

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
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JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

September 29, 2015

Council District: # 6

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

JOB ADDRESS: **9000 NORTH WAKEFIELD AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2639-013-015**

On September 14, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **9000 North Wakefield Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

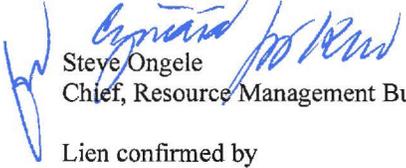
Pursuant to Section 98.0421, the property owner was issued an order on September 14, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	483.84
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 932.40</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$932.40** 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 **\$932.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



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

## Property Title Report

Work Order No. T12190  
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 2639-013-015

Property Address: 9000 N WAKEFIELD AVE ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Juan Antonio Garcia, a married man as his sole and separate property

Grantor : Juan Antonio Garcia and Irma Garcia, husband and wife as joint tenants

Deed Date : 8/5/2005

Recorded : 8/24/2005

Instr No. : 05 2031643

Mailing Address: Juan Antonio Garcia,  
9000 Wakefield Avenue, Panorama City, CA 91402

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property:

Lot 52 of Tract No. 15415, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 486 Pages 6 and 7 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 2639-013-015

### 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 : \$289,209.00

Dated : 8/5/2005

Trustor : Juan Antonio Garcia

Trustee : North American Title Company, a California Corporation

Beneficiary : Loan Management Services Inc.

**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. T12190**

**SCHEDULE B (Continued)**

**Recorded :** 8/24/2005

**Instr No. :** 05 2031644

**Maturity Date is:** 9/1/2035

**Mailing Address:** Loan Management Services Inc., 1063 McGaw Avenue, Irvine, California 92614

**Mailing Address:** North American Title Company, a California Corporation,  
505 S Main Street No. 101, Orange, California 92868

Assignment of the above referenced security instrument is as follows:

**Assignee :** Encore Credit Corp., a California Corporation

**Recorded :** 10/28/2005

**Instr No. :** 05 2602995

**Mailing Address:** Encore Credit Corp., a California Corporation, None Shown

Assignment of the above referenced security instrument is as follows:

**Assignee :** Residential Mortgage Solution Inc.

**Recorded :** 6/8/2006

**Instr No. :** 06 1264116

**Mailing Address:** Residential Mortgage Solution Inc., 2800 28th Street, Ste 102 Santa Monica CA 90405

Assignment of the above referenced security instrument is as follows:

**Assignee :** Encore Credit Corporation

**Recorded :** 6/26/2007

**Instr No. :** 20071530683

**Mailing Address:** Encore Credit Corporation, 1733 Alton Pkwy, Irvine, CA 92606

An agreement to modify the terms and provisions of said security instrument as therein provided

**Recorded :** 10/27/2011

**Instr No. :** 20111457075

8/24/05

NORTH AMERICAN TITLE CO.

05 2031643

32.97579.3

RECORDING REQUESTED BY:

2

When Recorded Mail Document To  
Juan Antonio Garcia  
9000 Wakefield Avenue  
Panorama City, CA 91402

APN: 2639-013-015

**GRANT DEED** Space above this line for recorders use only

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$ none

( ) 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

*no consideration;  
interfamily transfer*

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,  
**JUAN ANTONIO GARCIA AND IRMA GARCIA, HUSBAND AND WIFE AS  
JOINT TENANTS**

hereby **GRANT(S)** to ,

**JUAN ANTONIO GARCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE  
PROPERTY**

the following described real property in the City PANORAMA CITY AREA, CITY OF  
LOS ANGELES

County of LOS ANGELES STATE OF CALIFORNIA

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT 'A'

Property address: 9000 WAKEFIELD AVENUE, PANORAMA CITY AREA, LOS  
ANGELES, CA 91402

DATED: 08/05/05

STATE OF California County of *Los Angeles*

ON *8/9/05* before me,

*Tanvir Karim*

Personally appeared *Juan Antonio Garcia*

*Irma Garcia*

personally known to me (or proved to me on the basis

Of satisfactory evidence) to be the person(s)

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

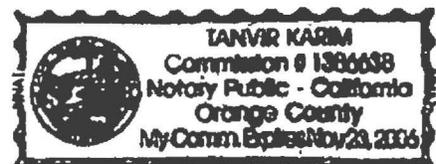
Signature

Mail Tax Statements as Directed Above

*Juan Antonio Garcia*  
Juan Antonio Garcia

*Irma Garcia*  
Irma Garcia

"THIS IS A BONA FIDE GIFT AND  
THE GRANTOR RECEIVED NOTHING  
IN RETURN, R & T 11911."



8/24/05

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I Irma Garcia , am releasing all of my interest in the property located at 9000 Wakefield Avenue, Panorama City Area, Los Angeles CA 91402 for the amount of \$0.00. I am deeding my interest to Juan Antonio Garcia , so that he can refinance with Loan Management Services, Inc. I authorize Loan Management Services Inc and Stewart Title Company to record the grant deed I have signed to complete their transaction.

*Irma Garcia*

Irma Garcia

Dated: 8/9/05

STATE OF CA County of Los Angeles  
ON 8/9/05 BEFORE ME, TANVIR KARIM

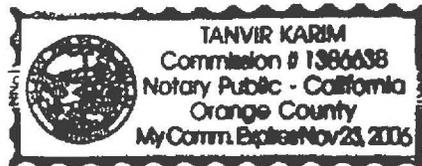
Personally appeared Irma Garcia

Personally know 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 the 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

*[Handwritten signature]*



05 2031643

GOVERNMENT CODE  
[27361.7]

I certify under penalty of perjury that the notary seal of the document to which this statement is attached, reads as follows:

Name of notary: Tanvir Karim

Date commission expires: Nov. 23, 2006

Commission # 1386638

County where bond is filed: Orange

Manufacture/Vendor #: NNAI

Place of execution: Orange

Date: 8/20/05

Signature: Lu Gray

North American Title Company

Print Name: Lu Gray

8/24/05

NORTH AMERICAN TITLE CO.

2

05 2031644

32. 97579.3

Recording Requested By:  
LOAN MANAGEMENT SERVICES

And After Recording Return To:  
LOAN MANAGEMENT SERVICES  
1063 MCGAW AVENUE  
IRVINE, CALIFORNIA 92614  
Loan Number: 05080025

[Space Above This Line For Recording Data]

APN: 2639-013-015

### DEED OF TRUST

#### 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 AUGUST 5, 2005, together with all Riders to this document.
- (B) "Borrower" is JUAN ANTONIO GARCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.  
(C) "Lender" is LOAN MANAGEMENT SERVICES INC.

Lender is a CALIFORNIA CORPORATION organized  
and existing under the laws of CALIFORNIA  
Lender's address is 1063 MCGAW AVENUE, IRVINE, CALIFORNIA 92614

Lender is the beneficiary under this Security Instrument.  
(D) "Trustee" is NORTH AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION  
505 S MAIN STREET # 101, ORANGE, CALIFORNIA 92868

(E) "Note" means the promissory note signed by Borrower and dated AUGUST 5, 2005  
The Note states that Borrower owes Lender TWO HUNDRED EIGHTY-NINE THOUSAND TWO  
HUNDRED NINE AND 00/100 Dollars (U.S. \$ 289,209.00 )  
plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later  
than SEPTEMBER 1, 2035

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."  
(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under  
the Note, and all sums due under this Security Instrument, plus interest.

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

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

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

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

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

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

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

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

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

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §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.

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

**TRANSFER OF RIGHTS IN THE PROPERTY**

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

COUNTY of LOS ANGELES :  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".  
A.P.N. #: 2639-013-015

8/24/05

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which currently has the address of 9000 WAKEFIELD AVENUE

PANORAMA CITY AREA, LOS ANGELES, California 91402 ("Property Address"):  
[City] [Street] [Zip Code]

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

BORROWER COVENANTS that Borrower is lawfully 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 any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may

8/24/05

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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.

  
\_\_\_\_\_  
JUAN ANTONIO GARCIA (Seal)  
-Borrower

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

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_

05 2031644

8/24/05

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[Space Below This Line For Acknowledgment]

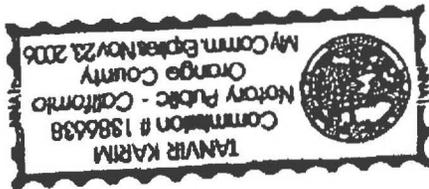
State of California )  
 ) ss.  
County of LOS ANGELES )

On 8/9/05 before me, TANVIR KARIM

personally appeared JUAN ANTONIO GARCIA

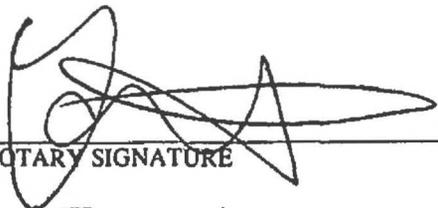
~~personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on 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 SEAL



  
\_\_\_\_\_  
NOTARY SIGNATURE  
TANVIR KARIM  
\_\_\_\_\_  
(Typed Name of Notary)

10/28/05

When recorded mail to:  
LSI - North Recording Division  
5029 Dudley Blvd  
McClellan, CA 95652  
(800) 964-3524

Order No.  
Escrow No.  
Loan No. 255617

1789179

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1789179 Corporation Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to  
**ENCORE CREDIT CORP., A CALIFORNIA CORPORATION**  
all beneficial interest under that certain Deed of Trust dated **AUGUST 5, 2005** executed by  
**JUAN ANTONIO GARCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, Trustor,  
to **North American Title Company, A California Corporation**, Trustee,  
and recorded as Instrument No. **05-2031644** on **8-24-2005** in book  
page \_\_\_\_\_, of Official Records in the County Recorder's office of **LOS ANGELES**  
County, **CALIFORNIA**, describing land therein as:  
**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".**  
A.P.N. #: **2639-013-015** **9000 Wakefield Ave.**  
**Panorama City, Ca 91402**

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

STATE OF California SS.  
COUNTY OF Orange

On **AUGUST 11, 2005** before me,  
~~AMY LEONARDO~~ **Amy Leonardo**  
personally appeared  
**Ryan McPhillips**

LOAN MANAGEMENT SERVICES,  
INC

  
Ryan McPhillips, Vice President

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   
**Amy Leonardo**



(This area for official notarial seal)

**RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE**

THIS DOCUMENT IS FILED FOR  
RECORD BY FIDELITY NATIONAL  
TITLE INS. CO. AS AN ACCOMMODATION  
ONLY. IT HAS NOT BEEN EXAMINED  
AS TO ITS EXECUTION OR AS TO ITS  
EFFECT UPON THE TITLE  
**05 2602995**

ENCORE CREDIT CORP  
1833 Alton Parkway  
Irvine, CA 92606

06 1264116

Order No.  
Escrow No  
Loan No 255617

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Corporation Assignment of Deed of Trust**

FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to RESIDENTIAL MORTGAGE SOLUTION INC.,  
2800 28TH STREET, STE 102 SANTA MONICA CA 90405

All beneficial interest under that certain Deed of Trust dated AUGUST 5, 2005

Executed by JUAN ANTONIO GARCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

, Trustor,

to NORTH AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION,

, Trustee,

and recorded, as Instrument No \* , in Book , Page of Official Records in the office of the

County Recorder of LOS ANGELES County, CALIFORNIA, describing land therein as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

\* deed of trust recorded on 8-24-2005 # 05 2031644.

PARCEL ID NUMBER 2639-013-015

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

STATE OF CALIFORNIA  
COUNTY OF ORANGE

ss

On

8-22-05

CARLO ABON

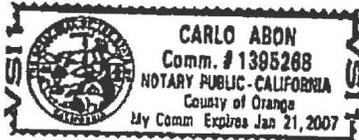
before me,

Personally appeared CHRISTOPHER LEDEZMA

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

*Carlo Abon*  
CARLO ABON



ENCORE CREDIT CORP, A CALIFORNIA CORPORATION

By CHRISTOPHER LEDEZMA

SR SHIPPING ANALYST, ATTORNEY IN FACT,  
DULY AUTHORIZED BY CORPORATE RESOLUTION

06/26/07

Recording requested by:  
LOAN MANAGEMENT SERVICES,  
INC.



2

20071530683

When recorded mail to:  
COUNTRYWIDE HOME LOANS, INC.  
DOCUMENT PROCESSING MS: SV-79  
PO BOX 10423  
VAN NUYS, CA 91499-6211  
Attn: ASSIGNMENT UNIT

CORPORATION ASSIGNMENT OF DEED OF TRUST  
Branch/Source Code 604 40300 Doc. ID# 01506173302005N  
Commitment# 83301

For value received, the undersigned, LOAN MANAGEMENT SERVICES, INC., 1063  
MCGAW AVENUE, IRVINE, CA 92614, hereby grants, assigns and transfers to:  
ENCORE CREDIT CORPORATION  
1733 ALTON PKWY IRVINE, CA 92606

All beneficial interest under that certain Deed of Trust dated 8/05/05,  
executed by: JUAN ANTONIO GARCIA, Trustor as per TRUST DEED recorded as  
Instrument No. 05 2031644 on 8/24/05 in Book \_\_\_\_\_ Page \_\_\_\_\_  
of official records in the County Recorder's Office of LOS ANGELES  
County, CALIFORNIA.  
Tax Parcel = 2639-013-015, LOS ANGELES COUNTY TAX COLLECTOR  
Original Mortgage \$289,209.00  
9000 WAKEFIELD AVE. PANORAMA CITY, CA 91402

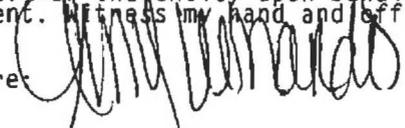
Together with the Note or Notes therein described or referred to, the money  
due and to become due thereon with interest, and all rights accrued or to  
accrue under said Deed of Trust.

Dated: 05/08/2007 LOAN MANAGEMENT SERVICES, INC.

By   
Name & Title: Ryan McPhillips, Vice President

State of California  
County of Orange

On 5-29-07 before me, Amy Leonardo, Notary Public,  
personally appeared Ryan McPhillips, 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 duly 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 persons acted, executed the  
instrument. ~~Witness my hand and official seal.~~

Signature: 

Prepared by: Kathie Tepoxtecatl  
1800 TAPO CANYON ROAD SV-79C  
SIMI VALLEY, CA 93063  
Phone#: (805) 577-4765 Ext: 4765



# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **September 29, 2015**

JOB ADDRESS: **9000 NORTH WAKEFIELD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2639-013-015**

Last Full Title: **08/06/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUAN ANTONIO GARCIA  
9000 WAKEFIELD AVE.  
PANORAMA CITY, CA. 91402-1809  
CAPACITY: OWNER
  
- 2). LOAN MANAGEMENT SERVICES INC  
1063 MCGAW AVE.  
IRVINE, CA. 92614  
CAPACITY: INTERESTED PARTIES
  
- 3). RESIDENTIAL MORTGAGE SOLUTION INC  
2800 28<sup>TH</sup> ST., SUITE 102  
SANTA MONICA, CA. 90405  
CAPACITY: INTERESTED PARTIES
  
- 4). ENCORE CREDIT CORP.  
1733 ALTON PKWY  
IRVINE, CA. 92606  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At:  
**9000 WAKEFIELD AVE, PANORAMA CITY, CA 91402-1809**

# EXHIBIT C

 CoreLogic  
 RealQuest Professional

## Owner Information

Owner Name: **GARCIA JUAN A**  
 Mailing Address: **9000 WAKEFIELD AVÉ, PANORAMA CITY CA 91402-1809 C008**  
 Vesting Codes: **MM // SE**

## Location Information

Legal Description:	<b>TRACT NO 15415 LOT 52</b>	APN:	<b>2639-013-015</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1201.05 / 2</b>	Subdivision:	<b>15415</b>
Township-Range-Sect:		Map Reference:	<b>8-D5 /</b>
Legal Book/Page:	<b>486-6</b>	Tract #:	<b>15415</b>
Legal Lot:	<b>52</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PC</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>08/24/2005 / 08/05/2005</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>2031644</b>
Document #:	<b>2031643</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>07/29/1998 / 07/27/1998</b>	1st Mtg Amount/Type:	<b>\$94,000 / CONV</b>
Sale Price:	<b>\$117,500</b>	1st Mtg Int. Rate/Type:	<b>8.75 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1308964</b>
Document #:	<b>1308963</b>	2nd Mtg Amount/Type:	<b>\$23,500 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$95.37</b>
New Construction:		Multi/Split Sale:	

Title Company: **FIDELITY NAT'L TITLE INS CONY**  
 Lender: **NEW AMERICA FIN'L INC**  
 Seller Name: **LOPEZ NELIA**

## Prior Sale Information

Prior Rec/Sale Date:	<b>09/24/1993 /</b>	Prior Lender:	<b>ARROW MTG CORP</b>
Prior Sale Price:	<b>\$152,000</b>	Prior 1st Mtg Amt/Type:	<b>\$150,225 / FHA</b>
Prior Doc Number:	<b>1864516</b>	Prior 1st Mtg Rate/Type:	<b>/ FIX</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,232</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1953 / 1953</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
			<b>SHINGLE</b>		

Other Improvements: **FENCE**

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID</b>
Lot Area:	<b>6,037</b>	Lot Width/Depth:	<b>75 x 80</b>	State Use:	<b>(0100)</b>
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$153,253</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$1,974.68</b>
Land Value:	<b>\$75,126</b>	Improved %:	<b>51%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$78,127</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$153,253</b>				

## Comparable Sales Report

For Property Located At

**9000 WAKEFIELD AVE, PANORAMA CITY, CA 91402-1809**

 CoreLogic  
 RealQuest Professional

**15 Comparable(s) Selected.**

Report Date: 09/29/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$117,500	\$320,000	\$540,000	\$396,667
Bldg/Living Area	1,232	1,052	1,390	1,199
Price/Sqft	\$95.37	\$275.94	\$501.86	\$334.95
Year Built	1953	1948	1954	1949
Lot Area	6,037	5,996	16,506	7,469
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$153,253	\$64,203	\$389,000	\$255,368
Distance From Subject	0.00	0.04	0.49	0.34

\*= user supplied for search only

<b>Comp #:1</b>		Distance From Subject: <b>0.04 (miles)</b>	
Address: <b>14441 OSBORNE ST, PANORAMA CITY, CA 91402-2551</b>			
Owner Name: <b>GOMEZ ROSA</b>			
Seller Name: <b>WESTLAKE 401 K TRUST</b>			
APN: <b>2639-013-013</b>	Map Reference: <b>8-D5 /</b>	Living Area: <b>1,232</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1201.05</b>	Total Rooms: <b>5</b>	
Subdivision: <b>15415</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>	
Rec Date: <b>12/30/2014</b>	Prior Rec Date:	Bath(F/H): <b>2 /</b>	
Sale Date: <b>10/14/2014</b>	Prior Sale Date:	Yr Built/Eff: <b>1953 / 1953</b>	
Sale Price: <b>\$365,000</b>	Prior Sale Price:	Air Cond:	
Sale Type: <b>FULL</b>	Prior Sale Type:	Style: <b>CONVENTIONAL</b>	
Document #: <b>1420896</b>	Acres: <b>0.15</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$280,000</b>	Lot Area: <b>6,336</b>	Pool:	
Total Value: <b>\$365,000</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>	

<b>Comp #:2</b>		Distance From Subject: <b>0.08 (miles)</b>	
Address: <b>8914 WAKEFIELD AVE, PANORAMA CITY, CA 91402-2519</b>			
Owner Name: <b>LUTE JOSHUA &amp; JENNIFER</b>			
Seller Name: <b>CARR URIAH H JR &amp; DEB L</b>			
APN: <b>2639-015-001</b>	Map Reference: <b>8-D6 /</b>	Living Area: <b>1,390</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1199.00</b>	Total Rooms: <b>6</b>	
Subdivision: <b>14615</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>	
Rec Date: <b>03/04/2015</b>	Prior Rec Date: <b>05/11/2012</b>	Bath(F/H): <b>2 /</b>	
Sale Date: <b>02/27/2015</b>	Prior Sale Date: <b>05/08/2012</b>	Yr Built/Eff: <b>1948 / 1962</b>	
Sale Price: <b>\$420,000</b>	Prior Sale Price: <b>\$301,000</b>	Air Cond: <b>EVAP COOLER</b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>	
Document #: <b>233063</b>	Acres: <b>0.18</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$429,030</b>	Lot Area: <b>8,029</b>	Pool:	
Total Value: <b>\$314,574</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>ATTACHED GARAGE</b>	

<b>Comp #:3</b>		Distance From Subject: <b>0.16 (miles)</b>	
Address: <b>8855 WAKEFIELD AVE, PANORAMA CITY, CA 91402-2516</b>			
Owner Name: <b>GUEVARA FEDERICO E</b>			
Seller Name: <b>ESPINO RAFAEL</b>			
APN: <b>2639-005-016</b>	Map Reference: <b>8-D6 /</b>	Living Area: <b>1,068</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1201.05</b>	Total Rooms: <b>5</b>	
Subdivision: <b>14615</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>	
Rec Date: <b>05/08/2015</b>	Prior Rec Date: <b>05/17/2002</b>	Bath(F/H): <b>1 /</b>	
Sale Date: <b>03/31/2015</b>	Prior Sale Date: <b>04/19/2002</b>	Yr Built/Eff: <b>1948 / 1948</b>	
Sale Price: <b>\$395,000</b>	Prior Sale Price: <b>\$220,000</b>	Air Cond: <b>EVAP COOLER</b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>	
Document #: <b>536879</b>	Acres: <b>0.14</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$346,500</b>	Lot Area: <b>6,206</b>	Pool: <b>POOL</b>	
Total Value: <b>\$270,347</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>	

Comp #:4 Distance From Subject:0.17 (miles)  
 Address: 8848 TYRONE AVE, PANORAMA CITY, CA 91402-2513  
 Owner Name: MARTINEZ ROGER S  
 Seller Name: GARCIA MIGUEL  
 APN: 2639-005-007 Map Reference: 8-D6 / Living Area: 1,190  
 County: LOS ANGELES, CA Census Tract: 1201.05 Total Rooms: 6  
 Subdivision: 14615 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/02/2015 Prior Rec Date: 03/31/1995 Bath(F/H): 2 /  
 Sale Date: 07/22/2015 Prior Sale Date: Yr Built/Eff: 1948 / 1950  
 Sale Price: \$385,000 Prior Sale Price: \$134,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1083438 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: \$378,026 Lot Area: 7,276 Pool:  
 Total Value: \$377,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 ATTACHED  
 GARAGE

Comp #:5 Distance From Subject:0.26 (miles)  
 Address: 8783 SYLMAR AVE, PANORAMA CITY, CA 91402-2557  
 Owner Name: CONANT ALLISON L  
 Seller Name: PEREIRA TRUST  
 APN: 2639-017-003 Map Reference: 8-D6 / Living Area: 1,176  
 County: LOS ANGELES, CA Census Tract: 1199.00 Total Rooms: 5  
 Subdivision: 148 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 06/08/2015 Prior Rec Date: 04/12/1972 Bath(F/H): 2 /  
 Sale Date: 05/18/2015 Prior Sale Date: Yr Built/Eff: 1949 / 1953  
 Sale Price: \$375,000 Prior Sale Price: \$21,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 667791 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$300,000 Lot Area: 6,183 Pool:  
 Total Value: \$69,325 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:6 Distance From Subject:0.31 (miles)  
 Address: 14414 PARTHENIA ST, PANORAMA CITY, CA 91402-3114  
 Owner Name: MARTIN CARLOS  
 Seller Name: AGUIRRE MARTIN  
 APN: 2638-006-001 Map Reference: 8-E6 / Living Area: 1,111  
 County: LOS ANGELES, CA Census Tract: 1199.00 Total Rooms: 5  
 Subdivision: 14614 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 05/14/2015 Prior Rec Date: 07/05/2011 Bath(F/H): 2 /  
 Sale Date: 03/30/2015 Prior Sale Date: 06/20/2011 Yr Built/Eff: 1948 / 1952  
 Sale Price: \$375,000 Prior Sale Price: \$255,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 560653 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$300,000 Lot Area: 6,421 Pool:  
 Total Value: \$266,498 # of Stories: Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:7 Distance From Subject:0.38 (miles)  
 Address: 8795 MURIETTA AVE, PANORAMA CITY, CA 91402-2642  
 Owner Name: GRIGORYAN GEGANUSH  
 Seller Name: HELBIG BOBBIE D & DORA C  
 APN: 2639-023-017 Map Reference: 8-E6 / Living Area: 1,269  
 County: LOS ANGELES, CA Census Tract: 1199.00 Total Rooms: 6  
 Subdivision: 148 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/01/2015 Prior Rec Date: 09/12/1980 Bath(F/H): 2 /  
 Sale Date: 07/28/2015 Prior Sale Date: Yr Built/Eff: 1949 / 1952  
 Sale Price: \$395,000 Prior Sale Price: \$98,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1076798 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$315,000 Lot Area: 6,206 Pool: POOL  
 Total Value: \$178,392 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:8 Distance From Subject:0.44 (miles)  
 Address: 8723 MURIETTA AVE, PANORAMA CITY, CA 91402-3224  
 Owner Name: ROMERO NOEL A/PAZ SONIA J  
 Seller Name: GUDZUS W V & V M TRUST  
 APN: 2638-010-008 Map Reference: 8-E6 / Living Area: 1,349  
 County: LOS ANGELES, CA Census Tract: 1199.00 Total Rooms: 6  
 Subdivision: 14807 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 06/17/2015 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 05/13/2015 Prior Sale Date: Yr Built/Eff: 1949 / 1952  
 Sale Price: \$375,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 717508 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$368,207 Lot Area: 7,142 Pool:  
 Total Value: \$72,039 # of Stories: 1.00 Roof Mat: COMPOSITION

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE PARKING AVAIL
Comp #:9					Distance From Subject:0.44 (miles)
Address: 8657 TYRONE AVE, PANORAMA CITY, CA 91402-3117					
Owner Name: GEVORGYAN GEVORG/TSERUNYAN RIPSIME					
Seller Name: AKOPYAN ANAIT					
APN:	2638-003-015	Map Reference:	8-D6 /	Living Area:	1,056
County:	LOS ANGELES, CA	Census Tract:	1201.05	Total Rooms:	5
Subdivision:	14614	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/11/2015	Prior Rec Date:	03/23/2010	Bath(F/H):	1 /
Sale Date:	03/02/2015	Prior Sale Date:	03/18/2010	Yr Built/Eff:	1948 / 1948
Sale Price:	\$450,000	Prior Sale Price:	\$245,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	261950	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$417,000	Lot Area:	6,699	Pool:	
Total Value:	\$295,353	# of Stories:		Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10					Distance From Subject:0.45 (miles)
Address: 8644 TYRONE AVE, PANORAMA CITY, CA 91402-3118					
Owner Name: RODRIGUEZ JORGE R & LAURA M					
Seller Name: ROMAN LORENZO					
APN:	2638-005-012	Map Reference:	8-D6 /	Living Area:	1,052
County:	LOS ANGELES, CA	Census Tract:	1201.05	Total Rooms:	5
Subdivision:	14614	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/20/2015	Prior Rec Date:	06/17/2013	Bath(F/H):	1 /
Sale Date:	04/08/2015	Prior Sale Date:	05/30/2013	Yr Built/Eff:	1949 / 1949
Sale Price:	\$406,000	Prior Sale Price:	\$350,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	585829	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$398,646	Lot Area:	6,000	Pool:	POOL
Total Value:	\$358,510	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11					Distance From Subject:0.46 (miles)
Address: 9202 WOODMAN AVE, ARLETA, CA 91331-6407					
Owner Name: AVALOS TAURINO JR & DAISY M					
Seller Name: RAMIREZ CARLOTA TRUST					
APN:	2642-004-007	Map Reference:	8-E5 /	Living Area:	1,350
County:	LOS ANGELES, CA	Census Tract:	1194.00	Total Rooms:	6
Subdivision:	13800	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/29/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	04/22/2015	Prior Sale Date:		Yr Built/Eff:	1952 / 1954
Sale Price:	\$399,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	631037	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$391,773	Lot Area:	8,401	Pool:	
Total Value:	\$139,555	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:12					Distance From Subject:0.47 (miles)
Address: 8708 HAZELTINE AVE, PANORAMA CITY, CA 91402-3207					
Owner Name: ALVARADO CAROLINA & DAVID					
Seller Name: JOHNSON L C LIVING TRUST					
APN:	2638-010-020	Map Reference:	8-E6 /	Living Area:	1,359
County:	LOS ANGELES, CA	Census Tract:	1199.00	Total Rooms:	5
Subdivision:	14614	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/02/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	03/02/2015	Prior Sale Date:		Yr Built/Eff:	1949 / 1952
Sale Price:	\$375,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	361812	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$368,207	Lot Area:	5,996	Pool:	
Total Value:	\$64,203	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:13					Distance From Subject:0.48 (miles)
Address: 8787 COLBATH AVE, PANORAMA CITY, CA 91402-2633					
Owner Name: CALDERON EDER & JACQUELINE					
Seller Name: FUENTES MERCEDES U					
APN:	2639-036-020	Map Reference:	8-E6 /	Living Area:	1,189
County:	LOS ANGELES, CA	Census Tract:	1199.00	Total Rooms:	5
Subdivision:	15442	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/22/2015	Prior Rec Date:	06/10/2004	Bath(F/H):	1 /
Sale Date:	02/18/2015	Prior Sale Date:	06/04/2004	Yr Built/Eff:	1950 / 1950
Sale Price:	\$375,000	Prior Sale Price:	\$330,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL

Document #:	<b>449632</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$368,207</b>	Lot Area:	<b>6,234</b>	Pool:	
Total Value:	<b>\$370,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 3</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:14			Distance From Subject:0.49 (miles)
Address:	<b>9300 WOODMAN AVE, ARLETA, CA 91331-6409</b>		
Owner Name:	<b>HUAMAN JUAN</b>		
Seller Name:	<b>HSBC BANK USA NA 2006-NC3</b>		
APN:	<b>2642-003-011</b>	Map Reference:	<b>8-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1194.00</b>
Subdivision:	<b>13800</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>08/24/2015</b>	Prior Rec Date:	<b>07/10/2006</b>
Sale Date:	<b>08/17/2015</b>	Prior Sale Date:	<b>06/28/2006</b>
Sale Price:	<b>\$320,000</b>	Prior Sale Price:	<b>\$577,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>
Document #:	<b>1038968</b>	Acres:	<b>0.19</b>
1st Mtg Amt:		Lot Area:	<b>8,401</b>
Total Value:	<b>\$389,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,119</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1952 / 1952</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:15			Distance From Subject:0.49 (miles)
Address:	<b>14826 RAYEN ST, PANORAMA CITY, CA 91402-1565</b>		
Owner Name:	<b>YAYA GROUP XII LLC</b>		
Seller Name:	<b>RUIZ ROBERTO L</b>		
APN:	<b>2653-005-002</b>	Map Reference:	<b>8-D6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1201.08</b>
Subdivision:	<b>2524</b>	Zoning:	<b>LARA</b>
Rec Date:	<b>03/19/2015</b>	Prior Rec Date:	<b>03/16/1984</b>
Sale Date:	<b>03/11/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$540,000</b>	Prior Sale Price:	<b>\$150,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>294441</b>	Acres:	<b>0.38</b>
1st Mtg Amt:		Lot Area:	<b>16,506</b>
Total Value:	<b>\$300,724</b>	# of Stories:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,076</b>
		Total Rooms:	
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1954 / 1954</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **September 29, 2015**

JOB ADDRESS: **9000 NORTH WAKEFIELD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2639-013-015**

CASE#: **428087**

ORDER NO: **A-2848314**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 14, 2011**

COMPLIANCE EXPECTED DATE: **October 14, 2011**

DATE COMPLIANCE OBTAINED: **October 26, 2011**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2848314

1010221201244213

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
VAN AMBATIELOS  
VICTOR H. CUEVAS  
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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

GARCIA, JUAN A  
9000 WAKEFIELD AVE  
PANORAMA CITY, CA 91402

On SEP 12 2011 the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.  
Signature

CASE #: 428087  
ORDER #: A-2848314  
EFFECTIVE DATE: September 14, 2011  
COMPLIANCE DATE: October 14, 2011

OWNER OF  
SITE ADDRESS: 9000 N WAKEFIELD AVE  
ASSESSORS PARCEL NO.: 2639-013-015  
ZONE: R1; One-Family 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 YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

- 1. Maintenance and repair of existing building and premises, trash and debris.

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

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

Location: Front yard.

Comments: Trash and debris in required front yard.

NON-COMPLIANCE FEE WARNING:

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

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



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

INSPECTOR COPY

**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)374-9862.

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

Inspector: James Abreu

Date: September 12, 2011

JAMES ABREU  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9862

[Signature]  
REVIEWED BY