

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

February 9, 2015

Council District: # 12

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

JOB ADDRESS: **16458 WEST DEVONSHIRE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2678-019-005**

On June 15, 2013 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: **16458 West Devonshire Street, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order May 21, 2013 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%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	138.51
Title Report fee	42.00
Grand Total	\$ 3,352.07

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 **\$3,352.07** 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 **\$3,352.07** 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


for Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10832
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2678-019-005

Property Address: 16458 W DEVONSHIRE ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MANZAR RAZA

Grantee: QAISTER JEHAN, AN UNMARRIED WOMAN AS TO A 25% INTEREST AS A TENANT IN COMMON

Instrument: 20090845760

Book/Page: N/A

Dated: 06/02/2009

Recorded: 06/05/2009

MAILING ADDRESS: QAISER JEHAN

16458 DEVONSHIRE ST GRANADA HILLS, CA 91344

Type of Instrument GRANT DEED

Grantor: VALENTIN ROBLEDO AND MARIA ROBLEDO, HUSBAND AND WIFE AS JOINT TENANTS

Grantee: MANZAR RAZA AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 05/2573831

Book/Page: N/A

Dated: 08/25/2005

Recorded: 10/26/2005

MAILING ADDRESS: MANZAR RAZA AND SYEDA RIZVI

8433 GAINFORD ST DOWNEY CA 90240

SCHEDULE B

LEGAL DESCRIPTION

LOT 5, OF TRACT NO. 15971, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 597 PAGE(S) 67 AND 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MANZAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR

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. T10832

SCHEDULE B (Continued)

COUNTRYWIDE HOME LOANS, INC.
Trustee: RECONTRUST COMPANY, N.A.
Instrument: 05/2573832
Amount: \$432,000.00
Dated: 10/19/2005
Maturity Date: 11/01/2035

Book/Page: N/A
Open Ended: NO
Recorded: 10/26/2005

MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC. MS SV-79 DOCUMENT
PROCESSING P.O. BOX 10423 VAN NUYS, CA 91410-0423

ADDITIONAL MAILING ADDRESS: MANZAR RAZA, AND SYEDA RIZVI, HUSBAND
AND WIFE AS JOINT TENANTS 21001 ROSCOE BLVD #12, CANOGA PARK, CA 91304 **OWNER**

ADDITIONAL MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC. 4500 PARK
GRANADA, CALABASAS, CA 91302-1613

ADDITIONAL MAILING ADDRESS: RECONTRUST COMPANY, N.A. 225 W
HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360

ADDITIONAL MAILING ADDRESS: "MERS" IS MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC. P.O. BOX 2026, FLINT, MI 48501-2026

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE,
DATED 05/18/2009, RECORDED 05/21/2009 AS INSTRUMENT NO. 20090750908

MAILING ADDRESS: RECONTRUST COMPANY, N.A. 1800 TAPO CANYON RD., CA6-
914-01-94 SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS SUBJECT TO A CORPORATION ASSIGNMENT OF DEED OF
TRUST/MORTGAGE, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC. (ASSIGNOR) TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-71, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-71 (ASSIGNEE), DATED 04/27/2011, RECORDED 05/02/2011 AS
INSTRUMENT NO. 20110627767

MAILING ADDRESS: RECONTRUST COMPANY, N.A. 1800 TAPO CANYON RD., CA6-
914-01-94 SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE,
DATED 12/15/2010, RECORDED 05/05/2011 AS INSTRUMENT NO. 20110644304

MAILING ADDRESS: RECONTRUST COMPANY, N.A. 1800 TAPO CANYON RD., CA6-
914-01-94 SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE,
DATED 12/15/2011, RECORDED 08/10/2011 AS INSTRUMENT NO. 20111073673

MAILING ADDRESS: RECONTRUST COMPANY, N.A. 1800 TAPO CANYON RD., CA6-
914-01-94 SIMI VALLEY, CA 93063

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. T10832

SCHEDULE B (Continued)

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ("MERS) AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. (ASSIGNOR) TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-71, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-71 (ASSIGNEE), DATED 09/26/2011, RECORDED 11/16/2011 AS INSTRUMENT NO. 20111552013

MAILING ADDRESS: BANK OF AMERICA, N.A. 400 NATIONAL WAY SIMI VALLEY, CA 93065

SAID DEED OF TRUST IS FURTHER SUBJECT TO SUBSTITUTION OF TRUSTEE, DATED 03/04/2014, RECORDED 03/11/2014 AS INSTRUMENT NO. 20140243004

MAILING ADDRESS: FIRST AMERICAN TITLE INSURANCE COMPANY 6 CAMPUS CIRCLE WESTLAKE, TX 76262

SAID DEED OF TRUST IS FURTHER SUBJECT TO NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, DATED 09/17/2014, RECORDED 09/18/2014 AS INSTRUMENT NO. 20140991166

MAILING ADDRESS: FIRST AMERICAN TITLE INSURANCE COMPANY 6 CAMPUS CIRCLE WESTLAKE, TX 76262

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: MANZAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.

Trustee: RECONTRUST COMPANY, N.A.

Instrument: 05/2573833

Book/Page: N/A

Amount: \$108,000.00

Open Ended: NO

Dated: 05/19/2005

Recorded: 10/26/2005

Maturity Date: 05/19/2035

MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC. MS SV-79 DOCUMENT PROCESSING P.O. BOX 10423 VAN NUYS, CA 91410-0423

ADDITIONAL MAILING ADDRESS: MANZAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS 21001 ROSCOE BLVD #12, CANOGA PARK, CA 91304

ADDITIONAL MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC. 4500 PARK GRANADA, CLABASAS, CA 91302-1613

ADDITIONAL MAILING ADDRESS: RECONTRUST COMPANY, N.A. 225 W HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360

ADDITIONAL MAILING ADDRESS: "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. P.O. BOX 2026, FLINT, MI 48501-2026

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: MANZAR RAZA

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. T10832

SCHEDULE B (Continued)

Lender/Beneficiary: CENTERO GROUP, NEXUS POINTE EXCEL GROUP, BEST CO INVESTMENTS
AMERIPRISE SERVICES, PRIME VENTURES, BRITE MIND SERVICES INOVEST POINT, EXLON
ENTERPRISES & CAL TEAM SERVICES, OPTION FINANCIAL, ROYAL SERVICES

Trustee: FIDELITY NATIONAL TITLE, A CALIFORNIA CORPORATION

Instrument: 20100243095

Book/Page: N/A

Amount: \$31,919

Open Ended: NO

Dated: 10/14/2009

Recorded: 02/23/2010

Maturity Date: 10/14/2039

MAILING ADDRESS: CENTERO GROUP 1851 E. FIRST STREET, SUITE 900 SANTA ANA, CA 92705

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: RAZA MANZAR

Lender/Beneficiary: GRAND SLAM VENTURES EXCEL GROUP, FIRST SOLUTION, INOVEST POINTE, CAL
TEAM SERVICES, BRITE MIND SERVICES, BEST CO INVESTMENTS, NEXUS POINTE, EXLON ENTERPRISE
TOP TEAM SERVICES TEAM OAK CAL TEAM SERVICES,
OPTION FINANCIAL, ROYAL SERVICES

Trustee: FIDELITY NATIONAL TITLE

Instrument: 20100431653

Book/Page: N/A

Amount: \$25,515

Open Ended: NO

Dated: 12/14/2009

Recorded: 03/30/2010

Maturity Date: 12/14/2039

MAILING ADDRESS: GRAND SLAM VENTURES 1851 E. FIRST STREET, SUITE 900
SANTA ANA, CA 92705

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 12/09/2013, RECORDED 01/10/2014, AS
INSTRUMENT NO. 20140032997

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

MAILING ADDRESS: RAZA MANZAR AND RIZVI, SYEDA AN 8433 GAINFORD ST
DOWNEY CA, 90240

2

RECORDING REQUESTED BY

Manzar Raza

WHEN RECORDED MAIL TO

Name

Qaiser Jehan

Address

16458 Devonshire St

City &
State

Granada Hills, CA 91344

06/05/2009



20090845760

ESCROW NO N/A

TITLE ORDER NO N/A

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

0312

GRANT DEED

The undersigned grantor(s) declare(s)

Parcel No 2678-019-005

Documentary transfer tax is \$ GIFT DEED -0-

☐ computed on the full value of property conveyed, or

☒ computed on the full value less the value of liens and encumbrances remaining thereon at the time of sale

☐ Unincorporated area ☒ City of Los Angeles CA

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

hereby GRANT(S) to

QAISER JEHAN, an unmarried woman as to a 25% interest as a tenant in common

the following described real property in the City of Los Angeles, CA

County of LOS ANGELES

State of California

APN 2678-019-005

SEE LEGAL DESCRIPTION WHICH IS ATTACHED ATTACHED AS "Exhibit A"

which is incorporated herein by this reference and commonly known as 16458 Devonshire Street Granada Hills, CA 91344

(SEE ATTACHED ACKNOWLEDGEMENT)

Date 06-02-2009

Manzar Raza

MANZAR RAZA

State of California

County of

On _____, 20____, before me _____ a Notary Public in and for
said County and State, personally appeared _____

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) acted, executed the instrument, individually and as Trustee

WITNESS my hand and official seal

Signature

"See Attached Acknowledgement"

MAIL TAX STATEMENTS AS DIRECTED ABOVE

10/26/05

RECORDING REQUESTED BY:
Fidelity National Title

AND WHEN RECORDED MAIL TO:

Miss Maria V. Garcia
16458 Devonshire Street
Granada Hills, CA 91344

05 2573831 2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 19429918

Escrow No.: 800-3269

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$594.00 CITY TRANSFER TAX \$2,430.00

☒ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale.☐ Unincorporated area ☒ City of Los Angeles AND

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

Valentin Robledo and Maria Robledo, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Manzar Raza and Syeda Rizvi, Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 5 of Tract No. 15971 as per Map recorded in Book 597, Pages 67 to 69 inclusive of Maps, in the Office of the
County Recorder of Los Angeles County, California
Also Known as: 16458 Devonshire Street, Granada Hills, CA 91344
AP#: 2678-019-005

SEE EXHIBIT "ONE"
ATTACHED

DATED August 25, 2005

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 9-16-05

Before me, Jodi Sulen-Hunter
A Notary Public in and for said State, personally appeared

Valentin Robledo

& Maria Robledo

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.

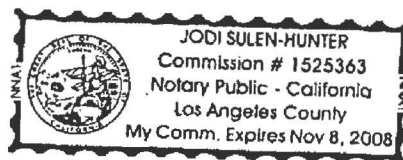
WITNESS my hand and official seal.

Valentin Robledo

Valentin Robledo

Maria Robledo

Maria Robledo



Signature

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

(This area for official notarial seal)

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063

TS No. 09-0011877

Title Order No. 09-8-047000

APN No. 2678-019-005



NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/19/2005.
UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE
NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A
LAWYER.**

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by MANZAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS, dated 10/19/2005 and recorded 10/26/2005, as Instrument No. 05 2573832, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 06/08/2009 at 01:00 PM, At the front entrance to the Pomona Superior Courts Building, 350 West Mission Blvd., Pomona

at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be 16458 DEVONSHIRE ST, GRANADA HILLS, CA 91344 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$489,128 74. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.
If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office

DATED: May 18, 2009
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

By

V. Vega
Veronica Vega Team Member

RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt Any information obtained will be used for that purpose

6
Form nos (07/01)

LandSafe Default

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



TS No. 09-0011877

9-8-047000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-71, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-71**

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 10/19/2005, EXECUTED BY:
MANZAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS, TRUSTOR: TO
RECONTRUST COMPANY, N.A., TRUSTEE AND RECORDED AS INSTRUMENT NO. 05 2573832 ON 10/26/2005,
OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN THE STATE
OF CALIFORNIA.

DESCRIBING THE LAND THEREIN, AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND
TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID
DEED OF TRUST/MORTGAGE.

DATED: February 12, 2009

APR 27 2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

State of: **CALIFORNIA**

County of: **VENTURA**

BY:

Kevin Rudolph, Assistant Secretary

APR 27 2011

On **APR 27 2011** before me,
KEVIN RUDOLPH

JEANINE HOFFMAN

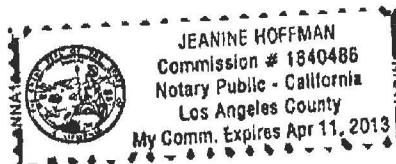
, notary public, personally appeared

person(s) whose name(s) is/are subscribed to 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

Jeanine Hoffman (Seal)
JEANINE HOFFMAN



Form assignmt (01/09)

2

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
TS No. 09-0011877
Title Order No. 09-8-047000



2

APN No 2678-019-005

NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/19/2005.
UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE
NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A
LAWYER.**

Notice is hereby given that RECONTRUST COMPANY, N A, as duly appointed trustee pursuant to the Deed of Trust executed by MANZAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS, dated 10/19/2005 and recorded 10/26/2005, as Instrument No 05 2573832, in Book, Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 05/25/2011 at 01:00 PM, At the front entrance to the Pomona Superior Courts Building, 350 West Mission Blvd, Pomona, Los Angeles, CA

at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be 16458 DEVONSHIRE ST. GRANADA HILLS, CA 91344. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

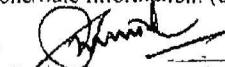
The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$564,501.09. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office.

RECONTRUST COMPANY, N A
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

By


Sumita Narayanan, Authorized Signer

RECONTRUST COMPANY, N A is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

Form nos (07/10) 9

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Bank of America, N.A.
400 National Way
Simi Valley, CA 93065



6246711
File No. 8089.41124

Min No. 1000157-0005984887-5

IMPORTANT NOTICE

Note. After having been recorded, this Assignment should be kept with the Note and Deed of Trust hereby assigned

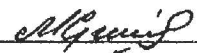
ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-71, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-71 all beneficial interest under that certain Deed of Trust dated October 19, 2005, executed by MANZAR RAZA and SYEDA RIZVI, husband and wife as joint tenants to ReconTrust Company, N.A, as Trustee; and recorded October 26, 2005, as Document No. 05 2573832, in the Official Records of the County Recorder of Los Angeles County, CA.

TOGETHER with the rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part the real property described therein.

Dated: 09/26/2011

Mortgage Electronic Registration Systems,
Inc., ("MERS") as nominee for
CountryWide Home Loans, Inc


Srbi Muradyan Assistant Secretary

ACKNOWLEDGMENT

State of California

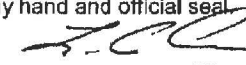
County of Ventura)

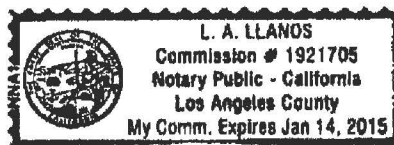
On 9-26-11 before me, L.A. Llanos "Notary Public"
(Insert name and title of the officer)

Personally appeared Srbi Muradyan 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  (Seal)



18

Recording Requested By:
First American Title Insurance Company

When Recorded Mail To:
First American Title Insurance Company
6 CAMPUS CIRCLE
WESTLAKE, TX 76262
(800) 795-5042

TSG No.: **8413621**
TS No.: **CA1400257943**
FHA/VA/PMI No.:
APN: **2678-019-005**
Property Address: **16458 DEVONSHIRE ST**
GRANADA HILLS, CA 91344

Space above this line for Recorder's use only

TS No. : **CA1400257943**
TSG No. : **8413621**

SUBSTITUTION OF TRUSTEE

WHEREAS,

MANSAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS

was the original Trustor, **RECONTRUST COMPANY, N.A.** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.** was the original Beneficiary under that certain Deed of Trust Dated **10/19/2005** and recorded on **10/26/2005** as Instrument No. **05 2573832** of Official Records of **LOS ANGELES County, California**; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes **First American Title Insurance Company**, whose address is: **6 CAMPUS CIRCLE, WESTLAKE TX 76262**, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Recording Requested By:
First American Title Insurance Company

When Recorded Mail To:
First American Title Insurance Company
6 Campus Circle, 2nd Floor
Westlake, TX 76262

APN: 2678-019-005
Property Address: 16458 DEVONSHIRE
ST

GRANADA HILLS,
CA 91344

TS No. : CA1400257943
TSG No. : 8413621

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY

- NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

Pursuant to California Civil Code Section 2924c(b)(1) please be advised of the following:

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account into good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five days business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice).

This amount is **\$202,077.75** as of **09/17/2014**, and will increase until your account becomes current.

Recording Requested By:
S. DANZIGER

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

05 2573833

2

MS SV-79 DOCUMENT PROCESSING

P.O.Box 10423

Van Nuys, CA 91410-0423

Prepared By:

SCOTT BAIR

19429918

2678-019-005

[Space Above This Line For Recording Data]

800-3315

00011532596710005

{Escrow/Closing #}

{Doc ID #}

DEED OF TRUST AND ASSIGNMENT OF RENTS

MIN 1001337-0001004333-2

This Deed of Trust secures an obligation which calls for payment of interest at a variable interest rate.
THIS DEED OF TRUST is made this 19th day of OCTOBER, 2005, between
MANZAR RAZA, AND SYEDA RIZVI, HUSBAND AND WIFE AS JOINT TENANTS

whose address is,

21001 ROSCOE BLVD # 12, CANOGA PARK, CA 91304

herein called "Trustor,"

RECONTRUST COMPANY, N.A.

225 W HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360

herein called "Trustee," and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")

a Delaware corporation with an address of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

MERS is the "Beneficiary" under this Deed of Trust and is acting solely as a nominee for
COUNTRYWIDE HOME LOANS, INC.

("Lender" or "you") and its successors and assigns, with an address of
4500 Park Granada, Calabasas, CA 91302-1613

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real
property in the City or Town of GRANADA HILLS, County of

LOS ANGELES, State of California, having the street address of
16458 DEVONSHIRE ST, GRANADA HILLS, CA 91344

• MERS HELOC - CA Deed of Trust
1D988-CA (02/04)(d)

Page 1 of 10

Initials: 

* 2 3 9 9 1 *



* 1 1 5 3 2 5 9 6 7 0 0 0 0 1 D 9 8 8 *

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: February 9, 2015

JOB ADDRESS: **16458 WEST DEVONSHIRE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2678-019-005**

Last Full Title: **09/24/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). KAISER JEHAN
16458 DEVONSHIRE STREET
GRANADA HILLS, CA. 91344
CAPACITY: OWNER
- 2). MANZAR RAZA AND SYEDA RIZVI AND CLEMENCIA SANCHEZ
8433 GAINFORD STREET
DOWNEY, CA. 90240-3931
CAPACITY: OWNERS
- 3). MANZAR RAZA AND SYEDA RIZVI
21001 ROSCOE BLVD., #12
CANOGA PARK, CA. 91304
CAPACITY: OWNERS
- 4). COUNTRYWIDE HOME LOANS, INC.
DOCUMENT PROCESSING, MS SV-79
P.O. BOX 10423
VAN NUYS, CA. 91410-0423
CAPACITY: INTERESTED PARTIES
- 5). COUNTRYWIDE HOME LOANS, INC.
4500 PARK GRANADA
CALABASAS, CA. 91302-1613
CAPACITY: INTERESTED PARTIES
- 6). RECONTRUST COMPANY, NA
225 WEST HILLCREST DRIVE, MSN: TO-02
THOUSAND OAKS, CA. 90360
CAPACITY: INTERESTED PARTIES
- 7). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 8). RECONTRUST COMPANY, NA
1800 TAPO CANYON ROAD, CA6-914-01-94
SIMI VALLEY, CA. 93063
CAPACITY: INTERESTED PARTIES
- 9). BANK OF AMERICA, NA.
400 NATIONAL WAY
SIMI VALLEY, CA. 93065
CAPACITY: INTERESTED PARTIES
- 10). FIRST AMERICAN TITLE INSURANCE COMPANY
6 CAMPUS CIRCLE
WESTLAKE, TX. 76262
CAPACITY: INTERESTED PARTIES
- 11). CENTERO GROUP
1851 EAST FIRST STREET, SUITE 900
SANTA ANA, CA. 92705
CAPACITY: INTERESTED PARTIES
- 12). GRAND SLAM VENTURES
1851 EAST FIRST STREET, SUITE 900
SANTA ANA, CA. 92705
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :

16458 DEVONSHIRE ST, GRANADA HILLS, CA 91344-6740

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **RAZA MANZAR/RIZVI SYEDA**
 Mailing Address: **8433 GAINFORD ST, DOWNEY CA 90240-3931 C021**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 15971 LOT 5	APN:	2678-019-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1114.00 / 1	Subdivision:	15971
Township-Range-Sect:		Map Reference:	8-A3 / 501-E4
Legal Book/Page:	597-67	Tract #:	15971
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NOH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/08/2009 / 10/05/2009	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1535623		

Last Market Sale Information

Recording/Sale Date:	10/26/2005 / 08/25/2005	1st Mtg Amount/Type:	\$432,000 / CONV
Sale Price:	\$540,000	1st Mtg Int. Rate/Type:	7.00 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2573832
Document #:	2573831	2nd Mtg Amount/Type:	\$108,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$362.42
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	COUNTRYWIDE HM LNS INC		
Seller Name:	ROBLEDO VALENTIN & MARIA		

Prior Sale Information

Prior Rec/Sale Date:	02/18/1994 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	341494	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,490	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1956 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	AVERAGE
Other Improvements:	FENCE				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,201	Lot Width/Depth:	63 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$408,000	Assessed Year:	2014	Property Tax:	\$5,205.10
Land Value:	\$310,000	Improved %:	24%	Tax Area:	16
Improvement Value:	\$98,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$408,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

16458 DEVONSHIRE ST, GRANADA HILLS, CA 91344-6740**19 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: 19**

	Subject Property	Low	High	Average
Sale Price	\$540,000	\$193,091	\$540,000	\$438,306
Bldg/Living Area	1,490	1,400	1,640	1,544
Price/Sqft	\$362.42	\$128.81	\$353.11	\$283.45
Year Built	1956	1953	1970	1958
Lot Area	7,201	6,838	10,279	8,090
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$408,000	\$70,752	\$466,000	\$283,933
Distance From Subject	0.00	0.11	0.47	0.35

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Bl	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
<input checked="" type="checkbox"/>			16458 DEVONSHIRE ST	\$540,000	1956	4		2	10/26/2005	1,490	7,201	0.0
Comparables												
<input checked="" type="checkbox"/>	1		16418 TUBA ST	\$300,000	1956	4		2	01/22/2015	1,400	9,877	0.11
<input checked="" type="checkbox"/>	2		10126 MONOGRAM AVE	\$193,091	1956	4		2	07/03/2014	1,499	7,504	0.2
<input checked="" type="checkbox"/>	3		10133 HAYVENHURST AVE	\$410,000	1960	3		2	12/23/2014	1,627	7,543	0.22
<input checked="" type="checkbox"/>	4		16639 BLACKHAWK ST	\$400,000	1962	3		2	10/03/2014	1,570	7,898	0.23
<input checked="" type="checkbox"/>	5		16615 MAYALL ST	\$485,000	1961	3		3	05/09/2014	1,599	7,588	0.3
<input checked="" type="checkbox"/>	6		10531 MONOGRAM AVE	\$397,727	1957	3		2	07/22/2014	1,567	6,838	0.31
<input checked="" type="checkbox"/>	7		10448 RUBIO AVE	\$485,000	1960	3		2	07/01/2014	1,570	7,733	0.34
<input checked="" type="checkbox"/>	8		10612 MONOGRAM AVE	\$471,000	1957	3		2	08/01/2014	1,609	10,279	0.37
<input checked="" type="checkbox"/>	9		10110 SWINTON AVE	\$458,000	1963	3		2	07/09/2014	1,484	7,500	0.37
<input checked="" type="checkbox"/>	10		10212 WOODLEY AVE	\$517,500	1953	3		2	08/13/2014	1,611	7,935	0.38
<input checked="" type="checkbox"/>	11		10512 RUBIO AVE	\$496,000	1960	3		2	12/05/2014	1,570	7,870	0.39
<input checked="" type="checkbox"/>	12		16421 CLYMER ST	\$525,000	1958	4		2	06/27/2014	1,640	8,641	0.4
<input checked="" type="checkbox"/>	13		10437 WOODLEY AVE	\$378,000	1956	3		2	10/29/2014	1,477	7,320	0.41
<input checked="" type="checkbox"/>	14		10443 WOODLEY AVE	\$360,000	1956	3		2	09/23/2014	1,477	7,319	0.41
<input checked="" type="checkbox"/>	15		10203 PETIT AVE	\$480,500	1970	3		2	12/12/2014	1,534	8,998	0.41
<input checked="" type="checkbox"/>	16		16450 KINGSBURY ST	\$471,000	1957	4		2	06/24/2014	1,640	7,801	0.44
<input checked="" type="checkbox"/>	17		16432 SEPTO ST	\$460,000	1957	4		2	09/19/2014	1,400	9,814	0.44
<input checked="" type="checkbox"/>	18		10502 WOODLEY AVE	\$500,000	1959	4		2	08/22/2014	1,416	7,356	0.46
<input checked="" type="checkbox"/>	19		10637 DEBRA AVE	\$540,000	1957	4		2	10/08/2014	1,640	7,901	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

16458 DEVONSHIRE ST, GRANADA HILLS, CA 91344-6740**19 Comparable(s) Selected.**

Report Date: 02/09/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$540,000	\$193,091	\$540,000	\$438,306
Bldg/Living Area	1,490	1,400	1,640	1,544
Price/Sqft	\$362.42	\$128.81	\$353.11	\$283.45
Year Built	1956	1953	1970	1958
Lot Area	7,201	6,838	10,279	8,090
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$408,000	\$70,752	\$466,000	\$283,933
Distance From Subject	0.00	0.11	0.47	0.35

*= user supplied for search only

Comp #: 1		Distance From Subject:0.11 (miles)	
Address: 16418 TUBA ST, NORTH HILLS, CA 91343-1227			
Owner Name: KHALIL NABIL			
Seller Name: PACHECO THOMAS			
APN: 2678-018-007	Map Reference: 8-A3 / 501-E4	Living Area: 1,400	
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 7	
Subdivision: 15851	Zoning: LARS	Bedrooms: 4	
Rec Date: 01/22/2015	Prior Rec Date: 11/17/1966	Bath(F/H): 2 /	
Sale Date: 12/04/2014	Prior Sale Date:	Yr Built/Eff: 1956 / 1956	
Sale Price: \$300,000	Prior Sale Price: \$5,500	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 76278	Acres: 0.23	Fireplace: Y / 1	
1st Mtg Amt: \$240,000	Lot Area: 9,877	Pool: POOL	
Total Value: \$82,789	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject:0.2 (miles)	
Address: 10126 MONOGRAM AVE, NORTH HILLS, CA 91343-1111			
Owner Name: HADJISTYLLIS MIHAELLA S			
Seller Name: HADJISTYLLIS STYLIANIOS			
APN: 2678-021-025	Map Reference: 8-A3 / 501-E4	Living Area: 1,499	
County: LOS ANGELES, CA	Census Tract: 1114.00	Total Rooms: 6	
Subdivision: 15971	Zoning: LARS	Bedrooms: 4	
Rec Date: 07/03/2014	Prior Rec Date: 07/29/1994	Bath(F/H): 2 /	
Sale Date: 06/30/2014	Prior Sale Date:	Yr Built/Eff: 1956 / 1956	
Sale Price: \$193,091	Prior Sale Price: \$161,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 688270	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$227,200	Lot Area: 7,504	Pool:	
Total Value: \$220,590	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 3		Distance From Subject:0.22 (miles)	
Address: 10133 HAYVENHURST AVE, NORTH HILLS, CA 91343-1105			
Owner Name: FRANCO JUAN A & JUANA B M/Franco Edwin A			
Seller Name: REYES SANDRA Y			
APN: 2685-016-011	Map Reference: 7-F3 / 501-D4	Living Area: 1,627	
County: LOS ANGELES, CA	Census Tract: 1114.00	Total Rooms: 6	
Subdivision: 18699	Zoning: LARS	Bedrooms: 3	
Rec Date: 12/23/2014	Prior Rec Date: 03/25/2011	Bath(F/H): 2 /	
Sale Date: 10/24/2014	Prior Sale Date: 03/08/2011	Yr Built/Eff: 1960 / 1960	
Sale Price: \$410,000	Prior Sale Price: \$325,000	Air Cond: CENTRAL	
Sale Type: UNKNOWN	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1398493	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$396,316	Lot Area: 7,543	Pool:	
Total Value: \$339,663	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 4		Distance From Subject:0.23 (miles)	
Address: 16639 BLACKHAWK ST, GRANADA HILLS, CA 91344-6612			
Owner Name: FARKHANI FARZAD			
Seller Name: MACHGAN FAMILY TRUST			
APN: 2684-013-037	Map Reference: 7-F3 / 501-D4	Living Area: 1,570	
County: LOS ANGELES, CA	Census Tract: 1114.00	Total Rooms: 6	
Subdivision: 25549	Zoning: LARS	Bedrooms: 3	
Rec Date: 10/03/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 08/13/2014	Prior Sale Date:	Yr Built/Eff: 1962 / 1962	
Sale Price: \$400,000	Prior Sale Price:	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1052036	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$359,960	Lot Area: 7,898	Pool: POOL	
Total Value: \$73,349	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #5 Distance From Subject:0.3 (miles)
 Address: 16615 MAYALL ST, NORTH HILLS, CA 91343-1134
 Owner Name: PASTOR JONATHAN W & LAURIE J
 Seller Name: VORZIMER JOHN & SAMANTHA
 APN: 2685-016-036 Map Reference: 7-F3 / 501-D4 Living Area: 1,599
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 6
 Subdivision: 26074 Zoning: LARS Bedrooms: 3
 Rec Date: 05/09/2014 Prior Rec Date: 02/07/2014 Bath(F/H): 3 /
 Sale Date: 04/28/2014 Prior Sale Date: 01/23/2014 Yr Built/Eff: 1961 / 1961
 Sale Price: \$485,000 Prior Sale Price: \$390,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 482570 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$468,025 Lot Area: 7,588 Pool:
 Total Value: \$80,348 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #6 Distance From Subject:0.31 (miles)
 Address: 10531 MONOGRAM AVE, GRANADA HILLS, CA 91344-6757
 Owner Name: UYEDA SAMUEL & MARY E
 Seller Name: NELSON DIANA A & MARK R
 APN: 2679-002-030 Map Reference: 7-F2 / 501-E3 Living Area: 1,567
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 5
 Subdivision: 22803 Zoning: LARS Bedrooms: 3
 Rec Date: 07/22/2014 Prior Rec Date: 07/29/1997 Bath(F/H): 2 /
 Sale Date: 06/08/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1957
 Sale Price: \$397,727 Prior Sale Price: \$173,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 753979 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$330,000 Lot Area: 6,838 Pool:
 Total Value: \$225,327 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #7 Distance From Subject:0.34 (miles)
 Address: 10448 RUBIO AVE, GRANADA HILLS, CA 91344-6623
 Owner Name: ABDELMESEH KHEDRY S & SELVINA
 Seller Name: FELICIANO RENE
 APN: 2684-013-019 Map Reference: 7-F3 / 501-D3 Living Area: 1,570
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 6
 Subdivision: 24978 Zoning: LARS Bedrooms: 3
 Rec Date: 07/01/2014 Prior Rec Date: 12/19/2008 Bath(F/H): 2 /
 Sale Date: 05/20/2014 Prior Sale Date: 12/10/2008 Yr Built/Eff: 1960 / 1960
 Sale Price: \$485,000 Prior Sale Price: \$410,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 680597 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$430,700 # of Stories: 1.00 Pool: POOL
 Land Use: SFR Park Area/Cap#: / 2 Roof Mat: GRAVEL & ROCK
 Parking: PARKING AVAIL

Comp #8 Distance From Subject:0.37 (miles)
 Address: 10612 MONOGRAM AVE, GRANADA HILLS, CA 91344-6758
 Owner Name: FELD JASON
 Seller Name: GREEN FAMILY 2004 TRUST
 APN: 2679-003-013 Map Reference: 8-A2 / 501-E3 Living Area: 1,609
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 6
 Subdivision: 22803 Zoning: LARS Bedrooms: 3
 Rec Date: 08/01/2014 Prior Rec Date: 11/14/1977 Bath(F/H): 2 /
 Sale Date: 07/08/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1957
 Sale Price: \$471,000 Prior Sale Price: \$70,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 799178 Acres: 0.24 Fireplace: Y / 1
 1st Mtg Amt: \$329,700 Lot Area: 10,279 Pool:
 Total Value: \$132,826 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:9 Distance From Subject:0.37 (miles)
 Address: 10110 SWINTON AVE, NORTH HILLS, CA 91343-1332
 Owner Name: MALAEB SAMI M & FERIA J/JOUMBLAT BASSAM & RIMA
 Seller Name: ZAMUDIO MAURICIO & CARMEN
 APN: 2678-001-022 Map Reference: 8-A3 / 501-E4 Living Area: 1,484
 County: LOS ANGELES, CA Census Tract: 1098.00 Total Rooms: 7
 Subdivision: 24137 Zoning: LARS Bedrooms: 3
 Rec Date: 07/09/2014 Prior Rec Date: 11/30/2007 Bath(F/H): 2 /
 Sale Date: 05/27/2014 Prior Sale Date: 11/26/2007 Yr Built/Eff: 1963 / 1963
 Sale Price: \$458,000 Prior Sale Price: \$480,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 705750 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$298,000 Lot Area: 7,500 Pool: POOL
 Total Value: \$448,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.38 (miles)
 Address: 10212 WOODLEY AVE, NORTH HILLS, CA 91343-1350
 Owner Name: JAMIL DANNY
 Seller Name: TRENT ROBERTA
 APN: 2669-007-013 Map Reference: 8-A3 / 501-E4 Living Area: 1,611
 County: LOS ANGELES, CA Census Tract: 1098.00 Total Rooms: 5
 Subdivision: 17820 Zoning: LARS Bedrooms: 3
 Rec Date: 08/13/2014 Prior Rec Date: 05/01/2003 Bath(F/H): 2 /
 Sale Date: 07/18/2014 Prior Sale Date: 04/28/2003 Yr Built/Eff: 1953 / 1965
 Sale Price: \$517,500 Prior Sale Price: \$268,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 843226 Acres: 0.18 Fireplace: /
 1st Mtg Amt: \$414,000 Lot Area: 7,935 Pool:
 Total Value: \$396,014 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 5 Parking: SHINGLE
 PARKING AVAIL

Comp #:11 Distance From Subject:0.39 (miles)
 Address: 10512 RUBIO AVE, GRANADA HILLS, CA 91344-6625
 Owner Name: SZUDERA MICHAEL J & SANDY
 Seller Name: ROBLES ROBERT L JR & ANA M
 APN: 2684-016-010 Map Reference: 7-F2 / 501-D3 Living Area: 1,570
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 6
 Subdivision: 25440 Zoning: LARS Bedrooms: 3
 Rec Date: 12/05/2014 Prior Rec Date: 01/28/1998 Bath(F/H): 2 /
 Sale Date: 10/24/2014 Prior Sale Date: 01/12/1998 Yr Built/Eff: 1960 / 1960
 Sale Price: \$496,000 Prior Sale Price: \$162,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1311616 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$440,000 Lot Area: 7,870 Pool: POOL
 Total Value: \$211,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.4 (miles)
 Address: 16421 CLYMER ST, GRANADA HILLS, CA 91344-6707
 Owner Name: ARONSON ADA
 Seller Name: OCEAN RIDGE EQUITIES LLC
 APN: 2679-004-020 Map Reference: 8-A2 / 501-E3 Living Area: 1,640
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 7
 Subdivision: 17086 Zoning: LARS Bedrooms: 4
 Rec Date: 06/27/2014 Prior Rec Date: 03/04/2014 Bath(F/H): 2 /
 Sale Date: 06/13/2014 Prior Sale Date: 02/25/2014 Yr Built/Eff: 1958 / 1958
 Sale Price: \$525,000 Prior Sale Price: \$385,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 668718 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$417,000 Lot Area: 8,641 Pool: POOL
 Total Value: \$396,032 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:13 Distance From Subject:0.41 (miles)
 Address: 10437 WOODLEY AVE, GRANADA HILLS, CA 91344-6919
 Owner Name: DIAB JACOB & IDA R S
 Seller Name: BANK OF NY MELLON 2006-AR7
 APN: 2679-009-004 Map Reference: 8-A3 / 501-E3 Living Area: 1,477
 County: LOS ANGELES, CA Census Tract: 1097.00 Total Rooms: 6
 Subdivision: 20765 Zoning: LARS Bedrooms: 3
 Rec Date: 10/29/2014 Prior Rec Date: 01/23/2004 Bath(F/H): 2 /
 Sale Date: 10/03/2014 Prior Sale Date: 12/04/2003 Yr Built/Eff: 1956 / 1957
 Sale Price: \$378,000 Prior Sale Price: \$355,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1141560 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$302,400 Lot Area: 7,320 Pool:
 Total Value: \$399,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED GARAGE

Comp #:14 Distance From Subject:0.41 (miles)
 Address: 10443 WOODLEY AVE, GRANADA HILLS, CA 91344-6919
 Owner Name: HOWSDIAMOND LLC
 Seller Name: REESE STEVEN & PATRICIA
 APN: 2679-009-003 Map Reference: 8-A3 / 501-E3 Living Area: 1,477
 County: LOS ANGELES, CA Census Tract: 1097.00 Total Rooms: 6
 Subdivision: 20765 Zoning: LARS Bedrooms: 3
 Rec Date: 09/23/2014 Prior Rec Date: 08/28/2002 Bath(F/H): 2 /
 Sale Date: 09/08/2014 Prior Sale Date: 06/19/2002 Yr Built/Eff: 1956 / 1956
 Sale Price: \$360,000 Prior Sale Price: \$285,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1001251 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,319 Pool:
 Total Value: \$388,538 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED GARAGE

Comp #:15 Distance From Subject:0.41 (miles)
 Address: 10203 PETIT AVE, NORTH HILLS, CA 91343-1017
 Owner Name: ORTEGA PEDRO & MARTHA
 Seller Name: VOINOVICH ROBERT L
 APN: 2685-002-048 Map Reference: 7-F3 / 501-D4 Living Area: 1,534
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 5
 Subdivision: 29931 Zoning: LARS Bedrooms: 3
 Rec Date: 12/12/2014 Prior Rec Date: 07/17/2008 Bath(F/H): 2 /
 Sale Date: 12/03/2014 Prior Sale Date: 06/11/2008 Yr Built/Eff: 1970 / 1970
 Sale Price: \$480,500 Prior Sale Price: \$450,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1352522 Acres: 0.21 Fireplace: Y / 1
 1st Mtg Amt: \$432,000 Lot Area: 8,998 Pool:
 Total Value: \$466,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 3 Parking: ATTACHED
 GARAGE

Comp #:16 Distance From Subject:0.44 (miles)
 Address: 16450 KINGSBURY ST, GRANADA HILLS, CA 91344-6714
 Owner Name: GREENFIELD GARY
 Seller Name: GREENFIELD HILDA TRUST
 APN: 2679-004-005 Map Reference: 8-A2 / 501-E3 Living Area: 1,640
 County: LOS ANGELES, CA Census Tract: 1114.00 Total Rooms: 7
 Subdivision: 22803 Zoning: LARS Bedrooms: 4
 Rec Date: 06/24/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 06/04/2014 Prior Sale Date: Yr Built/Eff: 1957 / 1957
 Sale Price: \$471,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 648552 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 7,801 Pool:
 Total Value: \$70,752 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:17		Distance From Subject:0.44 (miles)	
Address: 16432 SEPTO ST, NORTH HILLS, CA 91343-1223			
Owner Name: MARTINEZ ERICK/SALCEDO ALMA J			
Seller Name: OCEAN RIDGE EQUITIES LLC			
APN: 2678-013-014	Map Reference: 8-A4 / 501-E5	Living Area: 1,400	
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 7	
Subdivision: 20998	Zoning: LARS	Bedrooms: 4	
Rec Date: 09/19/2014	Prior Rec Date: 12/04/2007	Bath(F/H): 2 /	
Sale Date: 09/10/2014	Prior Sale Date: 11/05/2007	Yr Built/Eff: 1957 / 1957	
Sale Price: \$460,000	Prior Sale Price: \$450,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 993653	Acres: 0.23	Fireplace: Y / 1	
1st Mtg Amt: \$451,668	Lot Area: 9,814	Pool: POOL	
Total Value: \$452,670	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:18		Distance From Subject:0.46 (miles)	
Address: 10502 WOODLEY AVE, GRANADA HILLS, CA 91344-6920			
Owner Name: GREIF BARBARA N/SCHARPENBERG WILLIAM A			
Seller Name: FEVVARE INC			
APN: 2668-006-014	Map Reference: 8-A2 / 501-E3	Living Area: 1,416	
County: LOS ANGELES, CA	Census Tract: 1097.00	Total Rooms: 6	
Subdivision: 22925	Zoning: LARS	Bedrooms: 4	
Rec Date: 08/22/2014	Prior Rec Date: 07/03/2013	Bath(F/H): 2 /	
Sale Date: 07/28/2014	Prior Sale Date: 06/03/2013	Yr Built/Eff: 1959 / 1959	
Sale Price: \$500,000	Prior Sale Price: \$395,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 883116	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$395,000	Lot Area: 7,356	Pool: POOL	
Total Value: \$395,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:19		Distance From Subject:0.47 (miles)	
Address: 10637 DEBRA AVE, GRANADA HILLS, CA 91344-6762			
Owner Name: LUO YAN/ZHANG YONG			
Seller Name: NGUYEN HAI N & MAMIE W			
APN: 2679-014-007	Map Reference: 8-A2 / 501-E3	Living Area: 1,640	
County: LOS ANGELES, CA	Census Tract: 1114.00	Total Rooms: 7	
Subdivision: 17086	Zoning: LARS	Bedrooms: 4	
Rec Date: 10/08/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 08/27/2014	Prior Sale Date:	Yr Built/Eff: 1957 / 1957	
Sale Price: \$540,000	Prior Sale Price:	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1062567	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$353,500	Lot Area: 7,901	Pool:	
Total Value: \$186,135	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: February 9, 2015

JOB ADDRESS: **16458 WEST DEVONSHIRE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2678-019-005**

CASE#: 498795

ORDER NO: A-3254698

EFFECTIVE DATE OF ORDER TO COMPLY: **May 21, 2013**

COMPLIANCE EXPECTED DATE: **June 15, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3254698

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

RAZA, MANZAR AND RIZVI, SYEDA AND
8433 GAINFORD ST
DOWNEY, CA 90240

CASE #: 498795

ORDER #: A-3254698

EFFECTIVE DATE: May 21, 2013

COMPLIANCE DATE: June 15, 2013

MAY 15 2013

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

Signature _____

OWNER OF

SITE ADDRESS: 16458 W DEVONSHIRE ST

ASSESSORS PARCEL NO.: 2678-019-005

ZONE: RS; Suburban Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) 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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. A permit is required for the work performed.

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

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear of the house.

Comments: Remove the siding from the patio or obtain all required permits and approvals for the enclosed patio.

2. A permit is required for the work performed.

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

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The premises are not maintained free from overgrown vegetation.

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the premises.



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

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: All areas of the property.

Comments: Maintain all landscaping in a approved condition and not resting on the roof structures.

4. Festive temporary decorative lighting exceeds 90 day limitation.

You are therefore ordered to: Remove the Festive temporary decorative lighting or obtain the required electrical permits.

Code Section(s) in Violation: 93.0202(a)5, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Attached to the house and garage structures.

Comments: Remove the temporary lighting.

5. Permit required.

You are therefore ordered to: 1) Obtain the required mechanical permit(s).

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a), 95.111.0 of the L.A.M.C.

Location: Main house on the west side refrigeration lines exposed and disconnected.

Comments: Obtain all required permits and approvals for all air conditioning work being performed without permits.

6. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: West side of the house.

Comments: Obtain all required permits and approvals for the new air conditioning circuit.

NON-COMPLIANCE FEE WARNING:

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

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 98.04 II L.A.M.C.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9840.

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

Inspector: _____

Date: May 14, 2013

ROBERT SUNSERI
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9840

Robert.Sunseri@lacity.org

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REVIEWED BY