

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

June 11, 2025

Council District: # 6

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

JOB ADDRESS: **14544 WEST ARCHWOOD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2236-010-027**  
Re: Invoice # 880181-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **14544 West Archwood Street, Los Angeles, CA** ("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 on June 28, 2022 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	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	191.81
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,531.81</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,531.81** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,531.81** 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

Ana Mae Yutan  
Chief, Resource Management Bureau

*huf.*

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18066***  
***Dated as of: 05/22/2024***

***Prepared for: City of Los Angeles***

***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2236-010-027***

***Property Address: 14544 W ARCHWOOD ST    City: Los Angeles    County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee : ANTHONY GARCIA AND MARIA EMILIA ARAUJO***

***Grantor : JOHN CHARLES PRATO TRUSTEE OF THE JOHN C. PRATO REVOCABLE LIVING TRUST***

***Deed Date : 03/28/2019***

***Recorded : 04/08/2019***

***Instr No. : 19-0304967***

***MAILING ADDRESS: ANTHONY GARCIA AND MARIA EMILIA ARAUJO***  
***14544 ARCHWOOD ST, VAN NUYS, CA 91405-4601***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 27 Block: 46 Tract No: 1200 Brief Description: TRACT # 1200 E 50 FT OF W 155 FT OF S 130.80 FT OF LOT 27 BLK 46***

***MORTGAGES/LIENS***

***Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS***

***Recording Date: 04/08/2019***

***Document #: 19-0304968***

***Loan Amount: \$583,200***

***Lender Name: GREGORY HOUSER***

***Borrowers Name: ANTHONY GARCIA AND MARIA EMILIA ARAUJO***

***MAILING ADDRESS: GREGORY HOUSER***  
***25947 PALOMITA DRIVE VALENCIA, CA 91355***

This page is part of your document - DO NOT DISCARD



**20190304967**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

04/08/19 AT 08:00AM

FEES:	28.00
TAXES:	3,752.00
OTHER:	0.00
<hr/>	
PAID:	3,780.00



LEADSHEET



201904083330074

00016462800



009738389

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08\_190408\_6016680

**Stewart Title of California, Inc.**  
**RECORDING REQUESTED BY:**  
**Greater LA Escrow Inc.**

**AND WHEN RECORDED MAIL DOCUMENT TO:**

**NAME** ANTHONY GARCIA  
**STREET** 14542; 14544 & 14546 ARCHWOOD  
**ADDRESS** STREET  
**CITY, STATE &** VAN NUYS, CA 91405  
**ZIP CODE**

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT DEED**

**Title of Document**

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
**(\$3.00 Additional Recording Fee Applies)**

**RECORDING REQUESTED BY:**

Greater LA Escrow Inc.  
Order No. 19003786  
Escrow No. 14419-AK  
Parcel No. 2236-010-027

**AND WHEN RECORDED MAIL TO:**

ANTHONY GARCIA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$737.00 and CITY S. 3015.00

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less liens or encumbrances remaining at the time of sale.  
☐ unincorporated area: ☒ Van Nuys, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John Charles Prato, Trustee of the John C. Prato Revocable Living Trust

hereby GRANT(S) to Anthony Garcia and Maria Emilia Araujo, Husband and Wife as Joint Tenants

the following described real property in the County of Los Angeles, State of California:

Legal Description attached hereto and made a part hereof as Exhibit "A"

More commonly known as: 14542; 14544 & 14546 Archwood Street, Van Nuys, CA 91405

Date March 28, 2019

John Charles Prato, Trustee of the John C. Prato  
Revocable Living Trust

[Signature]  
By: John Charles Prato, Trustee

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 } s.s.

On 3/29/19, before me, Jessica Greengard, Notary Public,  
personally appeared John Charles Prato, 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 [Signature]

(Seal)



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

**EXHIBIT A**  
**Legal Description**

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

The West 50 feet of the East 250 feet of Lot 27, Block 46 of Tract No. 1200, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 19, Page 35 of Maps, in the Office of the County Recorder of said County.

Except therefrom the Northerly 114.60 feet thereof.

Except all minerals, oils, petroleum and kindred substances and natural gas under and in said land.

APN: 2236-010-027

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**20190304968**



Pages:  
0010

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

04/08/19 AT 08:00AM

FEES :	71.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	71.00



LEADSHEET



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SEQ:  
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

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**RECORDING REQUESTED BY:**

Greater LA Escrow Inc.

Order No. 19003786

Escrow No. 14419-AK

Parcel No. 2236-010-027

**AND WHEN RECORDED MAIL DOCUMENT TO:**

NAME GREGORY HOUSER  
STREET 25947 PALOMITA DRIVE  
ADDRESS  
CITY, STATE & VALENCIA, CA 91355  
ZIP CODE

SPACE ABOVE FOR RECORDER'S USE ONLY

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS****Title of Document**

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

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- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)**



RECORDING REQUESTED BY:  
Greater LA Escrow Inc.  
Order No. 19003786  
Escrow No. 14419-AK  
Parcel No. 2236-010-027

AND WHEN RECORDED MAIL TO:

GREGORY HOUSER  
25947 PALOMITA DRIVE  
VALENCIA, CA 91355

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

**THIS DEED OF TRUST**, made this **29th day of March, 2019**, between  
**Anthony Garcia and Maria Emilia Araujo, Husband and Wife as Joint Tenants**,  
herein called **TRUSTOR**, whose address is  
**14542 Archwood Street Van Nuys, CA 91405**

**Stewart Title**, a California Corporation herein called **TRUSTEE**, and

**Gregory Houser**, herein called **BENEFICIARY**,

**WITNESSETH**: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to **TRUSTEE IN TRUST**, WITH  
**POWER OF SALE**, that property in the City of **VAN NUYS, LOS ANGELES** County, State of California, described as:

Legal Description attached hereto and made a part hereof as Exhibit "A"

This Note is given and accepted as a portion of the purchase price.

**Due on Sale (Acceleration)**: If the Trustors shall sell, convey, or alienate said property or any part thereof, or any interest therein, or shall be divested of their title in any manner or way, whether voluntarily or involuntarily, any indebtedness or obligation secured hereby, irrespective of the maturity date express in any note evidencing the same, at the option of the holder hereof and without demand or notice, shall immediately become due and payable.

TOGETHER WITH the rents, issues, and profits thereof, **SUBJECT, HOWEVER**, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

**For the Purpose of Securing**: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$583,200.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

INITIALS: 

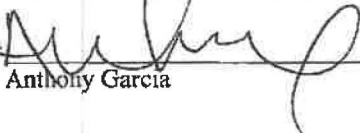
**TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:** By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	32	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	12055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madra	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humboldt	657	527				San Diego Series 2 Book 1961, Page 183887						Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

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 be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

**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.**

  
Anthony Garcia

  
Maria Emilia Araujo

Document Date: March 29, 2019

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

} S.S.

On 3/29/19, before me, Jessica Greengard, Notary Public,  
personally appeared Anthony Garcia and Maria Emilia Araujo 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 CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



INITIALS AG MA

## DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

## TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
- (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
- (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original

INITIALS

Parcel No. 2236-010-027

Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

INITIALS

*CA* *WP*

## REQUEST FOR FULL RECONVEYANCE

To: , Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Date: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Please mail Reconveyance to:

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.**  
*Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.*

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 \_\_\_\_\_

} S.S.

On \_\_\_\_\_, before me, \_\_\_\_\_,  
personally appeared \_\_\_\_\_

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 \_\_\_\_\_ (Seal)

INITIALS

CA MT

# 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

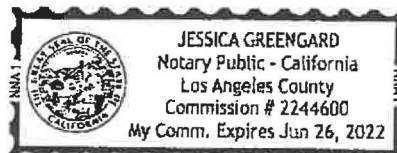
County of LOS Angeles

On 3/29/19 before me, Jessica Greengard, Notary Public  
(insert name and title of the officer)

personally appeared John C. PRATO,  
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

A handwritten signature in dark ink, appearing to read "John C. PRATO", written over a horizontal line.

(Notary Seal)

\*\*\*\*\*OPTIONAL INFORMATION\*\*\*\*\*

The information below this line is not required by law

Title of Document Indemnity

Date of Document \_\_\_\_\_ Number of Pages \_\_\_\_\_

# 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

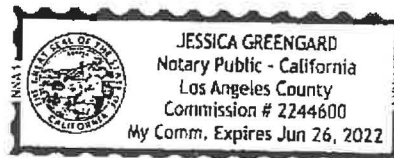
County of LOS Angeles

On 3/29/19 before me, Jessica Greengard, Notary Public  
(insert name and title of the officer)

personally appeared John C. Prado, Trustee,  
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

A large, stylized handwritten signature in black ink, appearing to read "John C. Prado", written over a horizontal line.

(Notary Seal)

\*\*\*\*\*OPTIONAL INFORMATION\*\*\*\*\*

The information below this line is not required by law

Title of Document Indemnity

Date of Document \_\_\_\_\_ Number of Pages \_\_\_\_\_



**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

The West 50 feet of the East 250 feet of Lot 27, Block 46 of Tract No. 1200, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 19, Page 35 of Maps, in the Office of the County Recorder of said County.

Except therefrom the Northerly 114.60 feet thereof.

Except all minerals, oils, petroleum and kindred substances and natural gas under and in said land.

APN: 2236-010-027

# EXHIBIT B

ASSIGNED INSPECTOR: **MICKEY YAMASHITA**  
JOB ADDRESS: **14544 WEST ARCHWOOD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2236-010-027**

Date: **June 11, 2025**

Last Full Title: **05/22/2024**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- |   |                            |
|---|----------------------------|
| 1) ANTHONY GARCIA AND MARIA EMILIA ARAUJO<br>14544 ARCHWOOD STREET<br>VAN NUYS, CA 91405-4601 | CAPACITY: OWNERS           |
| 2) GREGORY HOUSER<br>25947 PALOMITA DRIVE<br>VALENCIA, CA 91355                               | CAPACITY: INTERESTED PARTY |

**Property Detail Report****For Property Located At :****14544 ARCHWOOD ST, VAN NUYS, CA 91405-4601**

RealQuest

**Owner Information**

Owner Name: **GARCIA ANTHONY/ARAUJO MARIA E**  
 Mailing Address: **14544 ARCHWOOD ST, VAN NUYS CA 91405-4601 C024**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **TRACT # 1200 E 50 FT OF W 155 FT OF S 130.80 FT OF LOT 27**  
 County: **LOS ANGELES, CA** APN: **2236-010-027**  
 Census Tract / Block: **1278.05 / 3** Alternate APN:  
 Township-Range-Sect: **19-35** Subdivision: **1200**  
 Legal Book/Page: **27** Map Reference: **15-D4 /**  
 Legal Lot: **46** Tract #: **1200**  
 Legal Block: **VN** School District: **LOS ANGELES**  
 Market Area: **VN** School District Name: **LOS ANGELES**  
 Neighbor Code: **VN** Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: **1st Mtg Document #:**  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **04/08/2019 / 03/28/2019** 1st Mtg Amount/Type: **\$583,200 / PRIVATE PARTY**  
 Sale Price: **\$670,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **304968**  
 Document #: **304967** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$292.83**  
 New Construction: **GREATER LA ESCROW INC** Multi/Split Sale:  
 Title Company: **PRATO JOHN C LIVING TRUST**

**Prior Sale Information**

Prior Rec/Sale Date: **08/01/1995 /** Prior Lender:  
 Prior Sale Price: **1246039** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **GRANT DEED** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

**Property Characteristics**

Gross Area: **2,288** Parking Type: **CONCRETE** Construction:  
 Living Area: **2,288** Garage Area: **ROLL COMPOSITION** Heat Type:  
 Tot Adj Area: **1** Garage Capacity: **STUCCO** Exterior wall:  
 Above Grade: **1** Parking Spaces: **YES** Porch Type:  
 Total Rooms: **1** Basement Area: **AVERAGE** Patio Type:  
 Bedrooms: **1** Finish Bsmnt Area: **YES** Pool:  
 Bath(F/H): **1927 / 1950** Basement Type: **YES** Air Cond:  
 Year Built / Eff: **1** Roof Type: **AVERAGE** Style:  
 Fireplace: **1** Foundation: **CONCRETE** Quality:  
 # of Stories: **1** Roof Material: **ROLL COMPOSITION** Condition:  
 Other Improvements:

**Site Information**

Zoning: **LAC2** Acres: **0.15** County Use: **STORE & RESID (1210)**  
 Lot Area: **6,542** Lot Width/Depth: **50 x 130** State Use:  
 Land Use: **STORES & RESIDENTIAL** Res/Comm Units: **/** Water Type:  
 Site Influence: **RESIDENTIAL** Sewer Type:

**Tax Information**

Total Value:	\$718,373	Assessed Year:	2023	Property Tax:	\$9,016.33
Land Value:	\$482,490	Improved %:	33%	Tax Area:	13
Improvement Value:	\$235,883	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$718,373				

# EXHIBIT D

ASSIGNED INSPECTOR: **MICKEY YAMASHITA**  
JOB ADDRESS: **14544 WEST ARCHWOOD STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2236-010-027**

Date: **June 11, 2025**

CASE NO.: **955722**  
ORDER NO.: **A-5748890**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 28, 2022**  
COMPLIANCE EXPECTED DATE: **July 28, 2022**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5748890

1051051202220030759

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

GARCIA, ANTHONY AND ARAUJO, MARIA E  
14544 ARCHWOOD ST  
VAN NUYS, CA 91405

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

JUN 15 2022

To the address as shown on the  
last equalized assessment roll.  
Initialed by

CASE #: 955722  
ORDER #: A-5748890  
EFFECTIVE DATE: June 28, 2022  
COMPLIANCE DATE: July 28, 2022

OWNER OF

SITE ADDRESS: 14544 W ARCHWOOD ST  
ASSESSORS PARCEL NO.: 2236-010-027  
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, 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 irregular shaped carport 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) AND restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 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.

Comments: Carport at the rear of the property.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

**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 days 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 \$660.00 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 **\$2,310.00**.

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

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

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9848.

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

Inspector: \_\_\_\_\_

Date: June 14, 2022

THOMAS WOODS  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9848  
thomas.woods@lacity.org

**CL**

REVIEWED BY

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www.ladbs.org