

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

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

April 7, 2014

Council District: # 3

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

JOB ADDRESS: **20254 WEST HART STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2135-034-009**

On July 25, 2009, 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: **20254 West Hart 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 on December 11, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	1,090.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	138.58
Title Report fee	48.00
Grand Total	\$ 1,783.14

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 **\$1,783.14** 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 **\$1,783.14** 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

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B

Monterey Park, Ca. 91755

Phone 626-548-2479 818-337-0474 fax

Work Order No. T9820

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 12-01-2013

Dated as of: 11-22-2013

Fee: \$48.00

-SCHEDULE A-

(Reported Property Information)

For Assessors Parcel Number: 2135-034-009

Situs Address: 20254 W Hart St.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 07-03-2006

As Document Number: 06-1461024

Documentary Transfer Tax: \$2,731.50

In Favor of: Miguel Angel Tovar, a Single Man

Mailing Address: Mr. Miguel A. Tovar

20254 Hart Street

Canoga Park, CA 91306

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 136 of Tract No. 18031, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 471, Page(s) 6 to 12 Inclusive of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9820

-Schedule B Continued-

1. A Deed of Trust Recorded on 07-03-2006
as Document Number 06-1461025
Amount: \$485,600.00
Trustor: Miguel Angel Tovar, a Single Man
Trustee: Investors Title Company
Beneficiary: Resmae Mortgage Corporation, a Corporation

Mailing Address: Resmae Mortgage Corporation
6 Pointe Drive
Brea, CA 92821
Attn: Final Documents

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026

2. A Deed of Trust Recorded on 07-03-2006
as Document Number 06-1461026
Amount: \$121,400.00
Trustor: Miguel Angel Tovar, a Single Man
Trustee: Investors Title Company
Beneficiary: Resmae Mortgage Corporation

Mailing Address: Resmae Mortgage Corporation
6 Pointe Drive
Brea, CA 92821
Attn: Final Documents

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026

3. A Notice of Pending Lien Recorded 11-20-2009
as Document Number 09-1761298
Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

APN:	2135-034-009
Described As:	LOT 136 TRACT # 18031
Address:	20254 HART ST LOS ANGELES CA 91306
City:	LOS ANGELES CITY-44
Billing Address:	10800 WALNUT ST LOS ALAMITOS CA 90720
Assessed Owner(s):	TOVAR,MIGUEL A

Tax Rate Area:	0000016	Value	Conveyance Date:	06/17/1999
Use Code:	0100	Land:	Conveying Instrument:	1113681
Single residence		Improvements:	Date Transfer Acquired:	
Region Code:	02	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1953
Zoning Code:	LARS	Inventory:	Year Last Modified:	1955
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	2093
Issue Date:	10/15/2013	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	4,845.78

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,422.89	242.28	12/10/2013	UNPAID		2,422.89
2nd	2,422.89	252.28	04/10/2014	UNPAID		2,422.89
Total Balance:						4,845.78

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	32.36
61.81	SOUTHEAST MOSQ ABATE	7.74
188.69	L.A. STORMWATER POLL ABATE	25.80
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	18.83
36.92	LA CO PARK DISTRICTS	20.23
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	88.74

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

*** END OF REPORT ***

This page is part of your document - DO NOT DISCARD

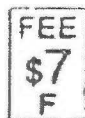
06 1461024

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
07/03/06 AT 08:00am

TITLE(S) : DEED



FEE



CODE
20

CODE
19

CODE
9

D.T.T.

467.72
2,781.50

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2135-034-009

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Investors Title Company
Escrow No. 2978-NN
Title Order No. 14120354-138

When Recorded Mail Document
and Tax Statement To:

Mr. Miguel A. Tovar
20254 Hart Street
Canoga Park, CA 91306

06 1461024

APN: 2135-034-009

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 667.70 City tax \$ 2,731.50

- ☒ [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 City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gholam Hossein Bouzarjomehri, An Unmarried Man

hereby GRANT(S) to Miguel A. Tovar / A Single Man

Miguel Angel Tovar, a single man
the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

Lot 136 of Tract No. 18031, in the City of Los Angeles, County of Los Angeles State of California, as per map recorded in Book 471, Page(s) 6 to 12 Inclusive of Maps, in the office of the County Recorder of said County.

Property Address: 20254 Hart Street, (Canoga Park Area) Los Angeles, CA 91306

DATED: June 26, 2006

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ON 06/26/06 before me,

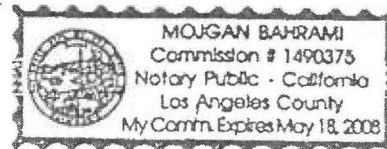
Mojgan Bahrami

Notary Public, personally appeared

Gholam Hossein Bouzarjomehri

Gholam Hossein Bouzarjomehri

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: Mojgan Bahrami

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD

06 1461025

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
07/03/06 AT 08:00am

TITLE(S) : _____



L E A D S H E E T

FEE

D.T.T.

FEE \$ 67.00 21

CODE
20

D.A. FEE Code 20

\$ 2.00

CODE
19

NCPF Code 19

\$ 63.00

CODE
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

HC-8n
Recording Requested By:
RESMAE MORTGAGE CORPORATION

06 1461025

Return To:

RESMAE MORTGAGE CORPORATION
6 Pointe Drive
Brea, CALIFORNIA 92821
Attn. Final Documents

Prepared By:
Irene Dominguez 6 Pointe
Drive, Brea, CALIFORNIA
92821

14120364 [Space Above This Line For Recording Data]

2135-034-009

DEED OF TRUST

MIN100335010019497679

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 June 27, 2006 together with all Riders to this document.

(B) "Borrower" is MIGUEL ANGEL TOVAR, A SINGLE MAN

Borrower is the trustor under this Security Instrument.
(C) "Lender" is RESMAE MORTGAGE CORPORATION

Lender is a Corporation
organized and existing under the laws of DELAWARE

1001949767

CALIFORNIA Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

VMP-5A(CA) (0005) 01

Page 1 of 15

Initials

VMP MORTGAGE FORMS - (800) 571-7261

3

Lender's address is 6 POINTE DRIVE BREA, CALIFORNIA 92821

(D) "Trustee" is INVESTORS TITLE COMPANY

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

(F) "Note" means the promissory note signed by Borrower and dated June 27, 2006

The Note states that Borrower owes Lender Four Hundred Eighty Five Thousand Six Hundred and 00/100 Dollars

(U.S. \$ 485,600.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 01, 2036

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

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

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

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

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

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

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

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

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

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

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

1001949767

2006-6A(CA) (0003) 01

Page 2 of 15

indiana MAT

Form 3006 1/01

06 1461025

18

Loan Number: 1001949767

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Balloon Rider

Miguel A Tovar
Borrower _____ Date _____
MIGUEL ANGEL TOVAR

Borrower _____ Date _____

Borrower _____ Date _____

Borrower _____ Date _____

Borrower _____ Date _____

Borrower _____ Date _____

07-03-06

06 1461025

This page is part of your document - DO NOT DISCARD

06 1461026

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
07/03/06 AT 08:00am

TITLE(S) : _____



FEE

D.T.T.

FEE \$ 35.00 F 8

CODE
20

D.A. FEE Code 20 \$ 4.00

CODE
19

NCPF Code 19 \$ 26.00

CODE
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

Dr. Jm
RECORDING REQUESTED BY:
Irene Dominguez

06 1461026

AND WHEN RECORDED MAIL TO:

RESMAE MORTGAGE CORPORATION
6 Pointe Drive
Brea, CALIFORNIA 92821
Attn: Final Documents

14120364
DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

2135-034-009
MIN100335010019498792

THIS DEED OF TRUST is made this 27th day of June 2006 among the Trustor,
MIGUEL ANGEL TOVAR, A SINGLE MAN

INVESTORS TITLE COMPANY

(herein "Borrower").

(herein "Trustee"), and the Beneficiary,
Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's
successors and assigns) MERS is organized and existing under the laws of Delaware, and has an address and telephone number
of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

RESMAE MORTGAGE CORPORATION

("Lender") is organized and
and has an address of

existing under the laws of DELAWARE
6 POINTE DRIVE BREA, CALIFORNIA 92821

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

LOT 136 OF TRACT NO. 18031, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 471, PAGE(S) 6 TO 12 INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

see Balloon rider

THIS TRUST DEED IS 2ND & SUBJECT TO A FIRST
TRUST DEED RECORDING CONCURRENTLY HEREWITH

which has the address of

20254 HART STREET

LOS ANGELES

[Street]

[City]

California

91306
[ZIP Code]

(herein "Property Address");

CALIFORNIA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

07-03-06
SD-75N(CA) (0183)

Form 3806
Amended 9/99
with M.A.T.

Page 1 of 8

VMH MORTGAGE FORMS (800) 521-7293

3

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated June 27, 2006 and extensions and renewals thereof (herein "Note"), in the principal sum of U.S. \$ 121,400.00 with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 01, 2021 ; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained. Borrower covenants that Borrower is lawfully seized 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

06 1461026

7

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

Miguel A. Tovar
MIGUEL ANGEL TOVAR

(Seal)
Borrower

(Seal)
Borrower

(Seal)
Borrower

(Seal)
Borrower

(Sign Original Only)

State of California
County of Los Angeles

} ss.

On June 27, 2006 before me, Enrique Salazar, Notary Public
personally appeared

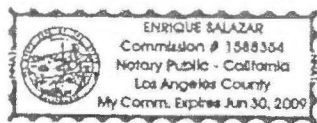
MIGUEL ANGEL TOVAR

(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) of the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
(This area for official notarial seal)

Enrique Salazar

(Seal)



06 1461026

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4716714)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 18031 136 M B 471-6/12

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2135-034-009

AKA 20254 W HART ST
LOS ANGELES

Owner:

TOVAR MIGUEL A
10800 WALNUT ST
LOS ALAMITOS CA, 90720

DATED: This 02nd Day of November, 2009

CITY OF LOS ANGELES

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

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **April 7, 2014**

JOB ADDRESS: **20254 WEST HART STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2135-034-009**

Last Full Title: **11/22/2013**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | MR. MIGUEL TOVAR
20254 HART STREET
CANOGA, CA 91306 | CAPACITY: OWNER |
| 2.) | MIGUEL A. TOVAR
10800 WALNUT STREET
LOS ALAMITOS, CA 90720 | CAPACITY: OWNER |
| 3.) | RESMAE MORTGAGE CORPORATION
ATTN: FINAL DOCUMENTS
6 POINTE DRIVE
BREA, CA 92821 | CAPACITY: INTERESTED PARTIES |
| 4.) | MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. (MERS)
P.O. BOX 2026
FLINT, MI. 48501-2026 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
20254 HART ST, WINNETKA, CA 91306-3520



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: TOVAR MIGUEL A
 Mailing Address: 10800 WALNUT ST, LOS ALAMITOS CA 90720-2320 C001
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 18031 LOT 136	APN:	2135-034-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1348.00 / 3	Subdivision:	18031
Township-Range-Sect:		Map Reference:	12-E4 / 530-D5
Legal Book/Page:	471-6	Tract #:	18031
Legal Lot:	136	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WIN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/19/2004 / 11/12/2004	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	3006019
Document #:	3006018		

Last Market Sale Information

Recording/Sale Date:	06/17/1999 / 06/07/1999	1st Mtg Amount/Type:	\$162,000 / CONV
Sale Price:	\$180,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1113682
Document #:	1113681	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$86.00
New Construction:		Multi/Split Sale:	

Title Company: FIRELANDS ABSTRACT AND
 TITLE
 Lender: MISCELLANEOUS FIN
 Seller Name: WRIGHT TOM L;ILA E

Prior Sale Information

Prior Rec/Sale Date:	03/18/1999 / 03/15/1999	Prior Lender:	/
Prior Sale Price:	\$187,437	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	448728	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE Construction:	
Living Area:	2,093	Garage Area:	Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	Porch Type:	
Total Rooms:	6	Basement Area:	Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:	Pool:	
Bath(F/H):	2 /	Basement Type:	Air Cond:	EVAP COOLER
Year Built / Eff:	1953 / 1955	Roof Type:	Style:	CONVENTIONAL
Fireplace:	/	Foundation:	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	Condition:	AVERAGE

Other Improvements: FENCE;ADDITION;FENCED
 YARD

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,457	Lot Width/Depth:	60 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$380,000	Assessed Year:	2013	Property Tax:	\$4,878.70
Land Value:	\$304,000	Improved %:	20%	Tax Area:	16
Improvement Value:	\$76,000	Tax Year:	2012	Tax Exemption:	
Total Taxable Value:	\$380,000				

Comparable Summary

For Property Located At



CoreLogic®

RealQuest Professional

20254 HART ST, WINNETKA, CA 91306-3520**1 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: 1**

	Subject Property	Low	High	Average
Sale Price	\$180,000	\$425,000	\$425,000	\$425,000
Bldg/Living Area	2,093	2,071	2,071	2,071
Price/Sqft	\$86.00	\$205.21	\$205.21	\$205.21
Year Built	1953	1967	1967	1967
Lot Area	7,457	6,438	6,438	6,438
Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$380,000	\$238,054	\$238,054	\$238,054
Distance From Subject	0.00	0.44	0.44	0.44

*= user supplied for search only

☒ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	20254 HART ST	\$180,000	1953	4	2	06/17/1999	2,093	7,457	0.0
Comparables									
☒ 1	20227 LEADWELL ST	\$425,000	1967	4	2	07/31/2013	2,071	6,438	0.44

Comparable Sales Report

For Property Located At

20254 HART ST, WINNETKA, CA 91306-3520

CoreLogic®

RealQuest Professional

1 Comparable(s) Selected.

Report Date: 01/14/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$180,000	\$425,000	\$425,000	\$425,000
Bldg/Living Area	2,093	2,071	2,071	2,071
Price/Sqft	\$86.00	\$205.21	\$205.21	\$205.21
Year Built	1953	1967	1967	1967
Lot Area	7,457	6,438	6,438	6,438
Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$380,000	\$238,054	\$238,054	\$238,054
Distance From Subject	0.00	0.44	0.44	0.44

*= user supplied for search only

Comp #:	1	Distance From Subject:0.44 (miles)	
Address:	20227 LEADWELL ST, WINNETKA, CA 91306-3214		
Owner Name:	MATIAN KAMAL		
Seller Name:	GREGORY VELMA S		
APN:	2114-012-012	Map Reference:	12-E3 / 530-D4
County:	LOS ANGELES, CA	Census Tract:	1347.20
Subdivision:	23426	Zoning:	LAR1
Rec Date:	07/31/2013	Prior Rec Date:	10/01/1998
Sale Date:	06/26/2013	Prior Sale Date:	07/08/1998
Sale Price:	\$425,000	Prior Sale Price:	\$187,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1123672	Acres:	0.15
1st Mtg Amt:	\$340,000	Lot Area:	6,438
Total Value:	\$238,054	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,071
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1967 / 1967
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: April 7, 2014

JOB ADDRESS: **20254 WEST HART STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2135-034-009**

CASE#: 292259

ORDER NO: A-2236244

EFFECTIVE DATE OF ORDER TO COMPLY: **July 10, 2009**

COMPLIANCE EXPECTED DATE: **July 25, 2009**

DATE COMPLIANCE OBTAINED: **July 20, 2010**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2236244

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS

HELENA JUBANY

ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

TOVAR, MIGUEL A
10800 WALNUT ST
LOS ALAMITOS, CA 90720

CASE #: 292259
ORDER #: A-2236244
EFFECTIVE DATE: July 10, 2009
COMPLIANCE DATE: July 25, 2009

OWNER OF
SITE ADDRESS: 20254 W HART ST
ASSESSORS PARCEL NO.: 2135-034-009
ZONE: RS; Suburban Zone

On 7-1-09 the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.
Km

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Unapproved occupancy or use of the detached garage as habitable space.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the detached garage as habitable space.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard.

2. The approximate 20' x 20' detached garage converted to habitable space was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard.

3. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.



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

www.ladbbs.org
104082620096542

2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all trash/debris around property.

Detached garage converted to habitable space without plans, permits and approvals.

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.

A proposed noncompliance fee in the amount of **\$100.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$350.00.

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9864.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____

Date: June 30, 2009

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

[Signature]
REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: April 7, 2014

JOB ADDRESS: **20254 WEST HART STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2135-034-009**

CASE#: 480964

ORDER NO: A-3163951

EFFECTIVE DATE OF ORDER TO COMPLY: **December 11, 2012**

COMPLIANCE EXPECTED DATE: **January 10, 2013**

DATE COMPLIANCE OBTAINED: **January 15, 2013**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3163951

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

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

MIGUEL A. TOVAR
20254 HART ST.
CANOGA PARK, CA 91306

CASE #: 480964

ORDER #: A-3163951

EFFECTIVE DATE: December 11, 2012

COMPLIANCE DATE: January 10, 2013

On DEC 06 2012 the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

Signature

APPL OF

SITE ADDRESS: 20254 W HART ST

ASSESSORS PARCEL NO.: 2135-034-009

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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO THE 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. The approximate 8' x 20' structure built at the South side of the garage was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.

Comments: Any structure larger than 64 square feet in size, taller than 8 feet in height or attached to a permitted structure requires a building permit.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9864.

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

Inspector:

NR2

Date:

December 05, 2012

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

REVIEWED BY



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org