/2009** Yr Built/Eff: **1953 / 1954**  
 Sale Price: **\$436,000** Prior Sale Price: **\$350,000** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **492015** Acres: **0.19** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$428,102** Lot Area: **8,196** Pool:  
 Total Value: **\$368,543** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**10** Distance From Subject:**0.48 (miles)**  
 Address: **7672 CORBIN AVE, RESEDA, CA 91335-2309**  
 Owner Name: **RATZ GILBERT/ORELLANA JEANNETTE**  
 Seller Name: **TORO SPEC LLC**  
 APN: **2116-008-008** Map Reference: **14-A2 / 530-F3** Living Area: **1,671**  
 County: **LOS ANGELES, CA** Census Tract: **1316.00** Total Rooms: **5**  
 Subdivision: **17374** Zoning: **LARS** Bedrooms: **4**  
 Rec Date: **11/25/2014** Prior Rec Date: **06/15/2012** Bath(F/H): **2 /**  
 Sale Date: **10/22/2014** Prior Sale Date: **05/18/2012** Yr Built/Eff: **1952 / 1970**  
 Sale Price: **\$400,000** Prior Sale Price: **\$250,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**  
 Document #: **1268410** Acres: **0.19** Fireplace: **/**  
 1st Mtg Amt: **\$320,000** Lot Area: **8,400** Pool:  
 Total Value: **\$256,157** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**11** Distance From Subject:**0.49 (miles)**  
 Address: **19733 STAGG ST, WINNETKA, CA 91306-2651**  
 Owner Name: **MALMAISON LLC**  
 Seller Name: **Yael LLC**  
 APN: **2106-012-053** Map Reference: **12-F2 / 530-F3** Living Area: **1,494**  
 County: **LOS ANGELES, CA** Census Tract: **1341.01** Total Rooms: **5**  
 Subdivision: **5252** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **05/16/2014** Prior Rec Date: **07/30/2010** Bath(F/H): **2 /**  
 Sale Date: **09/26/2013** Prior Sale Date: **07/01/2010** Yr Built/Eff: **1936 / 1938**  
 Sale Price: **\$220,000** Prior Sale Price: **\$550,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **510351** Acres: **1.09** Fireplace: **Y / 1**  
 1st Mtg Amt: Lot Area: **47,574** Pool: **POOL**  
 Total Value: **\$574,817** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 5** Parking: **PARKING AVAIL**

Comp #:**12** Distance From Subject:**0.49 (miles)**  
 Address: **7713 OAKDALE AVE, WINNETKA, CA 91306-2629**  
 Owner Name: **LEVI TAL**  
 Seller Name: **MARTINGALE INVESTMENTS LLC**  
 APN: **2106-010-009** Map Reference: **12-F2 / 530-E3** Living Area: **1,506**  
 County: **LOS ANGELES, CA** Census Tract: **1341.01** Total Rooms: **6**  
 Subdivision: **19621** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **04/30/2014** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **04/24/2014** Prior Sale Date: Yr Built/Eff: **1954 / 1957**  
 Sale Price: **\$470,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **442230** Acres: **0.19** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$376,000** Lot Area: **8,398** Pool:  
 Total Value: **\$370,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

<b>Comp #:13</b>		Distance From Subject:0.5 (miles)	
Address:	<b>20219 RUNNYMEDE ST, WINNETKA, CA 91306-2933</b>		
Owner Name:	<b>CHECKMATE INDUSTRIES INC</b>		
Seller Name:	<b>CHUNG HWAN</b>		
APN:	<b>2114-006-009</b>	Map Reference:	<b>12-E3 / 530-D4</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1347.20</b>
Subdivision:	<b>20552</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>09/04/2014</b>	Prior Rec Date:	<b>09/27/1996</b>
Sale Date:	<b>08/20/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$415,000</b>	Prior Sale Price:	<b>\$150,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>930185</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$332,000</b>	Lot Area:	<b>7,356</b>
Total Value:	<b>\$199,278</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,814</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1965 / 1965</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

<b>Comp #:14</b>		Distance From Subject:0.5 (miles)	
Address:	<b>20122 GAULT ST, WINNETKA, CA 91306-3543</b>		
Owner Name:	<b>COLE SUSAN/SCHEER CHERYL A</b>		
Seller Name:	<b>DAVILA CLIVER</b>		
APN:	<b>2135-005-012</b>	Map Reference:	<b>12-E4 / 530-E5</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1348.00</b>
Subdivision:	<b>18031</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>11/05/2014</b>	Prior Rec Date:	<b>03/25/2011</b>
Sale Date:	<b>09/18/2014</b>	Prior Sale Date:	<b>01/20/2011</b>
Sale Price:	<b>\$517,000</b>	Prior Sale Price:	<b>\$290,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1175114</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$412,000</b>	Lot Area:	<b>7,659</b>
Total Value:	<b>\$302,979</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,723</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1967</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **JASON SIBLEY**

Date: **December 22, 2014**

JOB ADDRESS: **19839 WEST LEADWELL STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2115-011-028**

CASE#: **472623**

ORDER NO: **A-3045090**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 3, 2012**

COMPLIANCE EXPECTED DATE: **July 18, 2012**

DATE COMPLIANCE OBTAINED: **September 22, 2012**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3045090



**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

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

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

Inspector:  \_\_\_\_\_ Date: June 29, 2012

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

  
REVIEWED BY