

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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 21, 2015

Council District: # 3

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

JOB ADDRESS: **23415 WEST CALVERT STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2035-013-018**

On October 13, 2007, 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: **23415 West Calvert 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 30.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	291.59
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>613.59</u>

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 **\$613.59** 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 **\$613.59** 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 WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11968
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2035-013-018

Property Address: 23415 W CALVERT ST **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Quitclaim Deed:

Grantee : Helen Johnson, an unmarried woman

Grantor : Raymond L. Johnson, an unmarried man

Deed Date : 3/28/2002

Recorded : 5/10/2002

Instr No. : 02 1084427

Mailing Address: Helen Johnson
23415 Calvert Street Woodland Hills, CA 91367

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 168, Tract No. 21889, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 642, Pages 61 to 66 inclusive of Maps, in the office of the county recorder of said county.

Assessor's Parcel No: 2035-013-018

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 : \$122,000.00

Dated : 3/28/2002

Trustor : Raymond L. Johnson and Helen Johnson

Trustee : Hillwood Assurance Corporation, a California Corporation

Beneficiary : MERS, Inc., as nominee for Fallbrook Mortgage Corporation, a California Corporation

02 1084427

RECIPIENT REQUESTED BY

AND WHEN RECORDED MAIL TO:
RAYMOND L. JOHNSON
HELEN JOHNSON
23415 Calvert Street
Woodland Hills, CA 91367

Space Above This Line For Recorder's Use Only

A.P.N.: 2035-013-01A

Order No.: 286129663

Entry No.: 10383

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX 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; [X] City of LOS ANGELES, and

FOR NO CONSIDERATION, the undersigned,
RAYMOND L. JOHNSON, an unmarried man

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM(S) to **HELEN JOHNSON, an unmarried woman**

the following described property in the City of LOS ANGELES, County of Los Angeles State of California:

LOT 168, TRACT NO. 21889, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 642, PAGES 61 TO 66 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERE TO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SURFACE LYING ABOVE A DEPTH 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDING BY DEED RECORDED APRIL 7, 1955 IN BOOK 47417, PAGE 214, OF OFFICIAL RECORDS.

KNOWN AS: 23415 CALVERT STREET, WOODLAND HILLS, CA 91367

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

QUITCLAIM DEED CONTINUED ON NEXT PAGE

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

0/02 12:30 FAX 818 989 8788

LA. CO. REGISTRAR VAN NUYS

0073

A.P.N. # 1837-018-018

CONTINUATION OF GRANT DEED

Raymond Johnson
RAYMOND JOHNSON

02 1084427

Document Date: MARCH 29, 2002

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On MARCH 30, 2002 before me, RAYMOND JOHNSON ALMA VICTORICA ALVARADO, NOTARY PUBLIC
personally appeared RAYMOND JOHNSON

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 to the purposes and consideration therein expressed and that he/she/they executed the instrument as the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: *Alma Victorica Alvarado*



This area for notary commission seal.

STEWART

Stewart Title

After Recording Return To:

FALLBROOK MORTGAGE CORPORATION

6700 FALLBROOK AVE., SUITE 111
CANOGA PARK, CA. 91307

02 0819239

LOAN NO.: C10112040

ESCROW NO.: 10389

TITLE NO.: 200129545

PARCEL NO.: 2035-013-018

[SPACE ABOVE THIS LINE FOR RECORDING DATA] —

MIN NO.: 1800405-000000560-2

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 MARCH 28, 2002, together with all Riders to this document.

(B) "Borrower" is RAYMOND L. JOHNSON, AN UNMARRIED MAN AND HELEN JOHNSON, AN UNMARRIED WOMAN AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FALLBROOK MORTGAGE CORPORATION, A CALIFORNIA CORPORATION

Lender is a A CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA. Lender's address is 6700 FALLBROOK AVE., SUITE 111; CANOGA PARK, CA. 91307

(D) "Trustee" is HILLWOOD ASSURANCE CORPORATION, A CALIFORNIA CORPORATION

(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.

Initials [Handwritten]

CALIFORNIA Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS
DocuSign Services, Inc. FORM - MDOFCAL-1005
Page 1 of 15
ORIGINAL

Form 3005 1/01

(F) "Note" means the promissory note signed by Borrower and dated MARCH 28, 2002. The Note states that Borrower owes Lender ONE HUNDRED TWENTY TWO THOUSAND AND 00/100 Dollars (U.S. \$ 122,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than APRIL 01, 2032.

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

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

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

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

(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.

LOAN NO.: C10112040

Initial 

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS Form 3005 1/01
DOCREP SERVICES, INC. FORM - MDOFCAL-3005

Page 2 of 15
ORIGINAL

02 0819239

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the 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.

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:

Raymond L. Johnson (Seal)
RAYMOND L. JOHNSON -Borrower

Helen Johnson (Seal)
HELEN JOHNSON -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

LOAN NO.: C10112040

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS
DocuSign Services Inc. FORM - MDOFCAL-388

Form 3005 1/01

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ORIGINAL

02 0819239

[Space Below This Line For Acknowledgment]

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

On MARCH 30, 2002 before me, ALMA VERONICA ALVARADO, Notary Public personally appeared,
(Notary Name and Title)

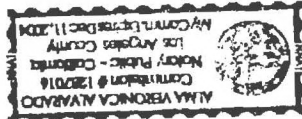
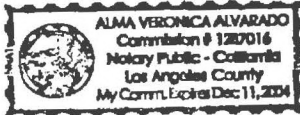
RAYMOND L. JOHNSON AND HELEN JOHNSON

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 *[Handwritten Signature]*

(Notarial Seal)



LOAN NO.: C10112040



REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. 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.

Dated: _____

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

DocuSign SERVICES, INC. FORM - MD07CA1-005

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ORIGINAL

02 0819239

Recording Requested By:
Bank of America
Prepared By: Bank of America
1800 Tapo Canyon Road
Simi Valley, CA 93063
800-444-4302
When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



Doc/D# 102898510095745

Property Address:

23415 Calvert St

Woodland Hills, CA 91367-1411

CAD-ADT 17983599

5/11/2012

This space for Recorder's use

MTN #: 1000405-000000560-2

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1901 E Voorhees Street, Suite C, Danville, IL 61834 does hereby grant, sell, assign, transfer and convey unto BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP whose address is 13150 WORLD GATE DR, HERNDON, VA 20170 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: FALLBROOK MORTGAGE CORPORATION, A CALIFORNIA CORPORATION
Original Borrower(s): RAYMOND L. JOHNSON, AN UNMARRIED MAN AND HELEN JOHNSON, AN UNMARRIED WOMAN AS JOINT TENANTS
Original Trustee: HILLWOOD ASSURANCE CORPORATION, A CALIFORNIA CORPORATION
Date of Deed of Trust: 3/28/2002
Original Loan Amount: \$122,000.00

Recorded in Los Angeles County, CA on: 4/8/2002, book N/A, page N/A and instrument number 02 0819239

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

5/15/12

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By: Alice Rowe

Alice Rowe Assistant Secretary

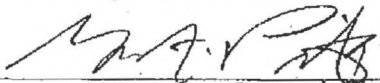
State of California
County of Ventura

On MAY 15 2012 before me, George A. Pinedo, Notary Public, personally appeared
Alice Rowe

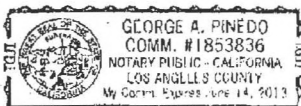
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s),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



Notary Public: George A. Pinedo
My Commission Expires: June 14, 2013



(Seal)

DocID# 102898510095745

Recording Requested By:
Bank of America
Prepared By: **Noor Sadruddin**
16001 N. Dallas Pkwy
Addison, TX 75001

When recorded mail to:
Green Tree Servicing LLC
7360 South Kyrene Rd
Attention: **Conversions Team T310**
Tempe, AZ 85283



DocID# 395898510012247

5/30/2013

Property Address:

23415 Calvert St

Woodland Hills, CA 91367-1411

CAO-ADT 23863204 5/9/2013 GT0331B



This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063 does hereby grant, sell, assign, transfer and convey unto GREEN TREE SERVICING LLC whose address is 7360 S. KYRENE ROAD, TEMPE, AZ 85283 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FALLBROOK MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**

Original Borrower(s): **RAYMOND L. JOHNSON, AN UNMARRIED MAN AND HELEN JOHNSON, AN UNMARRIED WOMAN AS JOINT TENANTS**

Original Trustee: **HILLWOOD ASSURANCE CORPORATION, A CALIFORNIA CORPORATION**

Date of Deed of Trust: **3/28/2002**

Original Loan Amount: **\$122,000.00**

Recorded in Los Angeles County, CA on: 4/8/2002, book N/A, page N/A and instrument number 02 0819239

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

5-9-2013

Bank of America, N.A.

By: Willie Williams
Assistant Vice President

3

State of TX, County of Dallas

On 5-9-13, before me, Loretta Lynette Hill, a Notary Public, personally appeared Willie Williams, Assistant Vice President of Bank of America, N.A. personally known to me to be the person(s) whose name(s) are subscribed to the within document 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 document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Loretta Hill

Notary Public: Loretta Lynette Hill
My Commission Expires: 4-9-15



DocID# 395898510012247

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

08/01/08



20081383660

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. 4469546)

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 21889 168 M B 642-61/66

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 2035-013-018
AKA 23415 W CALVERT ST
LOS ANGELES

Owner:
JOHNSON HELEN
23415 CALVERT ST
WOODLAND HLS CA,91367

DATED: This 18th Day of July, 2008

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

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

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
RAYMOND L. JOHNSON
HELEN JOHNSON
23415 Calvert Street
Woodland Hills, CA 91367

02 1893440

2

Space Above This Line for Recorder's Use Only

A.P.N.: 2035-013-018

Order No.: 200129565

Escrow No.: 10389

DECLARATION OF HOMESTEAD

(Spouses as Declared owners)

We, RAYMOND L. JOHNSON and HELEN JOHNSON

do hereby certify and declare as follows:

1. We declare that we are joint owners of the following property located in the City of Woodland Hills, County of Los Angeles, State of California, commonly known as (Street Address) 23415 Calvert Street, Woodland Hills, CA 91367, and more particularly described as follows:

LOT 168, TRACT NO. 21889, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 642, PAGES 61 TO 66 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDING BY DEED RECORDED APRIL 7, 1955 IN BOOK 47417, PAGE 214, OF OFFICIAL RECORDS.

We claim this property and the dwelling as a homestead on behalf of both of us.

This property is our principal dwelling and we actually reside in this property on the date that the homestead declaration is recorded.

The facts as stated in this declaration of homestead are known to be true as of our personal knowledge.

DECLARATION OF HOMESTEAD CONTINUED ON NEXT PAGE

DECLARATION OF HOMESTEAD - CONTINUED

3

Raymond L. Johnson
RAYMOND L. JOHNSON

Helen Johnson
HELEN JOHNSON

Document Date: July 25, 2002

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

On 7/26/02 before me, Alma Veronica Alvarado, Notary
personally appeared Raymond L. Johnson and Helen Johnson

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

Alma Veronica Alvarado



This area for official notarial seal.

02 1893440

4

02 1893440

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

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

Name of Notary Alma Veronica Alvarado


Date Commission Expires 12/11/2004

Notary Identification Number 1287016
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NNA1
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 8/13/02



Signature (Firm name if any)

R747 1/92

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property.

This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

MICHAEL BEVERIDGE
(818)374-9864
(888)524-2845
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401-
Case No.: 432521

Assessor's Map Book: **2035** Page: **013** Parcel: **018**

Identified by Los Angeles County Tax Assessors records as:

**23415 W CALVERT ST
LOS ANGELES, CA 91367**

DATED: This 9th day of December, 2011

Owner:
JOHNSON, HELEN
23415 CALVERT ST
WOODLAND HILLS, CA 91367


December 09, 2011

For
FRANK BUSH, ASSISTANT BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **September 21, 2015**

JOB ADDRESS: **23415 WEST CALVERT STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2035-013-018**

Last Full Title: **07/10/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). HELEN JOHNSON
23415 CALVERT ST.
WOODLAND HILLS, CA 91367
CAPACITY: OWNER

- 2). FALLBROOK MORTGAGE CORP.
6700 FALLBROOK AVE., SUITE 111
CANOGA PARK, CA 91307
CAPACITY: INTERESTED PARTIES

- 3). BANK OF AMERICA, N.A.
13150 WORLD GATE DR.
HERNDON, VA 20170
CAPACITY: INTERESTED PARTIES

- 4). GREEN TREE SERVICING, LLC
7360 S. KYRENE RD.
TEMPE, AZ 85283
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
23415 CALVERT ST, WOODLAND HILLS, CA 91367-1411



Owner Information			
Owner Name:	JOHNSON HELEN		
Mailing Address:	23415 CALVERT ST, WOODLAND HILLS CA 91367-1411 C037		
Vesting Codes:	UW //		
Location Information			
Legal Description:	TRACT # 21889 LOT 168	APN:	2035-013-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1352.02 / 3	Subdivision:	21889
Township-Range-Sect:		Map Reference:	5-F5 /
Legal Book/Page:	642-61	Tract #:	21889
Legal Lot:	168	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WHLL	Munic/Township:	
Neighbor Code:			
Owner Transfer Information			
Recording/Sale Date:	05/10/2002 / 03/28/2002	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1084427		
Last Market Sale Information			
Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			
Prior Sale Information			
Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			
Property Characteristics			
Gross Area:		Parking Type:	PARKING AVAIL
Living Area:	1,173	Garage Area:	
Tot Adj Area:		Garage Capacity:	2
Above Grade:		Parking Spaces:	2
Total Rooms:	5	Basement Area:	
Bedrooms:	3	Finish Bsmnt Area:	
Bath(F/H):	2 /	Basement Type:	
Year Built / Eff:	1959 / 1959	Roof Type:	
Fireplace:	/	Foundation:	SLAB
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE
Other Improvements:	FENCE;FENCED YARD	Construction:	
		Heat Type:	CENTRAL
		Exterior wall:	STUCCO
		Porch Type:	
		Patio Type:	COVERED PATIO
		Pool:	POOL
		Air Cond:	
		Style:	CONVENTIONAL
		Quality:	
		Condition:	
Site Information			
Zoning:	LARS	Acres:	0.30
Lot Area:	13,251	County Use:	SINGLE FAMILY RESID (0101)
Land Use:	SFR	State Use:	
Site Influence:		Water Type:	
		Sewer Type:	TYPE UNKNOWN
Tax Information			
Total Value:	\$78,082	Assessed Year:	2015
Land Value:	\$30,779	Improved %:	61%
Improvement Value:	\$47,303	Tax Year:	2014
Total Taxable Value:	\$71,082	Property Tax:	\$1,164.63
		Tax Area:	16
		Tax Exemption:	HOMEOWNER

Comparable Sales Report

For Property Located At

23415 CALVERT ST, WOODLAND HILLS, CA 91367-1411



5 Comparable(s) Selected.

Report Date: 09/21/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$450,000	\$510,000	\$475,000
Bldg/Living Area	1,173	1,150	1,173	1,165
Price/Sqft	\$0.00	\$383.63	\$439.66	\$407.89
Year Built	1959	1959	1960	1959
Lot Area	13,251	6,844	8,026	7,445
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$78,082	\$63,569	\$475,000	\$215,652
Distance From Subject	0.00	0.20	0.43	0.32

*= user supplied for search only

Comp #: 1		Distance From Subject: 0.2 (miles)	
Address: 6252 GLIDE AVE, WOODLAND HILLS, CA 91367-1419			
Owner Name: CHEN ERAN/BAILEY-CHEN ROBIN			
Seller Name: EBERHARD S 2003 TRUST			
APN: 2035-017-007	Map Reference: 5-F5 /	Living Area: 1,173	
County: LOS ANGELES, CA	Census Tract: 1352.02	Total Rooms: 5	
Subdivision: 21889	Zoning: LARS	Bedrooms: 3	
Rec Date: 06/23/2015	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 05/22/2015	Prior Sale Date:	Yr Built/Eff: 1959 / 1959	
Sale Price: \$450,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 744501	Acres: 0.18	Fireplace: /	
1st Mtg Amt: \$250,000	Lot Area: 7,774	Pool: POOL	
Total Value: \$92,791	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject: 0.3 (miles)	
Address: 6130 PLATT AVE, WOODLAND HILLS, CA 91367-1337			
Owner Name: IFERGAN GIL			
Seller Name: PUTNAM ANDREW T			
APN: 2035-007-021	Map Reference: 5-E5 /	Living Area: 1,150	
County: LOS ANGELES, CA	Census Tract: 1352.02	Total Rooms: 5	
Subdivision: 21890	Zoning: LARS	Bedrooms: 3	
Rec Date: 06/26/2015	Prior Rec Date: 05/24/1995	Bath(F/H): 2 /	
Sale Date: 05/03/2015	Prior Sale Date:	Yr Built/Eff: 1959 / 1959	
Sale Price: \$461,500	Prior Sale Price: \$150,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 764930	Acres: 0.18	Fireplace: /	
1st Mtg Amt: \$354,000	Lot Area: 8,026	Pool:	
Total Value: \$209,623	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 3		Distance From Subject: 0.31 (miles)	
Address: 23421 FRIAR ST, WOODLAND HILLS, CA 91367-1417			
Owner Name: FEE RYAN/RODRIGUEZ JENNY			
Seller Name: TRAPOLSI ARTHUR J & SHARON K			
APN: 2035-018-035	Map Reference: 5-F5 /	Living Area: 1,160	
County: LOS ANGELES, CA	Census Tract: 1352.02	Total Rooms: 5	
Subdivision: 21889	Zoning: LARS	Bedrooms: 3	
Rec Date: 05/15/2015	Prior Rec Date: 05/10/1988	Bath(F/H): 2 /	
Sale Date: 04/10/2015	Prior Sale Date: 03/1988	Yr Built/Eff: 1959 / 1960	
Sale Price: \$510,000	Prior Sale Price: \$149,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 565220	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt: \$500,762	Lot Area: 6,844	Pool: POOL	
Total Value: \$237,275	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:	4	Distance From Subject:0.36 (miles)	
Address:	6201 PLATT AVE, WOODLAND HILLS, CA 91367-1340		
Owner Name:	TRIPATHY SAUBHAGYA		
Seller Name:	MULCARE JEAN E		
APN:	2033-028-008	Map Reference:	5-E5 /
County:	LOS ANGELES, CA	Census Tract:	1352.03
Subdivision:	21895	Zoning:	LARS
Rec Date:	08/25/2015	Prior Rec Date:	06/04/1973
Sale Date:	07/27/2015	Prior Sale Date:	
Sale Price:	\$502,000	Prior Sale Price:	\$5,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	1047273	Acres:	0.17
1st Mtg Amt:	\$401,600	Lot Area:	7,567
Total Value:	\$63,569	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,173
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1960 / 1960
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:0.43 (miles)	
Address:	23340 GILMORE ST, WEST HILLS, CA 91307-3311		
Owner Name:	KETCHIJIAN ROUPIN W		
Seller Name:	STONE TRUST		
APN:	2036-010-005	Map Reference:	5-F5 /
County:	LOS ANGELES, CA	Census Tract:	1352.02
Subdivision:	21888	Zoning:	LARS
Rec Date:	06/23/2015	Prior Rec Date:	09/01/1978
Sale Date:	05/29/2015	Prior Sale Date:	
Sale Price:	\$451,500	Prior Sale Price:	\$19,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	747978	Acres:	0.16
1st Mtg Amt:	\$356,425	Lot Area:	7,016
Total Value:	\$475,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,167
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1959
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **September 21, 2015**

JOB ADDRESS: **23415 WEST CALVERT STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2035-013-018**

CASE#: **210444**

ORDER NO: **A-1581198**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 28, 2007**

COMPLIANCE EXPECTED DATE: **October 13, 2007**

DATE COMPLIANCE OBTAINED: **August 14, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1581198

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

On 9/24/07 the
Date

JOHNSON, HELEN
23415 CALVERT ST
WOODLAND HLS, CA 91367

under the authority of the City of Los Angeles
registered with the State of California
the act of the City of Los Angeles
equalized assessment

CASE #: 210444

ORDER #: A-1581198

EFFECTIVE DATE: September 28, 2007

COMPLIANCE DATE: October 13, 2007

OWNER OF
SITE ADDRESS: 23415 W CALVERT ST
ASSESSORS PARCEL NO.: 2035-013-018
ZONE: RS; Suburban Zone

Signature

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

VIOLATION(S):

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

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

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

Location: Single family residence.

Comments: All yards.

2. Excessive or overgrown vegetation on the premises.

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

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

Location: Single family residence.

Comments: All yards.

3. Parking in the required front yard in a residential zone.

You are therefore ordered to: 1) Discontinue the parking of vehicles in the required front yard of the RS zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), 12.07.1A and 12.21C.1(g) of the L.A.M.C.

Location: Single family residence.

Comments: The car can be parked in the drive-way, in the garage or in the side or rear yards.



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)

www.ladbs.org

1021120200757548

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.

NON-COMPLIANCE FEE WARNING:

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 request for slight modification is filed within 15 days of the compliance date.

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


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

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

Inspector: 

Date: September 24, 2007

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


REVIEWED BY