

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
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 17, 2015

Council District: # 14

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

JOB ADDRESS: **6514 EAST POLLARD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5493-023-018**

On April 9, 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: **6514 East Pollard 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 fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	864.48
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,831.48</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 **\$2,831.48** 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 **\$2,831.48** 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

# 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. T12335  
Dated as of: 08/14/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 5493-023-018

Property Address: 6514 E POLLARD ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LOUIE G PIMENTEL AND MARLENE A PIMENTEL,

Grantor : MARLENE A PIMENTEL,

Deed Date : 02/15/2007

Recorded : 02/22/2007

Instr No. : 07-0382464

MAILING ADDRESS: LOUIE G PIMENTEL AND MARLENE A PIMENTEL,  
6514 POLLARD ST LOS ANGELES CA 90042

### SCHEDULE B

#### LEGAL DESCRIPTION

Lot: 9 Block: 25 Abbreviated Description: LOT:9 BLK:25 CITY:REGION/CLUSTER: 04/04196

SUBD:GARVANZA ADD #1 GARVANZA ADDITION # 1 SE 50 FT OF NE 100 FT OF LOT 9 BLK 25

City/Muni/Twp: REGION/CLUSTER: 04/04196

#### MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/06/2005

Document #: 05-2973752

Loan Amount: \$270,000

Lender Name: MANDALAY MORTGAGE LLC

Borrowers Name: MARLENE A PIMENTEL,

MAILING ADDRESS: MANDALAY MORTGAGE LLC  
21600 OXNARD STREET STE 1800, WOODLAND HILLS, CA 91367

**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. T12335**

**SCHEDULE B (Continued)**

**Type of Document:** Notice Of Default

**Recording Date:** 09/22/2011

**Document #:** 11-1289279

**Beneficiary Name:** DEUTSCHE BANK NATIONAL TRUST CO

**MAILING ADDRESS:** DEUTSCHE BANK NATIONAL TRUST CO  
1661 WORTHINGTON RD# 100, WEST PALM BEACH, FL 33415

**Type of Document:** Notice Of Rescission

**Recording Date:** 12/19/2011

**Document #:** 11-1712015

**MAILING ADDRESS:** AZTEC FORECLOSURE CORPORATION  
3300 N. CENTRAL AVE., #2200 PHOENIX, AZ 85012

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

NAME LOUIE & MARLENE PIMENTEL

ADDRESS 6514 POLLARD STREET

CITY LOS ANGELES  
STATE & ZIP CA 90042

GRANT DEED

TITLE ORDER NO. ACCOMMO APN NO. 5493-023-018

"This is a bonafide gift and the grantor  
received nothing in return, R & T 11911"

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (VALUE AND CONSIDERATION LESS THAN \$100.00)

DOCUMENTARY TRANSFER TAX is \$ -0- CITY TAX \$ -0-

computed on full value of property conveyed, or  computed on full value less value of liens or encumbrances remaining at time of sale,  
IN THE CITY OF LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MARLENE A PIMENTEL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY  
hereby GRANT(S) TO LOUIE G. PIMENTEL AND MARLENE A PIMENTEL, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the County of LOS ANGELES State of California:

THE EASTERLY 50 FEET OF THE NORTHERLY 100 FEET OF LOT 9 IN BLOCK 25 OF GARVANZA ADDITION NO 1, IN  
THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
9, PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Dated 2-15-07

Marlene A Pimentel  
MARLENE A PIMENTEL

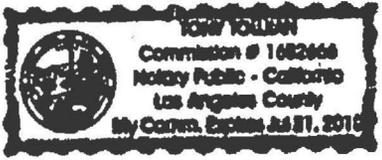
STATE OF CALIFORNIA }  
COUNTY OF } ss

On 2/15/07 before me, Tony Toujian NOTARY PUBLIC  
(here insert name and title of the officer), personally appeared Marlene A Pimentel

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 Tony Toujian  
DOCUMENT PROVIDED BY TITELAX TITLE OF CALIFORNIA, INC



GRANTED DOC

07 0382454

ILLEGIBLE NOTARY 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 Tony Toujan

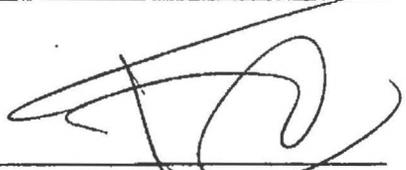
DATE COMMISSION EXPIRES Jul 21, 2010

NOTARY IDENTIFICATION NUMBER 1682666

MANUFACTURER/VENDOR IDENTIFICATION NUMBER NNA

PLACE EXECUTION NORWALK

DATE 07, 27, 2007



CALIFORNIA HALL SERVICE  
Tino Cebreiro

07 0385464

12/6/05

2

~~LAWYERS TITLE~~

05 2973752

Recording Requested By:  
MANDALAY MORTGAGE, LLC

And After Recording Return To:  
MANDALAY MORTGAGE, LLC  
21600 OXNARD STREET, SUITE 1800  
WOODLAND HILLS, CALIFORNIA 91367  
Loan Number: 1230038602

23748527

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100415812300386021

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 NOVEMBER 29, 2005, together with all Riders to this document.
- (B) "Borrower" is MARLENE A. PIMENTEL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.  
(C) "Lender" is MANDALAY MORTGAGE, LLC

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of DELAWARE  
Lender's address is 21600 OXNARD STREET, SUITE 1800, WOODLAND HILLS, CALIFORNIA 91367

(D) "Trustee" is LAND AMERICA LAWYERS TITLE  
251 S. LAKE AVE. 4TH FLR, PASADENA, CALIFORNIA 91101

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

(F) "Note" means the promissory note signed by Borrower and dated NOVEMBER 29, 2005. The Note states that Borrower owes Lender TWO HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (U.S. \$ 270,000.00) plus interest.

MFP

5493-29-18  
B-1-02-66  
S

12/6/05

3

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than DECEMBER 1, 2035

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

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

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

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

### TRANSFER OF RIGHTS IN THE PROPERTY

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

COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

map

12/6/05

4

A.P.N. #: 5493-023-018

**SEE EXHIBIT "A"  
ATTACHED**

which currently has the address of 6514 POLLARD STREET

[Street]

LOS ANGELES  
[City]

, California 90042  
[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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

MAR

05 2973752

12/6/05

15

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.

Marlene A. Pimentel (Seal)  
MARLENE A. PIMENTEL -Borrower

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

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_

05 2973752

12/6/05

16

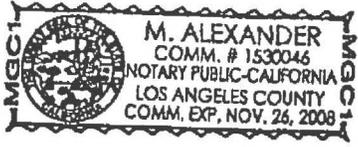
State of California )  
County of LOS ANGELES ) ss  
 )

On 11-29-05 before me, M. Alexander

personally appeared MARLENE A. PIMENTEL

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

*M. Alexander*  
NOTARY SIGNATURE

M. Alexander  
(Typed Name of Notary)

05 2973752

Ca3005 mzd 14.doc



2

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

AZTEC FORECLOSURE CORPORATION  
3300 N Central Ave., #2200  
Phoenix, AZ 85012



Space above this line for recorder's use only

Trustee Sale No. 10-516593BFB Title Order No. 100799363-CA-BFI

**IMPORTANT NOTICE  
NOTICE OF DEFAULT AND ELECTION TO SELL  
UNDER DEED OF TRUST**

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

This estimated amount is \$91,424.40 as of September 20, 2011 and will increase until your account becomes current

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default, or both (1) and (2).

Following the expiration of the time period referred to in this paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact Deutsche Bank National Trust

ZA

T.S. #: 10-516593BFB ORDER #: 100799363-CA-BFI

3

Company, as Trustee for the registered holders of GSAMP Trust 2006-SD3 Mortgage Pass-Through Certificates, Series 2006-SD3, C/O Ocwen Loan Servicing, 1661 Worthington Road, Suite 100, P O Box 24737, West Palm Beach, Florida 33415, 877-596-8580.

If you have any questions, you should contact a lawyer or the governmental agency, which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.** NOTICE IS HEREBY GIVEN THAT, Aztec Foreclosure Corporation is the duly appointed Substituted Trustee, or acting as agent of the trustee or beneficiary under a **Deed of Trust dated 11/29/05, executed by Marlene A. Pimentel, A Married Woman as her sole and separate property, as trustor, to secure obligations in favor of Mortgage Electronic Registration Systems, Inc., solely as Nominee for Mandalay Mortgage, LLC, a Delaware Limited Liability Company, as Beneficiary recorded on December 6, 2005 in Instrument No. 05 2973752 in the Office of the Recorder of LOS ANGELES County, California, as more fully described on said Deed of Trust** Including a Note(s) for the sum of \$270,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE 08/01/08 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH LATE CHARGES AND ANY DELINQUENT TAXES AND/OR INSURANCE PREMIUMS ADVANCED BY THE BENEFICIARY, PLUS FORECLOSURE FEES AND COSTS AND ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED DOCUMENTS.**

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to Aztec Foreclosure Corporation, a written Declaration and Demand for Sale, and has deposited with Aztec Foreclosure Corporation, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The beneficiary or authorized agent for the mortgagee or beneficiary declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code Section 2923.5, or the borrower has surrendered the property to the beneficiary or authorized agent, or is otherwise exempt from the requirements of §2923.5

DATE: 09/20/11

AZTEC FORECLOSURE CORPORATION  
As Agent, By LSI Title Company, As Agent



**Marco Marquez**

2

Recording Requested by:  
When recorded mail to:



Aztec Foreclosure Corporation  
3300 N. Central Ave., #2200  
Phoenix, AZ 85012

APN # 5493-023-018

Space above this line for recorder's use only

Trustee Sale No 10-516593, Title Order No 100799363-CA-BFI

# NOTICE OF RESCISSION

Of Notice of Default and Election to Sell Under Deed of Trust

NOTICE IS HEREBY GIVEN: That Aztec Foreclosure Corporation as Agent and/or duly appointed Trustee under the following described Deed of Trust:

TRUSTOR: **Marlene A. Pimentel, A Married Woman as her sole and separate property**

BENEFICIARY: Mortgage Electronic Registration Systems, Inc., solely as Nominee for Mandalay Mortgage, LLC, a Delaware Limited Liability Company  
Recorded on 12/06/05 as Instrument No. 05 2973752 of official records in the Office of the Recorder of LOS ANGELES County, California, describing the land therein:

AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST  
Aka: 6514 POLLARD STREET, LOS ANGELES, CA 90042

WHEREAS: The Beneficiary under that certain Deed of Trust hereinabove described, heretofore delivered to Aztec Foreclosure Corporation thereunder written Declaration of Default and Demand for Sale; and

WHEREAS: Notice was heretofore given by the Beneficiary, of breach of the obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described,

NOW THEREFORE: Notice is hereby given that the Beneficiary and/or Aztec Foreclosure Corporation, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future, under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall in no way jeopardize or impair any right, remedy or privilege

8

Trustee Sale No. 10-516593  
100799363-CA-BFI

3

secured to the Beneficiary and/or Aztec Foreclosure Corporation, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be said and remain in force the same as if said Declaration and Notice had not been made and given.

Said Notice was Recorded on 09/22/11 as Document No. 11-1289279 of official records in the Office of the Recorder of LOS ANGELES County, California.

DATE:

12/15/11

Aztec Foreclosure Corporation



Robbie Weaver  
Assistant Secretary & Assistant Vice President

# EXHIBIT B

ASSIGNED INSPECTOR: RUBEN REYES

Date: September 17, 2015

JOB ADDRESS: 6514 EAST POLLARD STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5493-023-018

Last Full Title: 08/14/2015

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). LOUIE G AND MARLENE A PIMENTEL  
6514 POLLARD STREET  
LOS ANGELES, CA. 90042-2941  
CAPACITY: OWNERS
  
- 2). MANDALAY MORTGAGE LLC  
21600 OXNARD STREET STE 1800  
WOODLAND HILLS, CA. 91367  
CAPACITY: INTERESTED PARTIES
  
- 3). DEUTSCHE BANK NATIONAL TRUST CO.  
1661 WORTHINGTON RD. #100  
WEST PALM BEACH, FL. 33415  
CAPACITY: INTERESTED PARTIES
  
- 4). AZTEC FORECLOSURE CORP.  
3300 NORTH CENTRAL AVE., #2200  
PHOENIX, AZ. 85012  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

# EXHIBIT C

For Property Located At :  
**6514 POLLARD ST, LOS ANGELES, CA 90042-2941**



### Owner Information

Owner Name: **PIMENTEL LOUIE G & MARLENE A**  
 Mailing Address: **6514 POLLARD ST, LOS ANGELES CA 90042-2941 C063**  
 Vesting Codes: **HW // JT**

### Location Information

Legal Description: **GARVANZA ADDITION # 1 SE 50 FT OF NE 100 FT OF LOT 9**  
 County: **LOS ANGELES, CA** APN: **5493-023-018**  
 Census Tract / Block: **1831.03 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **GARVANZA ADD**  
 Legal Book/Page: Map Reference: **36-D1 /**  
 Legal Lot: **9** Tract #: **LOS ANGELES**  
 Legal Block: **25** School District:  
 Market Area: **632** School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: **02/22/2007 / 02/15/2007** Deed Type: **GRANT DEED**  
 Sale Price:  
 Document #: **382464** 1st Mtg Document #:

### 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:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>856</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1905 / 1905</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</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>LARD2</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,984</b>	Lot Width/Depth:	<b>50 x 100</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$186,475</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$2,346.65</b>
Land Value:	<b>\$162,730</b>	Improved %:	<b>13%</b>	Tax Area:	<b>4</b>
Improvement Value:	<b>\$23,745</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$186,475</b>				

## Comparable Sales Report

For Property Located At

**6514 POLLARD ST, LOS ANGELES, CA 90042-2941**



11 Comparable(s) Selected.

Report Date: 09/17/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$303,000	\$841,000	\$582,818
Bldg/Living Area	856	732	970	844
Price/Sqft	\$0.00	\$362.44	\$1,003.58	\$698.33
Year Built	1905	1907	1951	1926
Lot Area	4,984	4,783	7,525	6,013
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$186,475	\$168,272	\$461,828	\$308,239
Distance From Subject	0.00	0.08	0.47	0.33

\*= user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.08 (miles)</b>	
<b>Address: 6510 MERIDIAN ST, LOS ANGELES, CA 90042-2939</b>			
<b>Owner Name: GAMBURG MICHAEL &amp; CELIA T</b>			
<b>Seller Name: THOMPSON ABIGAIL L</b>			
<b>APN: 5493-024-020</b>	<b>Map Reference: 36-D1 /</b>	<b>Living Area: 752</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1831.03</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: E C KULLIS</b>	<b>Zoning: LARD2</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 07/06/2015</b>	<b>Prior Rec Date: 09/21/2009</b>	<b>Bath(F/H): 1 /</b>	
<b>Sale Date: 06/08/2015</b>	<b>Prior Sale Date: 09/15/2009</b>	<b>Yr Built/Eff: 1913 / 1913</b>	
<b>Sale Price: \$630,000</b>	<b>Prior Sale Price: \$430,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 806278</b>	<b>Acres: 0.14</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$300,000</b>	<b>Lot Area: 6,001</b>	<b>Pool:</b>	
<b>Total Value: \$461,828</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: ROLL COMPOSITION</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 1</b>	<b>DETACHED GARAGE</b>	

<b>Comp #:2</b>		<b>Distance From Subject:0.15 (miles)</b>	
<b>Address: 433 N AVENUE 66, LOS ANGELES, CA 90042-2930</b>			
<b>Owner Name: KODA KUMIKO/BELKNAP ERIC</b>			
<b>Seller Name: BALDING &amp; MOORE TRUST</b>			
<b>APN: 5493-019-001</b>	<b>Map Reference: 36-D1 /</b>	<b>Living Area: 946</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1831.03</b>	<b>Total Rooms: 4</b>	
<b>Subdivision: GARVANZA ADD</b>	<b>Zoning: LARD2</b>	<b>Bedrooms: 1</b>	
<b>Rec Date: 08/21/2015</b>	<b>Prior Rec Date: 05/22/1998</b>	<b>Bath(F/H): 1 /</b>	
<b>Sale Date: 07/24/2015</b>	<b>Prior Sale Date: 05/13/1998</b>	<b>Yr Built/Eff: 1947 / 1947</b>	
<b>Sale Price: \$515,000</b>	<b>Prior Sale Price: \$140,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 1033666</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$455,000</b>	<b>Lot Area: 5,205</b>	<b>Pool:</b>	
<b>Total Value: \$200,293</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 1</b>	<b>SHINGLE DETACHED GARAGE</b>	

<b>Comp #:3</b>		<b>Distance From Subject:0.22 (miles)</b>	
<b>Address: 6518 ELDER ST, LOS ANGELES, CA 90042-1546</b>			
<b>Owner Name: SANDISON GORDON T &amp; JANICE L/SANDISON HUNTER R</b>			
<b>Seller Name: MUNOZ KARLO C &amp; ANA V</b>			
<b>APN: 5716-011-023</b>	<b>Map Reference: 26-D6 /</b>	<b>Living Area: 738</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1831.04</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: LINDA VISTA</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 07/16/2015</b>	<b>Prior Rec Date: 10/07/1993</b>	<b>Bath(F/H): 1 /</b>	
<b>Sale Date: 06/18/2015</b>	<b>Prior Sale Date:</b>	<b>Yr Built/Eff: 1907 / 1910</b>	
<b>Sale Price: \$605,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style: UNKNOWN</b>	
<b>Document #: 858229</b>	<b>Acres: 0.17</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$417,000</b>	<b>Lot Area: 7,525</b>	<b>Pool:</b>	
<b>Total Value: \$183,178</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>SHINGLE</b>	

Comp #:4 Distance From Subject:0.29 (miles)  
 Address: 938 N AVENUE 64, LOS ANGELES, CA 90042-1416  
 Owner Name: BERG ELI D  
 Seller Name: ROBERTS DOUGLAS  
 APN: 5716-009-001 Map Reference: 26-D6 / Living Area: 970  
 County: LOS ANGELES, CA Census Tract: 4638.00 Total Rooms: 4  
 Subdivision: LINDSAY ORCHARD TR Zoning: LAR1 Bedrooms: 2  
 Rec Date: 06/19/2015 Prior Rec Date: 09/24/1993 Bath(F/H): 2 /  
 Sale Date: 06/15/2015 Prior Sale Date: Yr Built/Eff: 1922 / 1927  
 Sale Price: \$550,000 Prior Sale Price: \$119,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 734679 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$495,000 Lot Area: 6,431 Pool:  
 Total Value: \$168,272 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 DETACHED  
 GARAGE

Comp #:5 Distance From Subject:0.36 (miles)  
 Address: 6267 SAYLIN LN, LOS ANGELES, CA 90042-2148  
 Owner Name: CAIN SARAH M  
 Seller Name: OHASHI KUNIO  
 APN: 5486-024-026 Map Reference: 26-D6 / Living Area: 839  
 County: LOS ANGELES, CA Census Tract: 1831.01 Total Rooms: 5  
 Subdivision: GARVANZA TERRACE Zoning: LAR1 Bedrooms: 2  
 Rec Date: 08/21/2015 Prior Rec Date: 07/21/1994 Bath(F/H): 1 /  
 Sale Date: 07/29/2015 Prior Sale Date: Yr Built/Eff: 1924 / 1936  
 Sale Price: \$565,000 Prior Sale Price: \$135,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1031942 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: \$452,000 Lot Area: 7,461 Pool:  
 Total Value: \$188,657 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 DETACHED  
 GARAGE

Comp #:6 Distance From Subject:0.37 (miles)  
 Address: 6740 COMET ST, LOS ANGELES, CA 90042-3051  
 Owner Name: POLINTAN JULIET A/ULANDAY RODERICK  
 Seller Name: STI CA 1 LLC  
 APN: 5493-036-020 Map Reference: 36-E1 / Living Area: 884  
 County: LOS ANGELES, CA Census Tract: 1831.03 Total Rooms: 4  
 Subdivision: MARY E THROOP Zoning: LARD2 Bedrooms: 2  
 Rec Date: 04/03/2015 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 03/03/2015 Prior Sale Date: Yr Built/Eff: 1951 / 1951  
 Sale Price: \$536,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: UNKNOWN  
 Document #: 367769 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$417,000 Lot Area: 6,673 Pool:  
 Total Value: \$390,141 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:7 Distance From Subject:0.37 (miles)  
 Address: 6209 VIDETTE ST, LOS ANGELES, CA 90042-2132  
 Owner Name: ESTEVEZ LEONEL/DUMASKI-ESTEVEZ DUNJA  
 Seller Name: VANCE STEVEN D  
 APN: 5486-021-032 Map Reference: 36-D1 / Living Area: 732  
 County: LOS ANGELES, CA Census Tract: 1831.01 Total Rooms: 5  
 Subdivision: GARVANZA VISTA Zoning: LAR1 Bedrooms: 1  
 Rec Date: 06/05/2015 Prior Rec Date: 06/08/2012 Bath(F/H): 1 /  
 Sale Date: 05/20/2015 Prior Sale Date: 05/03/2012 Yr Built/Eff: 1926 / 1931  
 Sale Price: \$599,000 Prior Sale Price: \$430,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 662651 Acres: 0.11 Fireplace: /  
 1st Mtg Amt: \$509,150 Lot Area: 4,783 Pool:  
 Total Value: \$454,619 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:8 Distance From Subject:0.38 (miles)  
 Address: 347 KIRBY ST, LOS ANGELES, CA 90042-2107  
 Owner Name: NUNE GEORGE & UYEN  
 Seller Name: LOC CAPITAL LP  
 APN: 5486-016-002 Map Reference: 36-D1 / Living Area: 838  
 County: LOS ANGELES, CA Census Tract: 1831.01 Total Rooms: 4  
 Subdivision: 3644 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 08/14/2015 Prior Rec Date: 01/24/2014 Bath(F/H): 1 /  
 Sale Date: 07/20/2015 Prior Sale Date: 01/02/2014 Yr Built/Eff: 1922 / 1922  
 Sale Price: \$841,000 Prior Sale Price: \$375,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 997969 Acres: 0.14 Fireplace: /

1st Mtg Amt:	<b>\$672,800</b>	Lot Area:	<b>6,042</b>	Pool:	
Total Value:	<b>\$431,973</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:9			Distance From Subject:0.43 (miles)		
Address: <b>6260 CHURCH ST, LOS ANGELES, CA 90042-1422</b>					
Owner Name: <b>PRESLEY TIMOTHY M &amp; EMILY A</b>					
Seller Name: <b>URBANITE INC</b>					
APN:	<b>5486-024-038</b>	Map Reference:	<b>26-D6 /</b>	Living Area:	<b>891</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1831.01</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>SAN RAFAEL &amp; SAN PASQUAL RHO</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>01/15/2015</b>	Prior Rec Date:	<b>10/24/2014</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>01/06/2015</b>	Prior Sale Date:	<b>10/09/2014</b>	Yr Built/Eff:	<b>1949 / 1949</b>
Sale Price:	<b>\$652,000</b>	Prior Sale Price:	<b>\$455,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>50299</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$215,000</b>	Lot Area:	<b>5,500</b>	Pool:	
Total Value:	<b>\$455,000</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>ATTACHED GARAGE</b>

Comp #:10			Distance From Subject:0.46 (miles)		
Address: <b>6211 ROY ST, LOS ANGELES, CA 90042-2013</b>					
Owner Name: <b>PIALLAT CHRISTOPHE</b>					
Seller Name: <b>LUNA LOUIS M &amp; LYDIA G</b>					
APN:	<b>5486-019-016</b>	Map Reference:	<b>26-D6 /</b>	Living Area:	<b>858</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1831.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>4570</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>02/24/2015</b>	Prior Rec Date:	<b>07/11/2000</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>02/17/2015</b>	Prior Sale Date:	<b>07/06/2000</b>	Yr Built/Eff:	<b>1922 / 1922</b>
Sale Price:	<b>\$615,000</b>	Prior Sale Price:	<b>\$159,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>197169</b>	Acres:	<b>0.12</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>5,160</b>	Pool:	
Total Value:	<b>\$199,964</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:11			Distance From Subject:0.47 (miles)		
Address: <b>133 S AVENUE 64, LOS ANGELES, CA 90042-3627</b>					
Owner Name: <b>ASHLEY BRANDON LLC</b>					
Seller Name: <b>NEWBURY REO 2013 LLC</b>					
APN:	<b>5492-035-028</b>	Map Reference:	<b>36-D2 /</b>	Living Area:	<b>836</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1831.01</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>GARVANZA</b>	Zoning:	<b>LARD1.5</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>08/05/2015</b>	Prior Rec Date:	<b>04/01/2004</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>07/16/2015</b>	Prior Sale Date:	<b>03/23/2004</b>	Yr Built/Eff:	<b>1907 / 1907</b>
Sale Price:	<b>\$303,000</b>	Prior Sale Price:	<b>\$217,000</b>	Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>950819</b>	Acres:	<b>0.12</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>5,361</b>	Pool:	
Total Value:	<b>\$256,703</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **RUBEN REYES**

Date: **September 17, 2015**

JOB ADDRESS: **6514 EAST POLLARD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5493-023-018**

CASE#: **408142**

ORDER NO: **A-2718470**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 10, 2011**

COMPLIANCE EXPECTED DATE: **April 9, 2011**

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

---

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2718470

1010520201135312

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

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

**CITY OF LOS ANGELES  
CALIFORNIA**



**ANTONIO R. VILLARAIGOSA  
MAYOR**

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

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

**ORDER TO COMPLY AND NOTICE OF FEE**

PIMENTEL, LOUIE G AND MARLENE A  
6514 POLLARD ST  
LOS ANGELES, CA 90042

**CASE #: 408142**  
**ORDER #: A-2718470**  
**EFFECTIVE DATE: March 10, 2011**  
**COMPLIANCE DATE: April 09, 2011**

LPK  
MAR 08 2011

OWNER OF  
SITE ADDRESS: **6514 E POLLARD ST**  
ASSESSORS PARCEL NO.: 5493-023-018  
ZONE: RD2; Min. Per Unit 2,000

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 \$ 336.00 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. Open storage of inoperable vehicles.**

You are therefore ordered to: Remove the inoperable vehicles from the driveway.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

**2. The approximate 8' x 16' patio cover at the west side of the property was constructed without the required permits and approvals.**

You are therefore ordered to: Demolish and remove the patio cover built without the required permit(s).  
Restore the existing structure to its originally approved condition.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Call inspector Mark Van Slooten at 213-252-3058 and arrange for inspection.



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

**NON-COMPLIANCE FEE WARNING:**

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

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

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

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3058.

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

Inspector: 

Date: March 03, 2011

MARK VAN SLOOTEN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3058

  
REVIEWED BY