November 14, 2012

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

JOB ADDRESS: 12732 W ARCHWOOD ST
CONTRACT NO.: 280065448-7 B120245 T118541-1

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was $1,831.03. The cost of investigating the violation(s) was $1,294.53. The cost of title search(es) on the subject lot was $55.50.

It is proposed that a lien for the total amount of $3,181.06 be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

ROBERT R. "Bud" OVROM
General Manager

Frank Lara, Principal Inspector
Vacant Building Abatement

RO:FL: fnr
Attachments
REPORT OF ABATE OF A PUBLIC NUISANCE

On May 22, 2012 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days (30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed on the parcel located at 12732 W ARCHWOOD ST, within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<table>
<thead>
<tr>
<th>Work Description</th>
<th>Work Order No.</th>
<th>Date Completed</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BARRICADE</td>
<td>B3734</td>
<td>July 27, 2012</td>
<td>$1,831.03</td>
</tr>
</tbody>
</table>

Additionaly, there are unpaid invoices for fees assessed to recover Deparmental costs in pursuit of compliance as follows:

<table>
<thead>
<tr>
<th>Fee</th>
<th>Invoice No.</th>
<th>Amount</th>
<th>Late Fees</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>CODE VIOLATION INSPECTION FEE</td>
<td>549169-2</td>
<td>$356.16</td>
<td>$938.37</td>
<td>$1,294.53</td>
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</table>

Title report costs were as follows:

<table>
<thead>
<tr>
<th>Title Search</th>
<th>Work Order No.</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FULL</td>
<td>T8680</td>
<td>$48.00</td>
</tr>
<tr>
<td>SUPPLEMENTAL</td>
<td>T9046</td>
<td>$7.50</td>
</tr>
</tbody>
</table>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of $1,719.54 plus an amount equal to forty percent (40%) or a minimum of $100.00 of such cost, plus the fee for investigating the violation(s) of $1,294.53, plus the Cost of Title Search(es) on the subject lot was $55.50 for a total of $3,181.06, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of $1,831.03, and to deposit to Fund 48R the amount of $1,350.03.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: November 14, 2012

Robert R. 'Bud' Ovrom
General Manager

Report and lien confirmed by
City Council on:

Frank Lara, Principal Inspector
Vacant Building Abatement

ATTEST: JUNE LAGMAY
CITY CLERK

BY
DEPUTY
LIST OF OWNERS AND INTERESTED PARTIES

1. YOAV DOOGA
   14260 VENTURA BLVD STE 200
   SHERMAN OAKS, CA 91423
   Capacity: OWNER

2. HSBC BANK FOR DEUTSCHE ALT-A SECURITIES
   SERIES 2006-AB2
   c/o RECON TRUST COMPANY
   1800 TAPO CANYON RD CA6-914-01-94
   SIMI VALLEY, CA 93063
   Capacity: INTERESTED PARTY
Work Order No. T9046
Prepared for: City of Los Angeles
Type of Report: Update Report
Order Date: 04-26-2012
Updated as of: 10-31-2012
Fee: $7.50

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2325-009-006

Situs Address: 12732 West Archwood St. City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 07-15-2005
As Document Number: 05-1673462
Documentary Transfer Tax: $None
In Favor of: Mildred Joy Campbell, a Single Woman

Mailing Address: Mildred J. Campbell
12732 Archwood Street
North Hollywood, CA 91606

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 129 of Tract 13915 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 288, Page(s) 32 to 39 of Maps, in the office of the County Recorder of said County.

Page 1 of 3 Continued....
-Schedule B Continued-

1. A Notice of Lien for Postponed Property Taxes Recorded on 07-01-2005 as Document Number 05-1564699
   Filed by: Steve Westly, California State Controller (see attached document for details)

2. A Deed of Trust Recorded on 07-15-2005 as Document Number 05-1673463
   Amount: $469,342.50
   Trustor: Mildred Joy Campbell, a Single Woman
   Trustee: LST, CA
   Beneficiary: Indymac Bank, F.S.B.

   Mailing Address: Indymac Bank, F.S.B. c/o Financial Freedom Senior Funding Corporation
   3009 Douglas Blvd., Suite 210
   Roseville, CA 95661

   An Assignment of Beneficial Interest Recorded: 07-25-2012
   Document Number: 12-1098880
   Assigned to: OneWest Bank, FSB

   Address: Financial Freedom
   I Banting
   Irvine, CA 92618

   A Notice of Default Recorded on: 08-07-2012
   Document Number: 12-1168891

3. A Deed of Trust Recorded on 07-15-2005 as Document Number 05-1673464
   Amount: $469,342.50
   Trustor: Mildred Joy Campbell, Single Woman
   Trustee: LSI, CA
   Beneficiary: Secretary of Housing and Urban Development

   Mailing Address: Secretary of Housing and Urban Development
   451 Seventh Street, S.W.
   Washington, DC 20410

   Mailing Address: Indymac Bank, F.S.B. c/o Financial Freedom Senior Funding Corporation
   3009 Douglas Blvd., Suite 210
   Roseville, CA 95661

Page 2 of 3 Continued....
-Schedule B Continued-

   as Document Number: 12-0749217
   Filed by the City of Los Angeles, Code Enforcement Department

5. A Notice of Pending Lien Recorded 07-13-2012
   as Document Number 12-1040357
   Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report
Work Order No. T8680
Prepared for: City of Los Angeles

Type of Report: GAP Report
Order Date: 04-26-2012

Dated as of: 04-25-2012

Fee: $48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2325-009-006

Situs Address: 12732 W Archwood St.
City: Los Angeles
County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 07-15-2005
As Document Number: 05-1673462
Documentary Transfer Tax: $None
In Favor of: Mildred Joy Campbell, a Single Woman

Mailing Address: Mildred J. Campbell
12732 Archwood Street
North Hollywood, CA 91606

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 129 of Tract 13915 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 288, Page(s) 32 to 39 of Maps, in the office of the County Recorder of said County.
1. A Notice of Lien for Postponed Property Taxes Recorded on 07-01-2005
   as Document Number 05-1564699
   Filed by: Steve Westly, California State Controller
   (see attached document for details)

2. A Deed of Trust Recorded on 07-15-2005
   as Document Number 05-1673463
   Amount: $469,342.50
   Trustor: Mildred Joy Campbell, a Single Woman
   Trustee: LSI, CA
   Beneficiary: Indymac Bank, F.S.B.
   Mailing Address: Indymac Bank, F.S.B.
   c/o Financial Freedom Senior Funding Corporation
   3009 Douglas Blvd., Suite 210
   Roseville, CA 95661

   An Assignment of Beneficial interest Recorded on 10-01-2009
   as Document Number 09-1492190
   Interest assigned to: Mortgage Electronic Registration Systems, In. (MERS), a Delaware Corporation
   Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
   P.O. Box 2026
   Flint, MI 48501-2026

3. A Deed of Trust Recorded on 07-15-2005
   as Document Number 05-1673464
   Amount: $469,342.50
   Trustor: Mildred Joy Campbell, Single Woman
   Trustee: LSI, CA
   Beneficiary: Secretary of Housing and Urban Development
   Mailing Address: Secretary of Housing and Urban Development
   451 Seventh Street, S.W.
   Washington, DC 20410

   Mailing Address: Indymac Bank, F.S.B.
   c/o Financial Freedom Senior Funding Corporation
   3009 Douglas Blvd., Suite 210
   Roseville, CA 95661

   A Statement of information may be required to provide further information on the owners listed below:
   No Statement of information is required.

End of Report
Property Detail Report
For Property Located At
12732 ARCHWOOD ST, NORTH HOLLYWOOD, CA 91606-1214

Owner Information:
Owner Name: CAMPBELL MILDRED J
Mailing Address: 12732 ARCHWOOD ST, NORTH HOLLYWOOD CA 91606-1214
Phone Number: C020
Vesting Codes: SW I / I

Location Information:
Legal Description: TRACT # 13915 LOT 129
County: LOS ANGELES, CA
Census Tract / Block: 1233.03 / 1
Township-Range-Sect: APN: 2325-009-006
Legal Book/Page: 288-32
Legal Lot: 129
Legal Block: School District: LOS ANGELES
Market Area: Munic/Township:

Owner Transfer Information:
Recording/Sale Date: 07/15/2005 / 06/21/2005
Sale Price: 1673462
Deed Type: GRANT DEED
Record/Doc #: 1673463

Last Market Sale Information:
Recording/Sale Date: 11/13/2005
Sale Price: 
Sale Type:
Document #: 
Deed Type:
Transfer Document #: 
New Construction:
Title Company:
Lender:
Seller Name:
Prior Sale Information:
Prior Rec/Sale Date: 11/13/2005
Prior Sale Price: 
Prior Doc Number:
Prior Deed Type:

Property Characteristics:
Gross Area: 1,050
Living Area: 1,050
Tot Adj Area: 1,050
Above Grade: 
Total Rooms: 6
Bedrooms: 4
Bath(F/H): 2
Year Built / Eff: 1947 / 1947
Fireplace: 
# of Stories: 1.00
Parking Type: PARKING AVAIL
Parking Spaces: 
Basement Area: Finish Bsmnt Area: 
Basement Type: 
Roof Type: RAISED
Roof Material: COMPOSITION SHINGLE
Construction: HEATED STUCCO
Heat Type: 
Exterior wall: 
Porch Type: 
Patio Type: 
Pool: 
Air Cond: CONVENTIONAL
Style: 
Quality: 
Condition: 

Other Improvements: ADDITION

Site Information:
Zoning: LAR1
Acres: 0.14
County Use: SINGLE FAMILY RESID (0100)
Lot Area: 6,138
Lot Width/Depth: 62 x 99
State Use: Water Type: 
Land Use: SFR
Res/Comm Units: 1
Sewer Type: TYPE UNKNOWN
Site Influence:

Tax Information:
Total Value: $147,303
Land Value: $95,320
Improvement Value: $51,983
Total Taxable Value: $140,363
Assessed Year: 2012
Improved %: 35%
Tax Year: 2011
Property Tax: $1,856.51
Tax Area: 13
Tax Exemption: HOMEOWNER
## Comparable Summary

**For Property Located At**

**12732 ARCHWOOD ST, NORTH HOLLYWOOD, CA 91606-1214**

20 Comparable(s) found. (Click on the address to view more property information)

### Summary Statistics For Selected Properties: 20

<table>
<thead>
<tr>
<th>Subject Property</th>
<th>Low</th>
<th>High</th>
<th>Average</th>
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</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$0</td>
<td>$170,000</td>
<td>$285,000</td>
</tr>
<tr>
<td>Bldg/Living Area</td>
<td>1,050</td>
<td>912</td>
<td>1,197</td>
</tr>
<tr>
<td>Price/Sqft</td>
<td>$0.00</td>
<td>$170.34</td>
<td>$304.49</td>
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<tr>
<td>Year Built</td>
<td>1947</td>
<td>1942</td>
<td>1951</td>
</tr>
<tr>
<td>Lot Area</td>
<td>6,138</td>
<td>5,150</td>
<td>8,785</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Bathrooms/Restrooms</td>
<td>2</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Stories</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
</tr>
<tr>
<td>Total Value</td>
<td>$147,303</td>
<td>$53,635</td>
<td>$317,000</td>
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<tr>
<td>Distance From Subject</td>
<td>0.00</td>
<td>0.08</td>
<td>0.45</td>
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</table>

* = user supplied for search only

### Comparative Properties

<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>Sale Price</th>
<th>Yr Bld</th>
<th>Bed</th>
<th>Baths/Restrooms</th>
<th>Last Recording</th>
<th>Bld/Liv</th>
<th>Lot Area</th>
<th>Dist</th>
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<tbody>
<tr>
<td>1</td>
<td>12755 BOSWORTH ST</td>
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<td>1947</td>
<td>3</td>
<td>1</td>
<td>08/31/2012</td>
<td>936</td>
<td>6,530</td>
<td>0.08</td>
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<td>2</td>
<td>12679 WELBY WAY</td>
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<td>1</td>
<td>07/27/2012</td>
<td>936</td>
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<td>3</td>
<td>12741 KITTRIDGE ST</td>
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<td>6,581</td>
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<td>6526 ALCOVE AVE</td>
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<td>1,163</td>
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<td>9</td>
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<td>1</td>
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<td>16</td>
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<td>19</td>
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