

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

February 29, 2016

Council District: # 14

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

JOB ADDRESS: **6066 EAST HAYES AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5492-022-008**

On September 04, 2014, 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: **6066 East Hayes 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 04, 2014, 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%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** 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



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

Property Title Report

Work Order No. T12642
Dated as of: 09/23/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5492-022-008

Property Address: 6066 E HAYES AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : DANIEL A. KAUFMAN AND NICOLE KAUFMAN

Grantor : NICOLE KAUFMAN AKA NICOLE KRZYSZKOWSKI AND SYLVIA I. TANNAER AND JACOB L. TANNER AND DANIEL A. KAUFMAN

Deed Date : 11/14/2013

Recorded : 11/21/2013

Instr No. : 13-1656564

MAILING ADDRESS: DANIEL A. KAUFMAN AND NICOLE KAUFMAN
6066 HAYES AVE LOS ANGELES CA 90042

SCHEDULE B

LEGAL DESCRIPTION

Lot: 3 Block: 55 Tract No: 1/2 Abbreviated Description: LOT:3 BLK:55 CITY:REGION/CLUSTER: 04/04196 SUBD:RALPH ROGERS SUBDIVISION TR#:1/2 RALPH ROGERS SUB OF A PART OF THE GARVANZA TRACT 1/2 VAC ST ADJ ON NE AND VAC ST ADJ ON W AND LOT 3 BLK 55 City/Muni/Twp: REGION/CLUSTER: 04/04196

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 09/03/2015

Document #: 15-1093548

Loan Amount: \$30,000

Lender Name: WESCOM CENTRAL CU

Borrowers Name: DANIEL A. KAUFMAN AND NICOLE KAUFMAN

MAILING ADDRESS: WESCOM CENTRAL CU
5601 EAST LA PALMA AVE. ANAHEIM, CA 92807

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. T12642

SCHEDULE B (Continued)

Type of Document: DEED OF TRUST

Recording Date: 11/21/2013

Document #: 13-1656565

Loan Amount: \$417,000

Lender Name: NEW AMERICAN FUNDING

Borrowers Name: DANIEL A. KAUFMAN AND NICOLE KAUFMAN

MAILING ADDRESS: NEW AMERICAN FUNDING
14511 MYFORD ROAD STE 100 TUSTIN CA 92780

CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

Chicago Title Company

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

Nicole and Daniel Kaufman
6066 Hayes Ave.
Los Angeles, CA 90042



Title Order No.: 16635-x23 Space Above This Line For Recorder's Use Escrow No.: 16635-x46

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

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

☐ Unincorporated area: ☐ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nicole Kaufman, a married woman, who acquired title as Nicole Krzyszkowski, an unmarried woman; Sylvia I. Tanner, a single woman; Jacob L. Tanner, an unmarried man; Daniel A. Kaufman, a married man, who acquired title as Daniel A. Kaufman, an unmarried man, all as Tenants in Common

DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO

Daniel A. Kaufman and Nicole Kaufman, husband and wife, as joint tenants

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. 5492-022-008):

LOT 3 IN BLOCK 55 OF RALPH ROGER'S SUBDIVISION OF A PART OF THE GARVANZA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE(S) 61 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

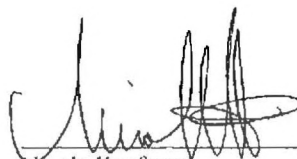
ALSO THE EASTERLY 15 FEET OF THAT PORTION OF HAYES AVENUE ADJOINING SAID LOT ON THE WEST AS SAID AVENUE SHOWN ON MAP ABOVE REFERRED TO.

ALSO THAT PORTION OF AVENUE 61, NOW VACATED, BOUNDED NORTHERLY BY THE NORTHERLY LINE OF LOT 3, EXTENDED TO THE CENTERLINE OF SAID AVENUE, NORTHEASTERLY BY THE CENTERLINE OF SAID AVENUE, EASTERLY BY THE WESTERLY LINE OF LOT "C" OF RALPH ROGER'S ADDITION TO MINERAL PARK, RECORDED IN BOOK 7 PAGE 46 OF MAPS, SOUTHERLY BY THE SOUTHERLY LINE OF SAID LOT 3 EXTENDED TO THE WEST LINE OF SAID LOT "C" AND ON THE SOUTHWESTERLY THE NORTHEASTERLY LINE OF SAID LOT 3.


1A

3

Dated: 11.14.13


Nicole Kaufman

Dated: 11/14/13


Sylvia I. Tanner

Dated: 11-14-13


Jacob I. Tanner

Dated: 11-14-13


Daniel A. Kaufman

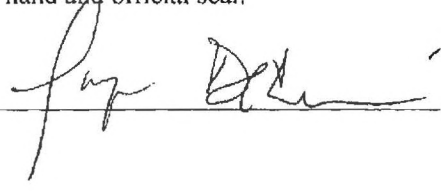
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

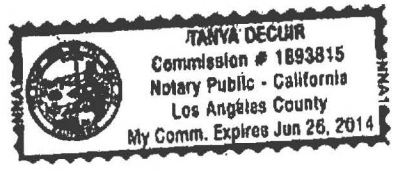
On November 14th, 2013 before me, Tanya DeCuir, Notary Public, a Notary Public in and for said County and State, personally appeared, Nicole Krzyszkowski, now known as Nicole Kaufman, Sylvia L. Tanner, Jacob L. Tanner, Daniel A. Kaufman

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

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

WITNESS my hand and official seal.

Signature: 



(Notary Seal)

LAWYERS TITLE

After Recording Return To:
Wescom Central Credit Union
5601 East La Palma Avenue
Anaheim, CA 92807
714-701-5800



Prepared By:
Wescom Central Credit Union
5601 E. La Palma
Anaheim, CA 92807

Parcel Number: 5492-022-008

115057101

[Space Above This Line For Recording Data]

DEED OF TRUST

Loan #: 58390

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 12, 17, 19 and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

- (A) "Security Instrument" means this document, which is dated **August 20, 2015**, together with all Riders to this document.
- (B) "Borrower" is **Daniel A. Kaufman and Nicole Kaufman, husband and wife, as joint tenants**. Borrower's address is **6066 Hayes Ave, Los Angeles, CA 90042**. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is **Wescom Central Credit Union**. Lender is a **Credit Union** organized and existing under the laws of **THE STATE OF CALIFORNIA**. Lender's address is **5601 East La Palma, Anaheim, CA 92807**. Lender is the beneficiary under this Security Instrument.
- (D) "Trustee" is **T.D. Service Company**.
- (E) "Credit Agreement" means the Home Equity Line of Credit Agreement and Disclosure signed by Borrower and dated **August 20, 2015** which Credit Agreement establishes a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Credit Agreement. Such advances may be made, repaid and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time (excluding any current unpaid interest finance charges but including other fees and charges assessed pursuant to the Credit Agreement) shall not exceed **\$30,000.00**. Borrower has promised to pay this debt in monthly Periodic Payments and to pay the debt in full not later than **September 25, 2045**.
- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) "Loan" means all amounts owed now or hereafter under the Credit Agreement, plus interest and



HELOC Deed of Trust - CA
Accenture Mortgage Cedence Document Center © 2095 08/14



MCMORTD
(page 1 of 11 pages)

15F

3

any other fees or charges however denominated due under the Credit Agreement, and all sums due under this Security Instrument, plus interest.

(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]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

(I) "Applicable Law" means all controlling applicable, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) of the jurisdiction in which the Property is located, 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) "Periodic Payment" means the minimum periodic payment due under the terms of the Credit Agreement.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), 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.

(P) "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 Credit Agreement and/or this Security Instrument.

(Q) "Mortgage Servicer" means the last person to whom the Borrower has been instructed by the holder of the Credit Agreement to send payments for the debt secured by this Security Instrument. Lender may be the Mortgage Servicer.

(R) "Substitute Trustee" is one or more person(s) appointed in writing, or electronically, by the Lender or Mortgage Servicer to act for the original Trustee.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Credit Agreement, including any future advances made at a time when no indebtedness is currently secured by this Security Instrument; and (ii) the performance of



* 5 8 3 9 0 *

HELOC Deed of Trust - CA

Acenitue Mortgage Cadence Document Center © 2095 08/14



* M C M O R T D O T *

(page 2 of 11 pages)

4

Borrower's covenants and agreements under this Security Instrument and the Credit Agreement. 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**:

See Exhibit A attached hereto and made a part hereof

Assessor's Parcel Number: 5492-022-008

which currently has the address of **6066 Hayes Ave Los Angeles, California 90042** ("Property Address");

TOGETHER WITH all Miscellaneous Proceeds and all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All proceeds, 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." For purposes of the foregoing grant of a security interest in fixtures, Borrower is the "debtor" and Lender is the "secured party" (as those terms are defined in the Uniform Commercial Code). This Security Instrument shall also function as a "financing statement" filed as a "fixture filing" (as those terms are defined in the Uniform Commercial Code).

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.

Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Credit Agreement in accordance with the provisions thereof and any prepayment charges and late charges due under the Credit Agreement. Payments due under the Credit Agreement 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 Credit Agreement or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Credit Agreement 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 Credit Agreement or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payment is 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 Credit Agreement 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 Credit Agreement and this Security



* 5 8 3 9 0 *

HELOC Deed of Trust - CA

Accenture Mortgage Cadence Document Center © 2085 08/14



* M C M O R T D O T *

(page 3 of 11 pages)

amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

26. Request for Notice. Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance and of any sale or other foreclosure action.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust (or mortgage) recorded **November 21, 2013**, in Book **NA** page **NA** records of **Los Angeles** County, (or filed for record with recorder's serial number **2013-1656565**, **Los Angeles** County) California, executed by **Daniel A. Kaufman and Nicole Kaufman** as trustor (or mortgagor) in which **MERS for Broker Solutions, Inc., dba New American Funding, a California Corporation, ISAOA** is named as beneficiary (or mortgagee) and **Chicago Title Company** as trustee be mailed to **Wescom Central Credit Union** at **5601 East La Palma, Anaheim, CA 92807**.

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

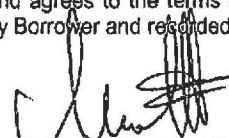
Signature

Cassandra Ellis

Cassandra Ellis, Loan Delivery Manager, Wescom Credit Union

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.


Borrower - Daniel A. Kaufman (Seal)


Nicole Kaufman is joining in the
execution of this Security Instrument
solely for the purpose of consenting
to the encumbrance (Seal)



* 5 8 3 9 0 *
HELOC Deed of Trust - CA
Accenture Mortgage Cadence Document Center © 2095 08/14



* M C M O R T D O T *
(page 10 of 11 pages)

12

[Space Below This Line for Acknowledgment]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of LOS ANGELES

On AUGUST 21, 2015 before me, R. RINALDI, Notary Public personally appeared

DANIEL A. KAUFMAN

NICOLE KAUFMAN

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

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

WITNESS my hand and official seal.

Signature R. Rinaldi, Notary Public (Seal)



NOTARY MUST PRINT OR TYPE

This must be printed or typed in a manner that is photographically reproducible (GC27201.5)

Name of the notary: R. RINALDI

County of notary's principal place of business: LOS ANGELES

Notary's phone number: 310 567-1158

Notary's registration number: 2061558

Commission expiration date: 04-16-2018

Origination Company: **Wescom Central Credit Union**

NMLSR ID: **999430**

Originator: **Sandra Jaso**

NMLSR ID: **296555**



* 5 8 3 9 0 *

HELOC Deed of Trust - CA
Accenture Mortgage Cancellation Document Center © 2005 08/14



* M C M O R T D O T *

(page 11 of 11 pages)

13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

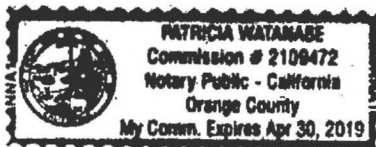
On August 28, 2015 before me, Patricia Watanabe, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Cassandra Ellis
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Patricia Watanabe
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

CHICAGO TITLE COMPANY



2

APN: 5492-622-008

When recorded, mail to:
Broker Solutions, Inc.dba New American Funding
ATTN: Final Document Department
14511 Myford Road, Suite 100
Tustin, CA 92780

Title Order No.: 00016635-997-X23
Escrow No.: 00016635-001-PS
LOAN #: 110013109395

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1003763-0002360078-4

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 15, 2013**, together with all Riders to this document.

(B) "Borrower" is **DANIEL A. KAUFMAN AND NICOLE KAUFMAN, HUSBAND AND WIFE AS JOINT TENANTS.**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Broker Solutions, Inc.dba New American Funding.**



2A

Lender is a Corporation,
California,
100, Tustin, CA 92780.

LOAN #: 110013109395
organized and existing under the laws of
Lender's address is 14511 Myford Road, Suite

(D) "Trustee" is CHICAGO TITLE COMPANY.

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

(F) "Note" means the promissory note signed by Borrower and dated November 15, 2013. The Note states that Borrower owes Lender **FOUR HUNDRED SEVENTEEN THOUSAND AND NO/100** ***** Dollars (U.S. \$417,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2043.

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

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

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |
| <input type="checkbox"/> V.A. 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 1024), 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.



4
LOAN #: 110013109395

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

[Type of Recording Jurisdiction] of **LOS ANGELES**

[Name of Recording Jurisdiction]:

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

APN #: 5492-022-008

which currently has the address of **6066 HAYES AVENUE, LOS ANGELES,**

[Street] [City]

California **90042**

("Property Address"):

[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 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




13

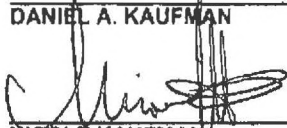
LOAN #: 110013109395

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address set forth above.

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.



DANIEL A. KAUFMAN
11-15-13 (Seal)
DATE



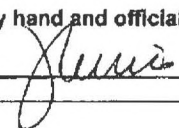
NICOLE KAUFMAN
11-15-13 (Seal)
DATE

State of CALIFORNIA
County of LOS ANGELES

On 11/15/2013, before me, J. LEWIS, A. NOTARY PUBLIC
(here insert name and title of the officer), personally appeared DANIEL A. KAUFMAN AND NICOLE KAUFMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 

(NOTARY)

(SEAL)

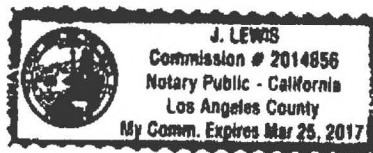


EXHIBIT B

ASSIGNED INSPECTOR: RUBEN REYES

Date: February 29, 2016

JOB ADDRESS: 6066 EAST HAYES AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5492-022-008

Last Full Title: 09/23/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DANIEL A. KAUFMAN AND NICOLE KAUFMAN
6066 HAYES AVE
LOS ANGELES, CA. 90042
CAPACITY: OWNERS
- 2). WESCOM CENTRAL CU
5601 EAST LA PALMA AVE.
LOS ANGELES, CA. 92807
CAPACITY: INTERESTED PARTIES
- 3). NEW AMERICAN FUNDING
14511 MYFORD ROAD STE 100
TUSTIN, CA 92780
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
6066 HAYES AVE, LOS ANGELES, CA 90042-4236



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: KAUFMAN DANIEL A & NICOLE
 Mailing Address: 6066 HAYES AVE, LOS ANGELES CA 90042-4236 C062
 Vesting Codes: //

Location Information

Legal Description: RALPH ROGERS SUB OF A PART OF THE GARVANZA TRACT 1/2 VAC ST ADJ ON NE AND VAC ST ADJ ON W AND LOT 3
 LOS ANGELES, CA
 County: 5492-022-008
 Census Tract / Block: 1837.01 / 2
 Alternate APN:
 Township-Range-Sect: Subdivision: RALPH ROGERS SUB
 Legal Book/Page: 12-187
 Map Reference: 36-C2 /
 Legal Lot: 3
 Tract #: 1
 Legal Block: 55
 School District: LOS ANGELES
 Market Area: 632
 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 11/21/2013 / 11/14/2013
 Deed Type: QUIT CLAIM DEED
 Sale Price: 1656564
 1st Mtg Document #: 1656565
 Document #:

Last Market Sale Information

Recording/Sale Date: 04/12/2010 / 04/06/2010
 1st Mtg Amount/Type: \$392,755 / FHA
 Sale Price: \$400,000
 1st Mtg Int. Rate/Type: 5.25 /
 Sale Type: FULL
 1st Mtg Document #: 491874
 Document #: 491873
 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED
 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$158.92
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name: FIDELITY NATIONAL TITLE CO
 US BK NATIONAL ASSN
 WEDGEWOOD INVESTMENT POOL
 LLC

Prior Sale Information

Prior Rec/Sale Date: 03/22/2005 / 03/01/2005
 Prior Lender: WMC MTG CORP
 Prior Sale Price: \$520,000
 Prior 1st Mtg Amt/Type: \$416,000 / CONV
 Prior Doc Number: 648344
 Prior 1st Mtg Rate/Type: 5.90 / ADJ
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	2,517	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1905 / 1906	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE
Other Improvements:	ADDITION				

Site Information

Zoning:	LARD2	Acres:	0.29	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	12,676	Lot Width/Depth:	50 x 240	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$466,902	Assessed Year:	2015	Property Tax:	\$5,797.22
Land Value:	\$322,906	Improved %:	31%	Tax Area:	4
Improvement Value:	\$143,996	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$466,902				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6066 HAYES AVE, LOS ANGELES, CA 90042-4236**2 Comparable(s) Selected.**

Report Date: 02/29/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$400,000	\$775,000	\$800,000	\$787,500
Bldg/Living Area	2,517	2,292	2,852	2,572
Price/Sqft	\$158.92	\$271.74	\$349.04	\$310.39
Year Built	1905	1906	1938	1922
Lot Area	12,676	9,000	11,945	10,472
Bedrooms	4	4	6	5
Bathrooms/Restrooms	1	2	3	2
Stories	2.00	2.00	2.00	2.00
Total Value	\$466,902	\$303,756	\$385,779	\$344,768
Distance From Subject	0.00	0.30	0.42	0.36

*= user supplied for search only

Comp #: 1		Distance From Subject: 0.3 (miles)	
Address: 6111 MONTEREY RD, LOS ANGELES, CA 90042-4328			
Owner Name: CMB DEVELOPERS INC			
Seller Name: CADENAS OSCAR R & MARINA			
APN: 5312-004-009	Map Reference: 36-D2 /	Living Area: 2,292	
County: LOS ANGELES, CA	Census Tract: 1837.02	Total Rooms: 8	
Subdivision: OAK HILL PARK TR	Zoning: LARD1.5	Bedrooms: 4	
Rec Date: 09/22/2015	Prior Rec Date: 12/04/1986	Bath(F/H): 3 /	
Sale Date: 08/23/2015	Prior Sale Date: 10/1986	Yr Built/Eff: 1938 / 1938	
Sale Price: \$800,000	Prior Sale Price: \$187,500	Air Cond: WALL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1168152	Acres: 0.27	Fireplace: Y / 1	
1st Mtg Amt: \$520,000	Lot Area: 11,945	Pool: POOL	
Total Value: \$303,756	# of Stories: 2.00	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #: 2		Distance From Subject: 0.42 (miles)	
Address: 121 S AVENUE 56, LOS ANGELES, CA 90042-4607			
Owner Name: HAYES JOHN JR & ERINN			
Seller Name: MIHM MATT			
APN: 5468-032-003	Map Reference: 36-C2 /	Living Area: 2,852	
County: LOS ANGELES, CA	Census Tract: 1838.10	Total Rooms: 10	
Subdivision: PARKARDS HLND PARK CENTER	Zoning: LARD2	Bedrooms: 6	
Rec Date: 11/10/2015	Prior Rec Date: 11/26/1997	Bath(F/H): 2 /	
Sale Date: 10/07/2015	Prior Sale Date: 11/18/1997	Yr Built/Eff: 1906 / 1906	
Sale Price: \$775,000	Prior Sale Price: \$105,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: UNKNOWN	
Document #: 1371724	Acres: 0.21	Fireplace: Y / 2	
1st Mtg Amt: \$617,600	Lot Area: 9,000	Pool:	
Total Value: \$385,779	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Property Detail Report

For Property Located At :
6066 HAYES AVE, LOS ANGELES, CA 90042-4236



CoreLogic

RealQuest Professional

Owner Information

Owner Name: KAUFMAN DANIEL A & NICOLE
 Mailing Address: 6066 HAYES AVE, LOS ANGELES CA 90042-4236 C062
 Vesting Codes: / /

Location Information

Legal Description: RALPH ROGERS SUB OF A PART OF THE GARVANZA TRACT 1/2 VAC ST ADJ ON NE AND VAC ST ADJ ON W AND LOT 3
 County: LOS ANGELES, CA APN: 5492-022-008
 Census Tract / Block: 1837.01 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: RALPH ROGERS SUB
 Legal Book/Page: 12-187 Map Reference: 36-C2 /
 Legal Lot: 3 Tract #: 1
 Legal Block: 55 School District: LOS ANGELES
 Market Area: 632 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 11/21/2013 / 11/14/2013 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #: 1656564
 Document #: 1656564

Last Market Sale Information

Recording/Sale Date: 04/12/2010 / 04/06/2010 1st Mtg Amount/Type: \$392,755 / FHA
 Sale Price: \$400,000 1st Mtg Int. Rate/Type: 5.25 /
 Sale Type: FULL 1st Mtg Document #: 491874
 Document #: 491873 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$158.92
 New Construction: Multi/Split Sale:
 Title Company: FIDELITY NATIONAL TITLE CO
 Lender: US BK NATIONAL ASSN
 Seller Name: WEDGEWOOD INVESTMENT POOL LLC

Prior Sale Information

Prior Rec/Sale Date: 03/22/2005 / 03/01/2005 Prior Lender: WMC MTG CORP
 Prior Sale Price: \$520,000 Prior 1st Mtg Amt/Type: \$416,000 / CONV
 Prior Doc Number: 648344 Prior 1st Mtg Rate/Type: 5.90 / ADJ
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	2,517	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1905 / 1906	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: ADDITION

Site Information

Zoning:	LARD2	Acres:	0.29	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	12,676	Lot Width/Depth:	50 x 240	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$466,902	Assessed Year:	2015	Property Tax:	\$5,797.22
Land Value:	\$322,906	Improved %:	31%	Tax Area:	4
Improvement Value:	\$143,996	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$466,902				

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: February 29, 2016

JOB ADDRESS: 6066 EAST HAYES AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5492-022-008

CASE#: 657498

ORDER NO: A-3596890

EFFECTIVE DATE OF ORDER TO COMPLY: September 04, 2014

COMPLIANCE EXPECTED DATE: October 04, 2014

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3596890

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

ORDER TO COMPLY AND NOTICE OF FEE

KAUFMAN, DANIEL A AND NICOLE L
6066 HAYES AVE
LOS ANGELES, CA 90042

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

CASE #: 657498
ORDER #: A-3596890
EFFECTIVE DATE: September 04, 2014
COMPLIANCE DATE: October 04, 2014

OWNER OF

SITE ADDRESS: 6066 E HAYES AVE
ASSESSORS PARCEL NO.: 5492-022-008
ZONE: RD2; Min. Per Unit 2,000

SEP 10 2014

To the address as shown on the
last equalized assessment roll.
Initialed by *[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.) 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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. The approximate 20' x 20" construction of a deck on a slope in the rear yard, the new garage roof, and the conversion of the house into 3 dwelling units was/is constructed without the required permits and approvals.

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

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

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: For the following: (1) The unapproved carport in front yard (approximately 19' x 19'), (2) the unapproved stairway and second story entrance, (3) the unapproved storage shed in front yard (approximately 16' x 7'), (4) the construction of a deck on a slope in the rear yard

(approximately 20' x 20', (5) the unapproved skylight.

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Comments: Exposed romex wiring in the carport.

4. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Obtain all required plumbing permits and approvals to include the following referenced fixtures: The second kitchen on the first floor, the water closet on the second floor, the second floor shower, and the washing machine hook upon the rear balcony

Comments: No water closet (Toilet) shall be set closer than fifteen (15) inches from its center to any side wall or obstruction. Discontinue discharging the washing machine gray water down the hillside.

5. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required mechanical permits and approvals.

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: The installation of a condenser unit in the front yard.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 ll 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 chage and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3058.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

J. Sander for

Date: August 25, 2014

JAVIER RAMOS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3058
Javier.Ramos@lacity.org

Jf
REVIEWED BY