

BOARD OF
BUILDING AND SAFETY
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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

September 16, 2015

Council District: # 3

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

JOB ADDRESS: **20109 WEST ARCHWOOD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2134-014-002**

On March 13, 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: **20109 West Archwood 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 February 11, 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)	328.45
Title Report Fee	42.00
Grand Total	\$ 3,542.01

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 **\$3,542.01** 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 **\$3,542.01** 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

fw *Lyndia M. Khan*
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T12122
Dated as of: 07/23/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2134-014-002

Property Address: 20109 W ARCHWOOD ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Trust Transfer Deed
Grantee : Hagop Baghjajian and Takouhi Baghjajian, trustees of the Hagop and Takouhi Baghjajian 2007 Revocable living trust, created 11/29/2007
Grantor : Hagop Baghjajian and Takouhi Baghjajian
Deed Date : 2/1/2008 **Recorded :** 7/31/2008
Instr No. : 20081367562

MAILING ADDRESS: Hagop Baghjajian and Takouhi Baghjajian, trustees of the Hagop and Takouhi Baghjajian 2007 Revocable living trust
20109 Archwood St., Canoga Park, CA 91306

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 25 in Tract 20684 as per map recorded in Book 550, Pages 37 to 39 of Maps in the office of the County recorder of said County.

Assessor's Parcel No: 2134-014-002

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$170,000.00 **Dated :** 7/21/2003

Trustor : Hagop Baghjajian and Takouhi Baghjajian

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. T12122

SCHEDULE B (Continued)

Trustee : Marin Conveyancing Corp.
Beneficiary : MERS, Inc., as nominee for GreenPoint Mortgage Funding, Inc.
Loan No. : MIN 100013800822752230
Recorded : 7/29/2003 **Instr No. :** 03 2162579
Maturity Date is: 8/1/2033

MAILING ADDRESS: GreenPoint Mortgage Funding, Inc., 33 San Pablo Avenue, San Rafael, CA 94903

MAILING ADDRESS: Marin Conveyancing Corp – None Shown

MAILING ADDRESS: MERS, P.O. Box 2026, Flint, MI 48501-2026.

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$250,000.00 **Dated :** 1/30/2006
Trustor : Hagop Baghjajian and Takouhi Baghjajian
Trustee : Optima, a California Corporation
Beneficiary : Washington Mutual Bank, FA
Recorded : 3/13/2006 **Instr No. :** 06 0528961
Maturity Date is: 1/30/2036

MAILING ADDRESS: Washington Mutual Bank, FA,
2273 N Green Valley Parkway, Suite, No. 14, Henderson, NV 89014

MAILING ADDRESS: Optima, a California Corporation,
1700 Carnegie Ave Suite 200 Santa Ana, Ca 92705

Amendment to said security instrument for a credit limit increase
Recorded : 6/5/2007 **Instr No. :** 20071347264
of Official Records
New Principal : \$350,500.00

MAILING ADDRESS: Washington Mutual Bank, FA,
2273 N Green Valley Parkway, Suite, No. 14, Henderson, NV 89014

Type of Document: A claim of lien for the amount shown and any other amounts due.
Claimant : Department of Building and Safety Financial Services Division
Recorded : 5/30/2014 **Instr No. :** 20140563482

MAILING ADDRESS: Hagop Baghjajian and Takouhi Baghjajian,
20109 W Archwood St, Canoga Park, CA 91306

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

RECORDING REQUESTED BY:

HAGOP & TAKOUHI BAGHJAJIAN
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS:
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
BARRISTERS ASSISTANCE
14431 VENTURA BLVD #319
SHERMAN OAKS, CA 91423



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MAIL TAX STATEMENTS TO:

HAGOP & TAKOUHI BAGHJAJIAN
20109 ARCHWOOD ST.
CANOGA PK, CA 91306

A.P.N.: 2134-014-002

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

This Document Provided by Fidelity National Title

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A§1 ET.SEQ.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:
DOCUMENTARY TRANSFER TAX IS \$ -0-

[] Computed on full value of property conveyed, or [] computed on full value less value of liens or encumbrances remaining at time of sale or transfer

[X] There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST. R&T 11930.

[] Unincorporated area: [X] city of LOS ANGELES, COUNTY OF LOS ANGELES AND STATE OF CALIFORNIA

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

[X] Transfer to a revocable trust; [] Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;

[] Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary; [] Change of trustee holding title;

[] Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

[] Other:

GRANTOR(S): HAGOP BAGHJAJIAN & TAKOUHI BAGHJAJIAN

hereby GRANT(S) TO: HAGOP BAGHJAJIAN & TAKOUHI BAGHJAJIAN, TRUSTEES OF THE HAGOP AND TAKOUHI BAGHJAJIAN 2007 REVOCABLE LIVING TRUST, CREATED 11/29, 2007

the following described real property in the City OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA: LOT 25 IN TRACT 20684 AS PER MAP RECORDED IN BOOK 550, PAGES 37 TO 39 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 20109 ARCHWOOD STREET, CANOGA PARK, CA 91306

Dated: 2-1-08

[Signature]
HAGOP BAGHJAJIAN

[Signature]
TAKOUHI BAGHJAJIAN

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 2-1-08 before me, Osanna Izakellian (insert name) Notary Public.

personally appeared Hagop Baghijian and Takouhi Baghijian

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 [Signature]

(This area for official notarial seal)

ACKNOWLEDGMENT

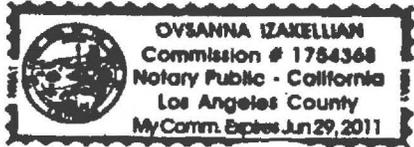
State of California
County of Los Angeles

On 2-1-08 before me, Ovsanna Izakellian PFR
(Insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature *[Handwritten Signature]* (Seal)

Recording Requested by:

LandSafe Title

Recording Requested By:

03 2162579

GreenPoint Mortgage Funding, Inc.
[Company Name]

And When Recorded Mail To:

GreenPoint Mortgage Funding, Inc.
[Company Name]

[Name of Natural Person]

33 San Pablo Avenue
[Street Address]

San Rafael, CA 94903
[City, State Zip Code]

5278199-03
0134-014-002 [Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100013800822752230

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 July 21, 2003, together with all Riders to this document.
- (B) "Borrower" is Hagop Baghjajian and Takouhi Baghjajian, Husband And Wife

Borrower is the trustor under this Security Instrument.

(C) "Lender" is GreenPoint Mortgage Funding, Inc.
Lender is a Corporation organized and existing under the laws of the State of New York. Lender's address is 100 Wood Hollow Drive, Novato, CA 94945

(D) "Trustee" is Marin Conveyancing Corp..

(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, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated July 21, 2003. The Note states that Borrower owes Lender One Hundred Seventy Thousand and 0/100ths



Dollars (U.S. \$170,000.00)

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 01, 2033.

(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]:

- | | | |
|------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Revocable Trust Rider | |
| <input type="checkbox"/> 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.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.



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TRANSFER OF RIGHTS IN THE PROPERTY

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The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the **County of Los Angeles**:

LOT 25 OF TRACT NO. 20684, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 550, PAGE(S) 37 TO 39 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Identification Number: 2134-014-002

which currently has the address of 20109 Archwood ST

Los Angeles, California 91306 ("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, 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 and canceling this Security Instrument.

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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

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

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided



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sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

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

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

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

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

Witnesses:


Hagop Baghijajian (Seal)
-Borrower

Printed Name: *[Please Complete]*


Takouhi Baghijajian (Seal)
-Borrower

Printed Name: *[Please Complete]*

(Seal)
-Borrower

(Seal)
-Borrower

[Acknowledgment on Following Page]



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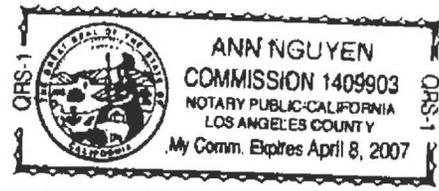
State of California
County of Los Angeles

§
§
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On July 22, 2003, before me, Ann Nguyen, Notary Public
personally appeared Hagop Baghdjian and Takouhi Baghdjian [name and title of officer]

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Ann Nguyen (Seal)



REQUEST FOR FULL RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust, which was recorded in the office of the Recorder of _____ County, State of California, in book _____, page _____ of official records. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

(Trustee) Date: _____



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When Recorded Mail to:
Optima Information Solutions
1700 Carnegie Avenue, Suite 200
Santa Ana, CA 92705
WAMU

Attn: Optima



**WaMu Equity Plus™
DEED OF TRUST**

Loan Number: 0653543264

THIS DEED OF TRUST is between:
HAGOP BAGHJAJIAN AND TAKOUHI BAGHJAJIAN

whose address is:

20109 ARCHWOOD ST LOS ANGELES, CA 91306-4301

("Trustor"); Optima, a CALIFORNIA

corporation, the address of which is:

1700 Carnegie Ave Suite 200 Santa Ana, CA 92705

and its successors in trust and assigns ("Trustee"); and

Washington Mutual Bank, FA, a federal association, which is organized and existing under the laws of the United States of America and whose address is 2273 N Green Valley Parkway, Suite #14, Henderson, NV 89014 ("Beneficiary") and its successors or assigns.

1. **Granting Clause.** Trustor hereby grants, bargains, sells and conveys to Trustee in trust, with power of sale, the real property in LOS ANGELES County, California, described below and all interest in it Trustor ever gets:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 25 IN TRACT 20684 AS PER MAP RECORDED IN BOOK 550, PAGES 37 TO 39 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Parcel Number: 2134-014-002 together with all

insurance and condemnation proceeds related to it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances and other fixtures at any time installed on or in or used in connection with such real property. All of the property described above will be called the "Property." As used herein "State" shall refer to the state of California.

2. Obligation Secured. This Deed of Trust is given to secure performance of each promise of Trustor contained herein and in a WaMu Equity Plus(TM) Agreement and Disclosure with Beneficiary of even date herewith with a maximum credit limit of \$250,000.00 the ("Credit Agreement"), including any extensions, renewals or modifications thereof, and repayment of all sums borrowed by Trustor under the Credit Agreement, with interest from the date of each advance until paid at the rates provided therein. The Credit Agreement provides for variable and fixed rates of interest. Under the Credit Agreement, the Trustor may borrow, repay and re-borrow from time to time, up to the maximum credit limit stated above, and all such advances shall be secured by the lien of this Deed of Trust. This Deed of Trust also secures payment of certain fees and charges payable by Trustor under the Credit Agreement, certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust, and repayment of money advanced by Beneficiary to protect the Property or Beneficiary's interest in the Property, including advances made pursuant to Section 6 below. The Credit Agreement provides that unless sooner repaid, all amounts due under the Credit Agreement are due and payable in full thirty (30) years from the date of this Deed of Trust (the "Maturity Date"). All amounts due under the Credit Agreement and this Deed of Trust are called the "Debt".

3. Representations of Trustor. Trustor represents that:

(a) Trustor is the owner of the Property, which is unencumbered except by: easements, reservations, and restrictions of record not inconsistent with the intended use of the Property and any existing first mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed in writing to Beneficiary; and

(b) The Property is not presently and will not during the term of this Deed of Trust be used for any agricultural purposes.

4. Promises of Trustor. Trustor promises:

(a) To keep the Property in good repair and not to remove, alter or demolish any of the improvements on the Property, without first obtaining Beneficiary's written consent;

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a), and to keep the Property free of all encumbrances which may impair Beneficiary's security;

(f) To keep the improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Beneficiary. Subject to the rights of the holder of any lien described in 3(a), Beneficiary shall be named as the loss payee on all such policies pursuant to a standard lender's loss payable clause. The amount collected under any insurance policy shall

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0653543264

By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at Woodland Hills, California this 30 day of January, 2006.

TRUSTOR(S):


HAGOP BAGHJAJIAN


TAKOUHI BAGHJAJIAN

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0653543264

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

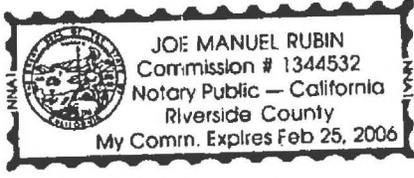
On 11/30/06 before me, Joe Manuel Rubin a Notary
Public in and for the State of California, personally appeared
HAGOP BAGHJAJIAN and
TAKOUHI BAGHJAJIAN and

_____ and
_____ and

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.

Notary Public in and for the State of California
My Commission expires: 2-25-2006



REQUEST FOR FULL RECONVEYANCE
(Do not record. To be used only when note has been paid.)

TO: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within Deed of Trust. Said Note, together with all other indebtedness secured by this Deed of Trust, has been fully paid and satisfied and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of this Deed of Trust to cancel the Note above mentioned and all other evidences of indebtedness secured by this Deed of Trust together with the Deed of Trust and to convey, without warranty, to the parties designated by the terms of this Deed of Trust all the estate now held by you thereunder.

DATED _____

Mail reconveyance to _____

After recording return to:
WASHINGTON MUTUAL BANK
444 OXFORD VALLEY ROAD
SUITE 300
LANGHORNE, PA 19047
ATTN: GROUP 9, INC.

06/05/07



20071347264



MODIFICATION AGREEMENT

Grantor/Mortgagor:
HAGOP BAGHJAJIAN AND TAKOUHI BAGHJAJIAN

Loan Number: 0653543264

Borrower(s):
HAGOP BAGHJAJIAN

TAKOUHI BAGHJAJIAN

This Modification of the WaMu Equity Plus(TM) Agreement and Security Instrument ("Modification") is made and entered into on May 10, 2007 by and between WASHINGTON MUTUAL BANK ("we," "us," "our," or "Bank") and the other person(s) signing below ("Borrower" or "Grantor/Mortgagor," as applicable).

Borrower and Bank are parties to a WaMu Equity Plus Agreement including any riders or previous amendments (the "Agreement") that establishes an account with a loan number identified above (the "Account") from which Borrower may obtain credit advances on a revolving basis from Bank. The Agreement is secured by a deed of trust ("Security Instrument") executed by Grantor/Mortgagor and recorded on 03/13/2006 as Instrument No. 060528961, in Book or Liber _____, Page(s) _____, in the Official Records of LOS ANGELES County, California. The Security Instrument secures performance of Borrower's obligations under the Agreement and encumbers the property described in the Security Instrument and located at the address below (the "Property"), more particularly described in Exhibit "A" attached to and incorporated herein as part of this Modification.

Borrower, Grantor/Mortgagor, and Bank agree as follows:

1. **Effect of this Modification.** This Modification modifies, amends and supplements the Agreement and Security Instrument. To the extent of any inconsistency between the provisions of this Modification and the provisions of the Agreement or Security Instrument, the provisions of this Modification shall prevail over and supersede the inconsistent provisions of the Agreement or Security Instrument. Except as modified, amended or supplemented by this Modification, the Agreement and Security Instrument shall remain in full force and effect. This Modification will be

0653543264

legally binding and effective upon the parties only when it is signed by each Borrower, Grantor/Mortgagor, and the Bank.

2. **Modified Terms and Conditions.** The terms and conditions of the Agreement and Security Instrument that are modified, amended, and supplemented by this Modification are set forth on the attached Exhibit "B" attached to and incorporated herein as a part of this Modification. The terms used in Exhibit "B" shall have the same meanings as the same or substantially equivalent terms used in the Agreement and the Security Instrument, whether or not the terms used in Exhibit "B," or the Agreement or Security Instrument, are capitalized.

Borrower requests that a copy of any Notice of Default and of any Notice of Sale under the Security Instrument be mailed to the first Borrower named below at the Property address below.

Property Address: 20109 ARCHWOOD ST WINNETKA, CA 91306-4301

WASHINGTON MUTUAL BANK

By: *Krista Carnes*
(Bank Officer Signature)

Krista Carnes
(Printed Bank Officer Name)

Its: Vice President
(Bank Officer Title)

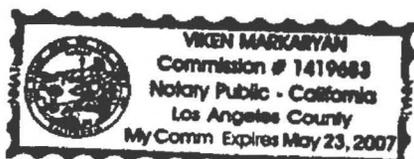
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 5/10/2007 before me, Viken Markaryan, Notary Public,
(insert name here)

personally appeared KRISTA CARNES, 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. (Seal or Stamp)

Signature: *[Signature]*
My Commission expires: May 23, 2007
My Commission number: 1419683
VIKEN MARKARYAN
#1419683
MAY 23, 2007



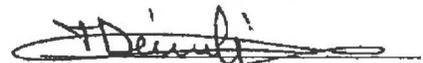
4

0653543264

By signing below, each Grantor/Mortgagor accepts and agrees to the terms of the Security Instrument as amended and supplemented by this Modification.

GRANTOR/MORTGAGOR:


HAGOP BAGHAJIAN


TAKOUII BAGHAJIAN

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0653543264

By signing below, each Borrower accepts and agrees to the terms of this Modification.

BORROWER(S):


HAGOP BAGHJAJIAN


TAKOURI BAGHJAJIAN

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 5/10/07 before me, Viken Markaryan, Notary Public,
(here insert name)

personally appeared
HAGOP BAGHJAJIAN
TAKOUHI BAGHJAJIAN

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.

(Seal or Stamp)

Signature: [Handwritten Signature]
My Commission expires: MAY 23, 2007
My Commission number: 1419683



VIKEN MARKARYAN
1419683
MAY 23, 2007

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6045832)

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 20684 25 M B 550-37/39

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 2134-014-002
AKA 20109 W ARCHWOOD ST
LOS ANGELES

Owner:

HAGOP BAGHJAJIAN TAKOUHI BAGHJAJIAN
20109 ARCHWOOD ST
CANOGA PARK CA,91306

DATED: This 21st Day of May, 2014

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **September 16, 2015**

JOB ADDRESS: **20109 WEST ARCHWOOD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2134-014-002**

Last Full Title: **07/23/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HAGOP BAGHJAJIAN AND TAKOUHI BAGHJAJIAN, TRUSTEES
THE HAGOP AND TAKOUHI BAGHJAJIAN 2007 REVOCABLE LIVING TRUST
20109 ARCHWOOD ST.
CANOGA PARK, CA 91306
CAPACITY: OWNERS

- 2). GREENPOINT MORTGAGE FUNDING, INC.
33 SAN PABLO AVE.
SAN RAFAEL, CA 94903
CAPACITY: INTERESTED PARTIES

- 3). WASHINGTON MUTUAL BANK, F.A.
2273 N. GREEN VALLEY PKWY., SUITE 14
HENDERSON, NV 89014
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
20109 ARCHWOOD ST, CANOGA PARK, CA 91306-4301



Owner Information

Owner Name: **BAGHJAJIAN HAGOP (TE) & TAKOUH/BAGHJAJIAN TRUST**
 Mailing Address: **20109 ARCHWOOD ST, CANOGA PARK CA 91306-4301 C009**
 Vesting Codes: **// TE**

Location Information

Legal Description:	TRACT # 20684 LOT 25	APN:	2134-014-002
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1348.00 / 4	Subdivision:	20684
Township-Range-Sect:		Map Reference:	12-E4 /
Legal Book/Page:	550-37	Tract #:	20684
Legal Lot:	25	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WIN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/31/2008 / 02/01/2008	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	1367562		

Last Market Sale Information

Recording/Sale Date:	01/22/1987 / 01/1987	1st Mtg Amount/Type:	\$70,500 / CONV
Sale Price:	\$120,500	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	91537
Document #:	91536	2nd Mtg Amount/Type:	/
Deed Type:	JOINT TENANCY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$96.02
New Construction:		Multi/Split Sale:	
Title Company:	CALIFORNIA COUNTIES TITLE CO.		
Lender:	CALIFORNIA FED'L MTG		
Seller Name:	GONZALEZ ALBERT		

Prior Sale Information

Prior Rec/Sale Date:	03/14/1984 /	Prior Lender:	FIRST FSB
Prior Sale Price:	\$106,000	Prior 1st Mtg Amt/Type:	\$84,800 / CONV
Prior Doc Number:	313475	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,255	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,500	Lot Width/Depth:	60 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$195,721	Assessed Year:	2015	Property Tax:	\$2,475.36
Land Value:	\$103,467	Improved %:	47%	Tax Area:	16
Improvement Value:	\$92,254	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$188,721				

Comparable Summary

For Property Located At



20109 ARCHWOOD ST, CANOGA PARK, CA 91306-4301

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

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$120,500	\$315,000	\$665,000	\$433,805
Bldg/Living Area	1,255	1,069	1,442	1,285
Price/Sqft	\$96.02	\$242.31	\$622.08	\$341.52
Year Built	1955	1949	1958	1954
Lot Area	7,500	6,336	11,877	7,742
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$195,721	\$80,731	\$505,000	\$318,400
Distance From Subject	0.00	0.03	0.37	0.22

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			20109 ARCHWOOD ST	\$120,500	1955	3	2	01/22/1987	1,255	7,500	0.0
Comparables											
<input checked="" type="checkbox"/>	1		20127 ARCHWOOD ST	\$402,000	1955	3	2	03/09/2015	1,442	7,827	0.03
<input checked="" type="checkbox"/>	2		6730 WINNETKA AVE	\$391,000	1953	3	1	04/15/2015	1,070	6,599	0.06
<input checked="" type="checkbox"/>	3		6719 QUAKERTOWN AVE	\$355,000	1953	3	1	07/10/2015	1,088	6,336	0.08
<input checked="" type="checkbox"/>	4		20145 HAYNES ST	\$450,000	1958	3	2	03/10/2015	1,354	7,500	0.11
<input checked="" type="checkbox"/>	5		20119 HAYNES ST	\$460,000	1958	3	2	04/06/2015	1,322	8,847	0.13
<input checked="" type="checkbox"/>	6		20151 VANOWEN ST	\$450,000	1953	3	2	08/25/2015	1,327	7,217	0.15
<input checked="" type="checkbox"/>	7		20006 VANOWEN ST	\$392,000	1952	3	1	03/27/2015	1,070	6,867	0.15
<input checked="" type="checkbox"/>	8		6553 WINNETKA AVE	\$435,600	1955	4	2	03/09/2015	1,329	7,710	0.16
<input checked="" type="checkbox"/>	9		19957 ARCHWOOD ST	\$665,000	1952	3	1	09/09/2015	1,069	7,002	0.22
<input checked="" type="checkbox"/>	10		6529 COMANCHE AVE	\$475,000	1955	3	2	08/05/2015	1,399	7,500	0.24
<input checked="" type="checkbox"/>	11		20212 GILMORE ST	\$365,000	1955	4	2	06/16/2015	1,344	8,161	0.25
<input checked="" type="checkbox"/>	12		20221 GILMORE ST	\$377,500	1955	4	2	06/01/2015	1,334	7,737	0.25
<input checked="" type="checkbox"/>	13		6560 LARAMIE AVE	\$425,000	1955	3	2	02/18/2015	1,240	9,241	0.26
<input checked="" type="checkbox"/>	14		6837 LUBAO AVE	\$315,000	1949	2	1	05/19/2015	1,300	6,752	0.26
<input checked="" type="checkbox"/>	15		6910 KEOKUK AVE	\$485,000	1953	3	2	08/07/2015	1,202	11,877	0.29
<input checked="" type="checkbox"/>	16		20314 MOBILE ST	\$470,000	1956	4	2	05/22/2015	1,362	7,507	0.3
<input checked="" type="checkbox"/>	17		20042 FRIAR ST	\$510,000	1957	4	2	04/01/2015	1,354	7,409	0.35
<input checked="" type="checkbox"/>	18		20354 HAMLIN ST	\$435,000	1956	4	2	02/23/2015	1,362	7,500	0.36
<input checked="" type="checkbox"/>	19		20342 GILMORE ST	\$369,000	1956	4	2	07/21/2015	1,362	7,555	0.36
<input checked="" type="checkbox"/>	20		20404 HAMLIN ST	\$449,000	1956	4	2	05/28/2015	1,362	7,700	0.37

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

20109 ARCHWOOD ST, CANOGA PARK, CA 91306-4301**20 Comparable(s) Selected.**

Report Date: 09/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$120,500	\$315,000	\$665,000	\$433,805
Bldg/Living Area	1,255	1,069	1,442	1,285
Price/Sqft	\$96.02	\$242.31	\$622.08	\$341.52
Year Built	1955	1949	1958	1954
Lot Area	7,500	6,336	11,877	7,742
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$195,721	\$80,731	\$505,000	\$318,400
Distance From Subject	0.00	0.03	0.37	0.22

* = user supplied for search only

Comp #:1 Distance From Subject:0.03 (miles)
 Address: 20127 ARCHWOOD ST, WINNETKA, CA 91306-4301
 Owner Name: MANDEL MARTIN H & CYNTHIA D
 Seller Name: OO KYAW & K Z LIVING TRUST
 APN: 2134-014-005 Map Reference: 12-E4 / Living Area: 1,442
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 5
 Subdivision: 20684 Zoning: LARS Bedrooms: 3
 Rec Date: 03/09/2015 Prior Rec Date: 09/11/2003 Bath(F/H): 2 /
 Sale Date: 02/06/2015 Prior Sale Date: 08/25/2003 Yr Built/Eff: 1955 / 1965
 Sale Price: \$402,000 Prior Sale Price: \$327,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 251417 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$381,900 Lot Area: 7,827 Pool:
 Total Value: \$410,494 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.06 (miles)
 Address: 6730 WINNETKA AVE, WINNETKA, CA 91306-4348
 Owner Name: BERNAL ROLANDO F
 Seller Name: LEE FUMIKO
 APN: 2134-013-013 Map Reference: 12-F4 / Living Area: 1,070
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 6
 Subdivision: 17755 Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/15/2015 Prior Rec Date: 08/31/1998 Bath(F/H): 1 /
 Sale Date: 03/26/2015 Prior Sale Date: 08/10/1998 Yr Built/Eff: 1953 / 1953
 Sale Price: \$391,000 Prior Sale Price: \$111,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 414825 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$312,800 Lot Area: 6,599 Pool:
 Total Value: \$144,773 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.08 (miles)
 Address: 6719 QUAKERTOWN AVE, WINNETKA, CA 91306-4336
 Owner Name: GASAMANIAN ARTUR
 Seller Name: RAMIREZ DAVID O & CONCEPCION
 APN: 2134-013-004 Map Reference: 12-F4 / Living Area: 1,088
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 6
 Subdivision: 17755 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/10/2015 Prior Rec Date: 09/19/1979 Bath(F/H): 1 /
 Sale Date: 06/08/2015 Prior Sale Date: Yr Built/Eff: 1953 / 1953
 Sale Price: \$355,000 Prior Sale Price: \$78,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 833180 Acres: 0.15 Fireplace: /
 1st Mtg Amt: Lot Area: 6,336 Pool:
 Total Value: \$145,009 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:4 Distance From Subject:0.11 (miles)
 Address: 20145 HAYNES ST, WINNETKA, CA 91306-4223
 Owner Name: HESAR ALI K/KAZEMI MARIA C
 Seller Name: COWIE GORDON T
 APN: 2134-017-005 Map Reference: 12-E4 / Living Area: 1,354
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 5
 Subdivision: 20288 Zoning: LARS Bedrooms: 3
 Rec Date: 03/10/2015 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 01/29/2015 Prior Sale Date: Yr Built/Eff: 1958 / 1958
 Sale Price: \$450,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 256802 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$405,000 Lot Area: 7,500 Pool:
 Total Value: \$87,462 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.13 (miles)
 Address: 20119 HAYNES ST, WINNETKA, CA 91306-4223
 Owner Name: ZIMMER HELMUT P & REBECCA
 Seller Name: CARNEGIE COREY
 APN: 2134-017-010 Map Reference: 12-E4 / Living Area: 1,322
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 5
 Subdivision: 20288 Zoning: LARS Bedrooms: 3
 Rec Date: 04/06/2015 Prior Rec Date: 07/29/1997 Bath(F/H): 2 /
 Sale Date: 03/24/2015 Prior Sale Date: Yr Built/Eff: 1958 / 1958
 Sale Price: \$460,000 Prior Sale Price: \$148,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 370827 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$368,000 Lot Area: 8,847 Pool:
 Total Value: \$196,612 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:6 Distance From Subject:0.15 (miles)
 Address: 20151 VANOWEN ST, WINNETKA, CA 91306-4307
 Owner Name: PONCE JOSE & ALICIA
 Seller Name: JAVIER RAQUEL
 APN: 2135-037-003 Map Reference: 12-E4 / Living Area: 1,327
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 5
 Subdivision: 18031 Zoning: LARS Bedrooms: 3
 Rec Date: 08/25/2015 Prior Rec Date: 10/24/2014 Bath(F/H): 2 /
 Sale Date: 08/03/2015 Prior Sale Date: 09/15/2014 Yr Built/Eff: 1953 / 1953
 Sale Price: \$450,000 Prior Sale Price: \$380,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1044004 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$120,000 Lot Area: 7,217 Pool:
 Total Value: \$380,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED GARAGE

Comp #:7 Distance From Subject:0.15 (miles)
 Address: 20006 VANOWEN ST, WINNETKA, CA 91306-3934
 Owner Name: MEDINA HUGO H/HURTADO ARACELY
 Seller Name: CECOTT DONALD E
 APN: 2134-012-027 Map Reference: 12-F4 / Living Area: 1,070
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 6
 Subdivision: 17755 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/27/2015 Prior Rec Date: 10/29/1990 Bath(F/H): 1 /
 Sale Date: 02/24/2015 Prior Sale Date: 10/1990 Yr Built/Eff: 1952 / 1952
 Sale Price: \$392,000 Prior Sale Price: \$170,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 333179 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$384,899 Lot Area: 6,867 Pool:
 Total Value: \$255,113 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:8 Distance From Subject:0.16 (miles)
 Address: 6553 WINNETKA AVE, WINNETKA, CA 91306-4247
 Owner Name: YOUNG MAOSONG
 Seller Name: HAYDEN MARCIA C
 APN: 2134-017-014 Map Reference: 12-E4 / Living Area: 1,329
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 6
 Subdivision: 20288 Zoning: LARS Bedrooms: 4
 Rec Date: 03/09/2015 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 02/19/2015 Prior Sale Date: Yr Built/Eff: 1955 / 1955
 Sale Price: \$435,600 Prior Sale Price: Air Cond:
 Sale Type: UNKNOWN Prior Sale Type: Style: CONVENTIONAL
 Document #: 251201 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$80,731 Lot Area: 7,710 Pool:
 Land Use: SFR Park Area/Cap#: / 2 Roof Mat: WOOD SHAKE
 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.22 (miles)
 Address: 19957 ARCHWOOD ST, WINNETKA, CA 91306-4350
 Owner Name: SCHLOEGEL RONALD G
 Seller Name: BLAUSTEIN ORAN
 APN: 2134-011-007 Map Reference: 12-F4 / Living Area: 1,069
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 6
 Subdivision: 17755 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/09/2015 Prior Rec Date: 05/20/2014 Bath(F/H): 1 /
 Sale Date: 08/25/2015 Prior Sale Date: 04/22/2014 Yr Built/Eff: 1952 / 1952
 Sale Price: \$665,000 Prior Sale Price: \$390,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1111649 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$636,446 Lot Area: 7,002 Pool:
 Total Value: \$397,689 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:10 Distance From Subject:0.24 (miles)
 Address: 6529 COMANCHE AVE, WINNETKA, CA 91306-4203
 Owner Name: ARNELL ERIC C & ALEXANDRA M
 Seller Name: GOULET MICHAEL J
 APN: 2134-022-008 Map Reference: 12-E5 / Living Area: 1,399
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 5
 Subdivision: 20288 Zoning: LARS Bedrooms: 3
 Rec Date: 08/05/2015 Prior Rec Date: 05/19/2008 Bath(F/H): 2 /
 Sale Date: 07/08/2015 Prior Sale Date: 04/04/2008 Yr Built/Eff: 1955 / 1960
 Sale Price: \$475,000 Prior Sale Price: \$427,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 950950 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$380,000 Lot Area: 7,500 Pool:
 Total Value: \$466,670 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:11 Distance From Subject:0.25 (miles)
 Address: 20212 GILMORE ST, CANOGA PARK, CA 91306-4212
 Owner Name: KEYHANI SUSAN
 Seller Name: ZIGHAM ROBAB F
 APN: 2134-021-011 Map Reference: 12-E5 / Living Area: 1,344
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 6
 Subdivision: 20288 Zoning: LARS Bedrooms: 4
 Rec Date: 06/16/2015 Prior Rec Date: 09/11/2008 Bath(F/H): 2 /
 Sale Date: 04/14/2015 Prior Sale Date: 08/27/2008 Yr Built/Eff: 1955 / 1956
 Sale Price: \$365,000 Prior Sale Price: \$395,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 711338 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$255,500 Lot Area: 8,161 Pool: POOL
 Total Value: \$505,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.25 (miles)
 Address: 20221 GILMORE ST, WINNETKA, CA 91306-4211
 Owner Name: GREWAL RAVINDER
 Seller Name: NATIONSTAR MTG LLC
 APN: 2134-020-006 Map Reference: 12-E5 / Living Area: 1,334
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 6
 Subdivision: 20288 Zoning: LARS Bedrooms: 4
 Rec Date: 06/01/2015 Prior Rec Date: 06/01/2015 Bath(F/H): 2 /
 Sale Date: 05/11/2015 Prior Sale Date: 08/08/2012 Yr Built/Eff: 1955 / 1955
 Sale Price: \$377,500 Prior Sale Price: \$377,500 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 633022 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$381,460 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:13 Distance From Subject:0.26 (miles)
 Address: 6560 LARAMIE AVE, WINNETKA, CA 91306-4236
 Owner Name: YAZDITABAR BEN & ROZITA
 Seller Name: JACOB CELIA C
 APN: 2134-022-001 Map Reference: 12-E5 / Living Area: 1,240
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 5
 Subdivision: 20288 Zoning: LARS Bedrooms: 3
 Rec Date: 02/18/2015 Prior Rec Date: 01/03/2012 Bath(F/H): 2 /
 Sale Date: 01/08/2015 Prior Sale Date: 11/23/2011 Yr Built/Eff: 1955 / 1955
 Sale Price: \$425,000 Prior Sale Price: \$360,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 175836 Acres: 0.21 Fireplaces: Y / 1
 1st Mtg Amt: \$318,750 Lot Area: 9,241 Pool: POOL
 Total Value: \$453,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.26 (miles)
 Address: 6837 LUBAO AVE, WINNETKA, CA 91306-3908
 Owner Name: DINI NAZILA
 Seller Name: KARIMI HOSSEIN
 APN: 2135-026-011 Map Reference: 12-F4 / Living Area: 1,300
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 5
 Subdivision: 15715 Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/19/2015 Prior Rec Date: 06/24/2002 Bath(F/H): 1 /
 Sale Date: 04/21/2015 Prior Sale Date: 05/23/2002 Yr Built/Eff: 1949 / 1950
 Sale Price: \$315,000 Prior Sale Price: \$246,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 581013 Acres: 0.15 Fireplaces: /
 1st Mtg Amt: Lot Area: 6,752 Pool:
 Total Value: \$302,371 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:15 Distance From Subject:0.29 (miles)
 Address: 6910 KEOKUK AVE, WINNETKA, CA 91306-3531
 Owner Name: KHALIL GEORGE/ABDU MIRIAM
 Seller Name: ALP HOMES INC
 APN: 2135-035-021 Map Reference: 12-E4 / Living Area: 1,202
 County: LOS ANGELES, CA Census Tract: 1348.00 Total Rooms: 5
 Subdivision: 18031 Zoning: LARS Bedrooms: 3
 Rec Date: 08/07/2015 Prior Rec Date: 11/25/2014 Bath(F/H): 2 /
 Sale Date: 07/15/2015 Prior Sale Date: 11/04/2014 Yr Built/Eff: 1953 / 1953
 Sale Price: \$485,000 Prior Sale Price: \$390,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 965926 Acres: 0.27 Fireplaces: /
 1st Mtg Amt: \$245,000 Lot Area: 11,877 Pool:
 Total Value: \$390,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:16 Distance From Subject:0.3 (miles)
 Address: 20314 MOBILE ST, WINNETKA, CA 91306-4243
 Owner Name: TALINIA SHEILA
 Seller Name: BRAUN MYRIAM
 APN: 2136-024-003 Map Reference: 12-E5 / Living Area: 1,362
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 6
 Subdivision: 13905 Zoning: LARS Bedrooms: 4
 Rec Date: 05/22/2015 Prior Rec Date: 10/20/1995 Bath(F/H): 2 /
 Sale Date: 05/14/2015 Prior Sale Date: Yr Built/Eff: 1956 / 1956
 Sale Price: \$470,000 Prior Sale Price: \$146,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 599784 Acres: 0.17 Fireplaces: Y / 1
 1st Mtg Amt: Lot Area: 7,507 Pool:
 Total Value: \$238,205 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED
 GARAGE

Comp #:17 Distance From Subject:0.35 (miles)
 Address: 20042 FRIAR ST, WOODLAND HILLS, CA 91367-2703
 Owner Name: HOLO JOSHUA/MARTINS ANDREA
 Seller Name: BERNARDI JOHN P & ELIZABETH
 APN: 2134-036-015 Map Reference: 12-F5 / Living Area: 1,354
 County: LOS ANGELES, CA Census Tract: 1349.01 Total Rooms: 6
 Subdivision: 17111 Zoning: LAR1 Bedrooms: 4
 Rec Date: 04/01/2015 Prior Rec Date: 06/06/2008 Bath(F/H): 2 /
 Sale Date: 02/26/2015 Prior Sale Date: 05/07/2008 Yr Built/Eff: 1957 / 1957
 Sale Price: \$510,000 Prior Sale Price: \$446,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 357443 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$408,000 Lot Area: 7,409 Pool:
 Total Value: \$411,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:18 Distance From Subject:0.36 (miles)
 Address: 20354 HAMLIN ST, WINNETKA, CA 91306-4220
 Owner Name: PERETS ZION/ZADIKANY RUTH
 Seller Name: CHIANG HWATUNG
 APN: 2136-022-010 Map Reference: 12-E4 / Living Area: 1,362
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 6
 Subdivision: 13905 Zoning: LARS Bedrooms: 4
 Rec Date: 02/23/2015 Prior Rec Date: 09/17/2013 Bath(F/H): 2 /
 Sale Date: 09/12/2014 Prior Sale Date: 08/09/2013 Yr Built/Eff: 1956 / 1956
 Sale Price: \$435,000 Prior Sale Price: \$420,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 191355 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$326,250 Lot Area: 7,500 Pool:
 Total Value: \$428,390 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:19 Distance From Subject:0.36 (miles)
 Address: 20342 GILMORE ST, CANOGA PARK, CA 91306-4214
 Owner Name: FTA INVESTMENTS LLC
 Seller Name: WELLS FARGO BANK 2005-HE3
 APN: 2136-025-008 Map Reference: 12-E5 / Living Area: 1,362
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 6
 Subdivision: 13905 Zoning: LARS Bedrooms: 4
 Rec Date: 07/21/2015 Prior Rec Date: 07/22/2004 Bath(F/H): 2 /
 Sale Date: 06/25/2015 Prior Sale Date: 06/15/2004 Yr Built/Eff: 1956 / 1956
 Sale Price: \$369,000 Prior Sale Price: \$390,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 883570 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$402,000 Lot Area: 7,555 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:20 Distance From Subject:0.37 (miles)
 Address: 20404 HAMLIN ST, WINNETKA, CA 91306-4222
 Owner Name: MOHEBAN FAMILY TRUST
 Seller Name: NASSERI PARVIZ
 APN: 2136-022-011 Map Reference: 12-E4 / Living Area: 1,362
 County: LOS ANGELES, CA Census Tract: 1349.04 Total Rooms: 6
 Subdivision: 13905 Zoning: LARS Bedrooms: 4
 Rec Date: 05/28/2015 Prior Rec Date: 10/25/2012 Bath(F/H): 2 /
 Sale Date: 05/15/2015 Prior Sale Date: 09/04/2012 Yr Built/Eff: 1956 / 1956
 Sale Price: \$449,000 Prior Sale Price: \$285,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 617727 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$292,013 Lot Area: 7,700 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Park Area/Cap#: / 2 Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **September 16, 2015**

JOB ADDRESS: **20109 WEST ARCHWOOD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2134-014-002**

CASE#: **488832**

ORDER NO: **A-3196666**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 11, 2013**

COMPLIANCE EXPECTED DATE: **March 13, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3196666

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 98.041 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.

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: _____



Date: February 05, 2013

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

Michael.Beveridge@lacity.org



REVIEWED BY