

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

July 11, 2013

Council District: # 6

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

JOB ADDRESS: **9572 NORTH BEACHY AVENUE, LOS ANGELES, CA**  
ASSESSOR'S PARCEL NO. (APN): **2621-013-008**

On May 06, 2006, 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: **9572 North Beachy 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	262.32
Title Report fee	48.00
<b>Grand Total</b>	<b>\$ 660.32</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$660.32** 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 **\$660.32** 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

## Westcoast Title

**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
 Monterey Park, Ca. 91755  
 Phone 626-548-2479 818-337-0474 fax

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Work Order No. T9484

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 06-20-2013

Dated as of: 06-13-2013

Fee: \$48.00

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**-SCHEDULE A-**  
 (Reported Property Information)

For Assessors Parcel Number: 2621-013-008

Situs Address: 9572 N Beachy Ave.

City: Los Angeles

County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 03-08-1991

As Document Number: 91-335802

Documentary Transfer Tax: \$None

In Favor of: Leonard Mendoza and Luzmaria V. Mendoza, Husband and Wife as Joint Tenants

Mailing Address: Leonard Mendoza

Luzmaria V. Mendoza

10247 Arleta Ave.

Arleta, CA 91331

**-SCHEDULE B-**

-The Property Reported Herein is Described as follows:

Portion of Lot 1 of Block 332 of Sinsabaugh Tract in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 66, Page(s) 92 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 1, distant South 41° 22' East 609.44 feet from the most Westerly corner of said Lot; thence parallel with the Northwesterly line of said Lot, North 48° 38' East 314.98 feet; thence parallel with said Southwesterly line, South 41° 22' East 82.06 feet to the Southeasterly line of said lot; thence South 48° 38' West 314.98 feet to the most Southerly corner of said Lot; thence North 41° 22' West, 82.06 feet to the point of beginning.

## Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T9484

### **-Schedule B Continued-**

1. A Deed of Trust Recorded on 06-26-1990  
as Document Number 90-1129603  
Amount: \$174,400.00  
Trustor: Leonard Mendoza, a Single Man  
Trustee: Serrano Reconveyance Company, a California Corporation  
Beneficiary: Home Savings of America, F.A., a Corporation

Mailing Address: Home Savings of America  
P.O. Box 7075  
Pasadena, CA 91109-7075

An Assignment of Beneficial interest Recorded on 11-26-2012  
as Document Number 12-1790882  
Interest assigned to: JPMorgan Chase Bank, National Association, whose address is 700 Kansas Lane,  
MC 8000, Monroe, LA 71203 (866)756-8747, its Successors or Assigns, (Assignee)

Mailing Address: JPMorgan Chase Bank, NA  
c/o NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

2. A Notice of Pending Lien Recorded 06-13-2008  
as Document Number 08-1055986  
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

APN: 2021-013-000  
 Described As: LOT 1 BLK 332 314.98 FT OFSINSABAUGH TRACT SE 82.06 FT OF SW  
 Address: 9572 BEACHY AVE LOS ANGELES CA 91331  
 City: LOS ANGELES CITY-44  
 Billing Address: 10247 ARLETA AVE ARLETA CA 91331  
 Assessed Owner(s): MENDOZA,LEONARD AND LUZMARIA V

Tax Rate Area:	0000013	Value	Conveyance Date:	03/08/1991
Use Code:	0100	Land: 135,465.00	Conveying Instrument:	335802
Single residence		Improvements: 188,351.00	Date Transfer Acquired:	
Region Code:	03	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1938
Zoning Code:	LARA	Inventory:	Year Last Modified:	1975
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	2068
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	4,474.95
		All Other:		
		Net Taxable Value:		
		323,816.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,237.48	223.74	12/10/2012	PAID	12/10/2012	0.00
2nd	2,237.47	233.75	04/10/2013	PAID	04/08/2013	0.00
<b>Total Balance:</b>						<b>0.00</b>

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	63.90
36.92	LA CO PARK DISTRICTS	34.44
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	87.68
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	32.13
188.51	LOS ANGELES LIGHT MAINT	97.64
188.71	L.A. POLICE/911 BOND TAX	2.43
188.69	L.A. STORMWATER POLL ABATE	50.94

Open Orders with same APN			
Company	Department	Title Unit	Order #
FID		09	665043

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

\*\*\* END OF REPORT \*\*\*

RECORDING REQUESTED BY  AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO  LEONARD MENDOZA LUZMARIA V MENDOZA 10247 ARLETA AVE ARLETA CA 91331	<p style="text-align: right; font-size: 1.2em;"><b>91- 335802</b></p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>RECORDED IN OFFICIAL RECORDS</b>            RECORDER'S OFFICE            LOS ANGELES COUNTY            CALIFORNIA         </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> <span><b>31 MIN. PAST. 11 A.M. MAR 8 1991</b></span> <div style="border: 1px solid black; padding: 2px;"> <b>FEE \$7 A</b>  <div style="border: 1px solid black; padding: 2px; width: 30px; margin: 0 auto; text-align: center;">2</div> </div> </div>
Title Order No _____ Escrow No _____	SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ NONE  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and  
 encumbrances remaining at the time of sale

*Leonard Mendoza*  
 Signature of Grantor or Agent, Date: \_\_\_\_\_, and Place: \_\_\_\_\_

LEONARD MENDOZA A SINGLE MAN  
 the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,  
 release and forever quitclaim to LEONARD MENDOZA AND LUZMARIA.V. MENDOZA HUSBAND AND WIFE AS JOINT TENANTS.  
 the following described real property in the City of ART. RTA  
 County of LOS ANGELES State of California

PORTION OF LOT 1 OF BLOCK 332 OF SINSABAUGH TRACT AS PER MAP RECORDED IN BOOK 66, PAGE 92 OF MAPS RECORDED IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY, (AS MORE SPECIFICALLY DESCRIBED IN ATTACHED EXHIBIT "A") CONVEYANCE GIVEN FOR NO VALUE. THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R+T 11911

Assessor's parcel No 2621-013-008..

Executed on February 21 19 91 at Glendale, California

*Leonard Mendoza*  
LEONARD MENDOZA

STATE OF CALIFORNIA }  
 COUNTY OF Los Angeles } SS  
 On this 21 day of February in the year 19 91 before me the undersigned, a Notary Public in and for said State, personally appeared  
Leonard Mendoza

personally known to me, or proved to me on the basis of satisfactory evidence to be the person, whose name is subscribed to the within instrument; and acknowledged to me that he executed it

WITNESS my hand and official seal  
*Jasuki Mantas*  
 Notary Public in and for said State



(This area for official notarial seal)

MAIL TAX STATEMENTS TO \_\_\_\_\_  
 NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

FOR COPIES TURN #38. Fee: \$1.00  
 QUITCLAIM (31) (price class 3)

This printed form is intended for the typical situation, enclosures of the kind indicated elsewhere, before you sign it. If it does not apply, and more extensive changes are appropriate and necessary to your particular transaction, consult a lawyer to advise you about the form's fitness for your purpose and use.

1991 4001015 14C

EXHIBIT A  
~~GENERAL A~~

Premium: \$ 720.00

Policy Amount: \$ 151,764.00 Policy No. 8737141-14

Policy Date: December 31, 1987 at 9:00 A.M.

1. Name of Insured:  
LEONARD MENDOZA, a single man.
2. Your interest in the land covered by this Policy is:  
a fee.
3. The land referred to in this Policy is situated in the State of California, County of Los Angeles, and is described as follows:

X That portion of Lot 1 of Block 332, in the Sinsabaugh Tract, in the city of Los Angeles, as per map recorded in Book 66 Page 72 of Maps, in the office of the county recorder of said county, described as follows:

Beginning at a point in the Southwesterly line of said Lot 1, distant South 41° 22' East 609.44 feet from the most Westerly corner of said Lot; thence parallel with the Northwesterly line of said Lot, North 48° 38' East 314.98 feet; thence parallel with said Southwesterly line, South 41° 22' East 82.06 feet to the Southeasterly line of said Lot; thence South 48° 38' West 314.98 feet to the most Southerly corner of said Lot; thence North 41° 22' West, 82.06 feet to the point of beginning. X

EXCEPT all oil, gas and other hydrocarbon substances in and under said land below a depth of 500 feet but without the right of surface entry.

91- 335802

Recording requested by

90 1129603

INVESTORS TRUST COMPANY

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA.

JUN 26 1990 AT 8 A.M.

Recorder's Office

When recorded mail to  
HOME SAVINGS OF AMERICA  
P.O. BOX 7075  
PASADENA, CALIFORNIA 91109-7075

Escrow or Title Order No. 709015-05  
Loan No. 1218422-2

FEE \$13 B  
5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed of Trust and Assignment of Rents  
ADJUSTABLE INTEREST RATE LOAN

This Deed of Trust, made this 6th day of JUNE, 1990, between  
LEONARD MENDOZA, A SINGLE MAN

herein called TRUSTOR, whose address is 9572 BEACHY AVENUE  
ARLETA CA 91331  
(city) (state) (zip code)

SERRANO RECONVEYANCE COMPANY, a California corporation, herein called TRUSTEE

and HOME SAVINGS OF AMERICA, F.A., a corporation herein called BENEFICIARY, whose address is P.O. Box 7075, Pasadena, California 91109-7075

WITNESSETH: Trustor irrevocably grants, transfers and assigns to Trustee, in trust, with power of sale, that real property in  
LOS ANGELES County, California, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all interest which Trustor now has or may hereafter acquire in or to said property, and in and to: (a) all easements and rights of way appurtenant thereto; and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor covering, awnings, ranges, ovens, water heaters and attached cabinets; it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights (whether or not appurtenant) and shares of stock pertaining to such water or water rights, ownership of which affects said property. SUBJECT, HOWEVER, to the assignment to Beneficiary of rents, income, issues and profits hereinafter set forth. Trustor agrees to execute and deliver, from time to time, such further instruments as may be requested by Beneficiary to confirm the lien of this Deed of Trust on any such properties. The properties conveyed to Trustee hereunder are hereinafter referred to as "such property."

The Trustor absolutely and irrevocably grants, transfers and assigns to Beneficiary the rents, income, issues and profits of all properties covered by this Deed of Trust.

FOR THE PURPOSE OF SECURING:

(1) Payment of the sum of \$ 174,400.00 with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of JUNE 20, 2020 made by Trustor, payable to Beneficiary or order, and all modifications, extensions or renewals thereof. (2) Payment of such additional sums with interest thereon as may be hereafter borrowed from Beneficiary by the then record owner of such property and evidenced by a promissory note or notes reciting it or they are so borrowed and all modifications, extensions or renewals thereof, or (b) as may be incurred, paid out, or advanced by Beneficiary, or may otherwise be due to Trustee or Beneficiary, under any provision of this Deed of Trust and all modifications, extensions or renewals thereof. (3) Performance of each agreement of Trustor contained herein or incorporated herein by reference or contained in any papers executed by Trustor relating to the loan secured hereby. (4) Performance, if the loan secured hereby or any part thereof is for the purpose of constructing improvements on such property, of each provision or agreement of Trustor contained in any building loan agreement or other agreement between Trustor and Beneficiary relating to such property. (5) The performance and keeping by Trustor of each of the covenants and agreements required to be kept and performed by Trustor pursuant to the terms of any lease and any and all other instruments creating Trustor's interest in or defining Trustor's right in respect to such property. (6) Compliance by Trustor with each and every monetary provision to be performed by Trustor under any declaration of covenants, conditions and restrictions pertaining to such property, and, upon written request of Beneficiary, the enforcement by Trustor of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 90 days after such written request is made. (7) At Beneficiary's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Trustor (or of any successor in interest of Trustor to such property) due to Beneficiary, whether created directly or acquired by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Deed of Trust or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Trustor or any successor in interest of Trustor. (8) Performance of all agreements of Trustor to pay fees and charges to the Beneficiary whether or not herein set forth. (9) Payment of charges, as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.



covenant or warranty, express or implied, in holding, postponing and conducting such sale. Trustee shall comply and act in accordance with applicable laws. The recital in such deed of any matters of fact or otherwise shall be conclusive proof of truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at such sale. After deducting all costs, fees and expenses of Trustee, and of this Deed of Trust including cost of evidence of title in connection with such sale, Trustee first shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the rate then payable under the note or notes secured hereby, and then to payment of all other sums secured hereby, and if thereafter there be any proceeds remaining, distribute them to the person or persons legally entitled thereto.

(24) Future Advances. Upon request of Trustor, Beneficiary, at Beneficiary's option, may make future advances to Trustor. Such future advances, with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory note stating that said notes are secured hereby.

(25) Substitution of Trustee. Beneficiary 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 and acknowledged by Beneficiary and recorded in the office of the recorder of the county or counties where such property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyances from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Such instrument shall contain the name and address of the new Trustee. The procedure herein provided for substitution of Trustee shall not be exclusive of other provisions for substitution provided by law.

(26) Trustee. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Except as required 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 a party.

(27) Waiver of Statute of Limitations. Time is of the essence as to all of Trustor's obligations hereunder, and to the extent permitted by law, Trustor waives all present or future statutes of limitation with respect to any debt, demand or obligation secured hereby in any action or proceeding for the purpose of enforcing this Deed of Trust or any rights or remedies hereunder.

(28) Inspection and Business Records. Beneficiary at any time during the continuation of this Deed of Trust may enter and inspect such property at any reasonable time. Trustor agrees that in the event that such property is now or hereafter used for commercial or residential income purposes, that when requested by Beneficiary, Trustor will promptly deliver to Beneficiary such certified financial statements and profit and loss statements of such types and at such intervals as may be required by Beneficiary which will be in form and content prepared according to the generally accepted accounting principles and practices, which statements shall cover the financial operations relating to such property, and Trustor further agrees, when requested by Beneficiary, to promptly deliver, in writing such further additional information as required by Beneficiary relating to any of such financial statements.

(29) Governing Law; Severability. The loan secured by this Deed of Trust is made pursuant to, and shall be construed and governed by, the laws of the United States and the rules and regulations promulgated thereunder, including the federal laws, rules and regulations for federal savings and loan associations. If any paragraph, clause or provision of this Deed of Trust or the note or any other notes or obligations secured by this Deed of Trust is determined by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect only those paragraphs, clauses or provisions so determined and shall not affect the remaining paragraphs, clauses and provisions of this Deed of Trust or the note or other notes secured by this Deed of Trust.

(30) Offsets. No indebtedness secured by this Deed of Trust shall be offset or compensated or shall be deemed to have been offset or compensated by all or part of any claim, cause of action, counterclaim or part of any claim, cause of action, counterclaim or crossclaim, whether liquidated or unliquidated, which Trustor now or hereafter may have or may claim to have against Beneficiary, and, in respect to the indebtedness now or hereafter secured hereby, Trustor waives, to the fullest extent permitted by law, any and all rights of offset which Trustor now or hereafter may have or claim to have in respect to all or part of the indebtedness secured hereby, and further waives the benefits of any applicable law, regulation or procedure which provides or substantially provides that, where cross-demands for money have existed between persons at any point in time when neither demand was barred by the applicable statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in his answer the defense of payment in that the two demands are compensated so far as they equal each other, notwithstanding that an independent action asserting his claim would at the time of filing his answer be barred by the applicable statute of limitations.

(31) Misrepresentation or Nondisclosure. Trustor has made certain written representations and disclosures in order to induce Beneficiary to make the loan evidenced by the note or notes which this Deed of Trust secures, and in the event that Trustor has made any misrepresentation of material fact or failed to disclose any material fact, Beneficiary, at its option and without prior notice, shall have the right to declare the indebtedness secured by this Deed of Trust, irrespective of the maturity date specified in the note or notes, immediately due and payable. Trustee, upon presentation to it of an affidavit signed by Beneficiary setting forth facts showing a default by Trustor under this paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

(32) Statement of Obligation. Beneficiary may charge and collect a fee of \$50.00 or such greater amount as is allowed by law for furnishing any statement of obligation, beneficiary's statement, beneficiary's demand or any other statement regarding the condition of or balance owing under the note or notes secured by this Deed of Trust.

(33) Notice to Trustor. Any notice to the Trustor provided for in the note or this Deed of Trust shall be deemed given when it is deposited in the United States mail, postage prepaid, addressed to the Trustor at the address of the Trustor as it appears in Beneficiary's records pertaining to the loan evidenced by the note at the time notice is given.

(34) General Provisions. (a) This Deed of Trust applies to, inures to the benefit of, and binds, all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. (b) The term "Beneficiary" shall mean the owner and holder (including a pledgee) of any note secured hereby, whether or not named as Beneficiary herein. (c) Wherever the context so requires, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa. (d) Capitalized and paragraph headings used herein are for convenience only, are not a part of this Deed of Trust and shall not be used in construing it.

(35) Adjustable Rate Mortgage Provisions. The promissory note which this Deed of Trust secures contains provisions which permit (a) increases and decreases to the rate of interest provided in the promissory note on a monthly basis; (b) increases and decreases to the monthly payment of principal and interest on a yearly basis; (c) a limitation on increases and decreases to said monthly payment amount; and (d) increases in the outstanding principal amount due on the loan. Reference is made to said promissory note for a complete description of the adjustable rate terms of the indebtedness secured by this Deed of Trust.

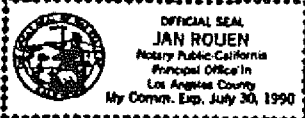
TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO TRUSTOR AT THE ADDRESS HEREIN ABOVE SET FORTH.

Signature of Trustor  
*Leonard Mendoza*  
LEONARD MENDOZA  
LOAN NO. 1218422-2

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.  
On 6/18/90 , before me, the undersigned, a Notary Public, in and for said County and State,  
personally appeared  
LEONARD MENDOZA

Recognized and acknowledged 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.

WITNESS my hand and official seal. (Seal) *Jan Rouen*  
Notary Public, in and for said County and State



If executed by a Corporation the Corporation Form of Acknowledgment must be used.

REQUEST FOR FULL RECONVEYANCE  
Dated \_\_\_\_\_  
To SERRANO RECONVEYANCE COMPANY, Irvine, California, 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 evidence of indebtedness, secured by said Deed of Trust, delivered to you herewith together with the 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.

HOME SAVINGS OF AMERICA, F.A. By \_\_\_\_\_  
MAIL RECONVEYANCE TO: \_\_\_\_\_

90-1129003



This page is part of your document - DO NOT DISCARD



20121790882



Pages:  
0002

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

11/26/12 AT 03:42PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201211260830043

00006793651



004442665

SEQ:  
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING  
[AND WHEN RECORDED MAIL TO]  
JPMorgan Chase Bank, NA  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 7012184227



**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, S/B/M TO HOME SAVINGS OF AMERICA, F.A., WHOSE ADDRESS IS 700 Kansas Lane, MC 8000, MONROE, LA, 71203, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 Kansas Lane, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by LEONARD MENDOZA and recorded on 06/26/1990 as Instrument # 09 1129603 in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, California.

Property more commonly known as: 9572 BEACHY AVENUE, ARLETA, CA 91331

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. §1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 11/14 2012 (MM/DD/YYYY)  
FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, S/B/M TO HOME SAVINGS OF AMERICA, F.A., by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its Attorney-in-Fact

By: Michael R. McElwain  
Michael R. McElwain  
VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF LOUISIANA  
PARISH OF OUACHITA

On 11/14 2012 (MM/DD/YYYY), before me appeared Michael R. McElwain, to me personally known, who did say that he/she/they is/are the VICE PRESIDENT of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney-in-Fact for FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, S/B/M TO HOME SAVINGS OF AMERICA, F.A. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Kelen P. Tuss  
Kelen P. Tuss  
Notary Public - State of LOUISIANA  
Commission expires: Upon My Death



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
JPCAS 18101658 -@ WAMU CJ43741901ER T1212114517 [C] FRMCA1\_JPCAS3



\*18101658\*

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

06/13/08



20081055986

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4452414)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SINSABAUGH TRACT 332 1 9 M R 66-92

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2621-013-008  
AKA 9572 N BEACHY AVE  
LOS ANGELES

Owner:

MENDOZA LEONARD AND LUZMARIA V  
10247 ARLETA AVE  
ARLETA CA, 91331

DATED: This 23rd Day of May, 2008

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

By

Karen Penera, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: RUSSELL SCHOONOVER  
JOB ADDRESS: 9572 NORTH BEACHY AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2621-013-008

Date: July 11, 2013

Last Full Title: 06/13/2013

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

1). LEONARD MENDOZA  
LUZMARIA V. MENDOZA  
10247 ARLETA AVE.  
ARLETA, CA 91331

CAPACITY: OWNERS

2). HOME SAVINGS OF AMERICA  
P.O. BOX 7075  
PASADENA, CA 91109-7075

CAPACITY: INTERESTED PARTY

3). JP MORGAN CHASE BANK, NA  
C/O NTC 2100 ALT. 19 NORTH  
PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

## Property Detail Report

For Property Located At :  
9572 BEACHY AVE, ARLETA, CA 91331-5420



### Owner Information

Owner Name: MENDOZA LEONARD & LUZMARIA V  
Mailing Address: 10247 ARLETA AVE, ARLETA CA 91331-4413 C028  
Vesting Codes: SM //

### Location Information

Legal Description: SINSABAUGH TRACT SE 82.06 FT  
OF SW 314.98 FT OF LOT 1  
LOS ANGELES, CA

County: LOS ANGELES, CA  
Census Tract / Block: 1194.00 / 2  
Township-Range-Sect:  
Legal Book/Page:  
Legal Lot: 1  
Legal Block: 332  
Market Area:  
Neighbor Code:

APN: 2621-013-008  
Alternate APN:  
Subdivision: SINSABAUGH TR  
Map Reference: 8-F4 / 502-B5  
Tract #:  
School District: LOS ANGELES  
Munic/Township:

### Owner Transfer Information

Recording/Sale Date: 03/08/1991 / 02/1991  
Sale Price:  
Document #: 335802

Deed Type: QUIT CLAIM DEED  
1st Mtg Document #:

### Last Market Sale Information

Recording/Sale Date: 12/31/1987 / 10/1987  
Sale Price: \$152,000  
Sale Type: FULL  
Document #: 2055596  
Deed Type: GRANT DEED  
Transfer Document #:  
New Construction:

1st Mtg Amount/Type: \$136,500 / CONV  
1st Mtg Int. Rate/Type: / ADJ  
1st Mtg Document #: 2055597  
2nd Mtg Amount/Type: /  
2nd Mtg Int. Rate/Type: /  
Price Per SqFt: \$73.50  
Multi/Split Sale:

Title Company: FIRST AMERICAN TITLE INS  
CO/NY  
Lender: VALLEY S&L  
Seller Name: BALDWIN FERN L

### Prior Sale Information

Prior Rec/Sale Date: 01/16/1987 / 12/1986  
Prior Sale Price: \$63,943  
Prior Doc Number: 72195  
Prior Deed Type: TRUSTEE DEED

Prior Lender:  
Prior 1st Mtg Amt/Type: /  
Prior 1st Mtg Rate/Type: /

### Property Characteristics

Gross Area:  
Living Area: 2,068  
Tot Adj Area:  
Above Grade:  
Total Rooms: 5  
Bedrooms: 3  
Bath(F/H): 2 /  
Year Built / Eff: 1938 / 1975  
Fireplace: Y / 1  
# of Stories: 1.00  
Other Improvements: FENCE;ADDITION;PLAY/RMPS  
ROOM;SHED

Parking Type: PARKING AVAIL  
Garage Area:  
Garage Capacity: 2  
Parking Spaces: 2  
Basement Area:  
Finish Bsmnt Area:  
Basement Type:  
Roof Type:  
Foundation: RAISED  
Roof Material: WOOD SHAKE

Construction:  
Heat Type: CENTRAL  
Exterior wall: STUCCO  
Porch Type:  
Patio Type: COVERED PATIO  
Pool:  
Air Cond: CENTRAL  
Style: CONVENTIONAL  
Quality:  
Condition:

### Site Information

Zoning: LARA  
Lot Area: 25,844  
Land Use: SFR  
Site Influence:

Acres: 0.59  
Lot Width/Depth: 82 x 315  
Res/Comm Units: /

County Use: SINGLE FAMILY RESID  
(0100)  
State Use:  
Water Type:  
Sewer Type: TYPE UNKNOWN

### Tax Information

Total Value:	<b>\$323,816</b>	Assessed Year:	<b>2012</b>	Property Tax:	<b>\$4,474.95</b>
Land Value:	<b>\$135,465</b>	Improved %:	<b>58%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$188,351</b>	Tax Year:	<b>2012</b>	Tax Exemption:	
Total Taxable Value:	<b>\$323,816</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**9572 BEACHY AVE, ARLETA, CA 91331-5420****4 Comparable(s) Selected.**

Report Date: 07/10/2013

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$152,000	\$264,000	\$370,000	\$312,250
Bldg/Living Area	2,068	1,786	1,876	1,831
Price/Sqft	\$73.50	\$147.82	\$197.23	\$170.29
Year Built	1938	1951	1955	1952
Lot Area	25,844	6,599	17,008	9,562
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$323,816	\$247,000	\$345,916	\$296,079
Distance From Subject	0.00	0.32	0.48	0.39

\* = user supplied for search only

Comp #:	1	Address: 14052 GRUEN ST, ARLETA, CA 91331-5312		Distance From Subject:	0.32 (miles)
Owner Name:	FLORANI PABLO A				
Seller Name:	PENNYMAC LOAN TRUST 2010-NPL1				
APN:	2644-008-003	Map Reference:	8-E4 / 502-B5	Living Area:	1,822
County:	LOS ANGELES, CA	Census Tract:	1192.01	Total Rooms:	7
Subdivision:	15829	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/26/2013	Prior Rec Date:	03/20/2007	Bath(F/H):	2 /
Sale Date:	03/08/2013	Prior Sale Date:	02/22/2007	Yr Built/Eff:	1952 / 1955
Sale Price:	\$330,000	Prior Sale Price:	\$545,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	626475	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$283,500	Lot Area:	6,599	Pool:	
Total Value:	\$278,800	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	2	Address: 9581 ARLETA AVE, ARLETA, CA 91331-4610		Distance From Subject:	0.34 (miles)
Owner Name:	THR CALIFORNIA LP				
Seller Name:	TORRES VICTOR M & MARIA				
APN:	2621-024-017	Map Reference:	8-F4 / 502-C6	Living Area:	1,786
County:	LOS ANGELES, CA	Census Tract:	1190.02	Total Rooms:	7
Subdivision:	17474	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/21/2012	Prior Rec Date:	06/10/2004	Bath(F/H):	2 /
Sale Date:	12/13/2012	Prior Sale Date:	05/10/2004	Yr Built/Eff:	1953 / 1956
Sale Price:	\$264,000	Prior Sale Price:	\$386,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1982664	Acres:	0.17	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,197	Pool:	
Total Value:	\$247,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	3	Address: 9525 ARLETA AVE, ARLETA, CA 91331-4659		Distance From Subject:	0.43 (miles)
Owner Name:	BUSTAMENTE JIGETH L				
Seller Name:	LEC SUBURBAN RENEWAL LLC				
APN:	2621-022-011	Map Reference:	8-F5 / 502-C6	Living Area:	1,839
County:	LOS ANGELES, CA	Census Tract:	1190.02	Total Rooms:	5
Subdivision:	SINSA BAUGH	Zoning:	LARA	Bedrooms:	3
Rec Date:	01/17/2013	Prior Rec Date:	02/21/2007	Bath(F/H):	2 /
Sale Date:	01/02/2013	Prior Sale Date:	01/04/2007	Yr Built/Eff:	1951 / 1953
Sale Price:	\$285,000	Prior Sale Price:	\$650,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	87704	Acres:	0.39	Fireplace:	Y / 1
1st Mtg Amt:	\$135,000	Lot Area:	17,008	Pool:	
Total Value:	\$312,600	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4	Address: 9838 BEACHY AVE, ARLETA, CA 91331-5205		Distance From Subject:	0.48 (miles)
Owner Name:	BRIONES RAUL B & MICHELLE A				
Seller Name:	MARTINGALE INVESTMENTS LLC				
APN:	2645-020-027	Map Reference:	8-E4 / 502-B5	Living Area:	1,876
County:	LOS ANGELES, CA	Census Tract:	1192.01	Total Rooms:	6
Subdivision:	20637	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/21/2013	Prior Rec Date:	12/04/2012	Bath(F/H):	2 /
Sale Date:	02/11/2013	Prior Sale Date:	11/28/2012	Yr Built/Eff:	1955 / 1970
Sale Price:	\$370,000	Prior Sale Price:	\$273,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	269802	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$355,933	Lot Area:	7,442	Pool:	POOL
Total Value:	\$345,916	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL



# EXHIBIT D

ASSIGNED INSPECTOR: RUSSELL SCHOONOVER

Date: July 11, 2013

JOB ADDRESS: 9572 NORTH BEACHY AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2621-013-008

CASE# 170855

ORDER NO: A-1171111

EFFECTIVE DATE OF ORDER TO COMPLY: April 6, 2006

COMPLIANCE EXPECTED DATE: May 06, 2006

DATE COMPLIANCE OBTAINED: April 21, 2009

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-1171111

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

EFREN R. ABRATIQUÉ, P.E.  
PRESIDENT  
JAVIER NUNEZ  
VICE-PRESIDENT  
PEDRO BIRBA  
MARSHA L. BROWN  
WILLIAM J. ROUSE

**CITY OF LOS ANGELES  
CALIFORNIA**



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER  
RAYMOND CHAN  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER**

*03-30-06*  
underlined mailed this notice by  
regular mail, postage prepaid to  
the address of a owner of the last  
equalized assessment roll.  
*SA*  
Signature

CASE #: 170855  
ORDER #: A-1171111  
EFFECTIVE DATE: April 06, 2006  
COMPLIANCE DATE: May 06, 2006

MENDOZA, LEONARD AND LUZMARIA V  
10247 ARLETA AVE  
ARLETA, CA 91331

OWNER OF  
SITE ADDRESS: 9572 N BEACHY AVE  
ASSESSORS PARCEL NO.: 2621-013-008  
ZONE: RA; Suburban Zone

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article I of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

- 1. Maintenance and repair of existing building to include completing work on permit 98016-20000-27536 obtained for the purpose of making necessary repairs on damaged chimney.

You are therefore ordered to: 1) Obtain renewed permit for chimney repair work not completed on permit 98016-2000-27536 which has expired. 2) Maintain the existing building and/or premises in a safe and sanitary condition and good repair to include chimney repair.

Code Section(s) in Violation: 91.8104 of the L.A.M.C.

- 2. Illegal occupancy of the parking garage for habitable use.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14 and 91.8902 of the L.A.M.C.

- 3. Unapproved occupancy or use of the parking garage for a habitable use.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the parking garage for a habitable use.

Code Section(s) in Violation: 91.104.2.5, 12.26E and 12.21A.1.(a) of the L.A.M.C.



CODE ENFORCEMENT BUREAU  
1-888-LA4-BUILD (1-888-524-2845)  
www.ladbs.org

**4. Open storage of inoperable vehicles.**

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), 12.07A and 12.21A.8.(b) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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.

**NON-COMPLIANCE FEE WARNING:**

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, the determination of the department to impose and collect a Non-Compliance Fee shall be final. Section 98.0411 L.A.M.C.

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

**NOTIFICATION OF THE HOUSING DEPARTMENT:**

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 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 and 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 (818)374-9847.

Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *Dennis Dickinson*

Date: March 30, 2006

DENNIS DICKINSON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9847

*[Signature]*  
REVIEWED BY

