

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

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VICTOR H. CUEVAS
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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

February 10, 2014

Council District: # 3

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

JOB ADDRESS: **6839 NORTH GEYSER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2126-027-007**

On February 25, 2010, 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: **6839 North Geysler 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	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	995.43
Title Report fee	48.00
Grand Total	\$ 2,968.43

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,968.43** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,968.43** 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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

Work Order No. T9913

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 01-14-2014

Dated as of: 01-11-2014

Fee: \$48.00

-SCHEDULE A-

(Reported Property Information)

For Assessors Parcel Number: 2126-027-007

Situs Address: 6839 N Geysler Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 08-05-2003

As Document Number: 03-2249830

Documentary Transfer Tax: \$1,260.00

In Favor of: Sherry Taheri, an Unmarried Woman

Mailing Address: Ms. Sherry Taheri

20649 Skouras Drive

Winnetka, CA 91306-4044

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The East one-half of Lot 66 of Tract No. 9397, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 129, Page(s) 12 to 14 Inclusive of Maps, in the office of the County Recorder of said County.

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: T9913

-Schedule B Continued-

*1. A Deed of Trust Recorded on 08-05-2003
as Document Number 03-2249831
Amount: \$210,000.00
Trustor: Sherry Tacheri, an Unmarried Woman
Trustee: California Reconveyance Company
Beneficiary: Washington Mutual Bank, FA, a Federal Association*

*Mailing Address: Washington Mutual Bank, FA
c/o ACS Image Solutions
12691 Pala Drive MS156DPCA
Garden Grove, CA 92841*



*An Assignment of Beneficial interest Recorded on 10-11-2012
as Document Number 12-1538315
Interest assigned to: JPMorgan Chase Bank, National Association, whose address is 700 Kansas Lane, MC
8000, Monroe, LA 71203 (866)756-8747*

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



*A Substitution of Trustee Recorded on 04-05-2013
as Document Number 13-0508728
Filed by: NBS Default Services, LLC
(see attached document for details)*

*2. A Notice of Sub Standard Property Recorded on: 10-10-2003
as Document Number: 03-3039285
Filed by the City of Los Angeles, Code Enforcement Department*

*3. A Notice of Pending Lien Recorded 06-25-2010
as Document Number 10-0874809
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: 2126-027-007
 Described As: LOT 66 TRACT # 9397 N 50 FT OF E 135 FT OF
 Address: 6839 GEYSER AVE LOS ANGELES CA 91335
 City: LOS ANGELES CITY-44
 Billing Address: 10763 WILKINS AVE LOS ANGELES CA 90024
 Assessed Owner(s): TAHERI,SHERRY

Tax Rate Area:	0008852	Value	Conveyance Date:	05/15/1998
Use Code:	0100	Land:	Conveying Instrument:	827464
Single residence		Improvements:	Date Transfer Acquired:	
Region Code:	02	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1940
Zoning Code:	LARI	Inventory:	Year Last Modified:	1950
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	1827
Issue Date:	10/15/2013	Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	4,133.83
		All Other:		
		Net Taxable Value:		323,277.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,066.92	206.69	12/10/2013	PAID	12/10/2013	0.00
2nd	2,066.91	216.69	04/10/2014	UNPAID		2,066.91
Total Balance:						2,066.91

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	29.30
61.81	SOUTHEAST MOSQ ABATE	8.04
188.69	L.A. STORMWATER POLL ABATE	23.36
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	18.33
36.92	LA CO PARK DISTRICTS	19.68
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	77.46

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 ***

8/5/03

2

RECORDING REQUESTED BY:
NORTH AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

Ms. Sherry Taheri
20649 Skouras Drive
Winnetka, CA 91306-4044

03 2249830

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 017902-DB

TITLE ORDER NO. 15-30447-67

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$308.00 CITY TRANSFER TAX is \$1,260.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles, AND

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

ARN CHI NGUYEN and KIM PHUNG NGO, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

SHERRY TAHERI, an Unmarried Woman

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:
The East one-half of Lot 66 of Tract No. 9397, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 129, Pages 12 to 14 inclusive of Maps, in the Office of the County Recorder of said County.

ALSO KNOWN AS: 6839 Geyser Avenue, Reseda, CA 91335
A.P. # 2126-027-007

DATE: July 16, 2003
ALL PURPOSE ACKNOWLEDGEMENT
State of Pennsylvania)
County of Centre)

Arn Chi Nguyen
Arn Chi Nguyen

Kim Phung Ngo
Kim Phung Ngo



On July 19, 2003, before me Andrea D. Fuchs,
personally appeared Arn Chi Nguyen and Kim Phung Ngo
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the persons whose names are
subscribed to the within instrument and acknowledged to me
that they executed the same in their authorized capacities, and
that by their signatures on the instrument the persons, or the
entity upon behalf of which the persons acted, executed the
instrument.

WITNESS my hand and official seal.

Andrea D. Fuchs
Signature of Notary

Notarial Seal
Andrea D. Fuchs, Notary Public
College Twp., Centre County
My Commission Expires January 16, 2007
Member, Pennsylvania Association Of Notaries

Mail tax statements to: Ms. Sherry Taheri, 20649 Skouras Drive, Winnetka, CA 91306-4044

8/5/03

NORTH AMERICAN TITLE COMPANY

2

AFTER RECORDING RETURN TO:
Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

03 2249831

SECURITY INSTRUMENT COVER SHEET

03-0642-064726889-5

1530447-67

Please print or type information Document Title(s) (or transactions contained therein):	
1. Deed of Trust	
Grantor/Trustor/Mortgagor(s) (Last name first, then first name and initials)	
1. SHERRY TAHERI	
2.	
3.	
4.	
5. <input type="checkbox"/> Additional names on page _____ of document.	
Grantee/Beneficiary/Mortgagee(s)	
1. Washington Mutual Bank, FA	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)	
THE EAST ONE-HALF OF LOT 66 OF TRACT NO. 9397, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 129 PAGES 12 THROUGH 14 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
<input type="checkbox"/> Additional legal is on page _____ of document.	
Assessor's Property Tax Parcel/Account Number(s)	
1. 2126-027-007	2.
3.	4.
This document prepared by:	
MANUEL FIERROZ 20001 PRAIRIE STREET. BLDG 17, 2ND FL CHATSWORTH, CA 91311	

8/5/03

3

AFTER RECORDING RETURN TO:

Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

[Space Above This Line For Recording Data]

NORTH AMERICAN TITLE COMPANY 1530447-67

DEED OF TRUST

03-0642-064726889-5

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated July 25, 2003, together with all Riders to this document.

(B) "Borrower" is SHERRY TACHERI, AN UNMARRIED WOMAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a Bank organized and existing under the laws of United States of America. Lender's address is 400 East Main Street Stockton, CA 95290.

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY.

(E) "Note" means the promissory note signed by Borrower and dated July 25, 2003. The Note states that Borrower owes Lender Two Hundred Ten Thousand & 00/100

Dollars (U.S. \$ 210,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2043.

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

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

03 2249831

8/5/03


18

03-0642-064726889-5

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution. Trustee may destroy the Note and the Security Instrument three (3) years after issuance of a full reconveyance or release (unless directed in such request to retain them).

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

X 

SHERRY TAHERI

[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

2



Loan #: 1022459416



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) 756-3747, 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, 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)756-3747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by SHERRY TACHERI and recorded on 08/05/2003 as Instrument # 03 2249831 in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, California.

Property more commonly known as: 6839 GEYSER AVENUE, RESEDA, CA 91335

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. S1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 09/27/2012 (MM/DD/YYYY)
FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK,FA, by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its Attorney-in-Fact

By: John D. Bass
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF OUACHITA

On 09/27/2012 (MM/DD/YYYY), before me appeared John D. Bass, 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 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).

Helen P. Tubbs
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

IPCAS 17751432 -7 WAMU CJ4216548 T2712090115 [C] FRMCA1_IPCAS3



17751432

2

04/05/2013



20130508728

RECORDING REQUESTED BY:
NBS Default Services, LLC

AND WHEN RECORDED MAIL TO:

NBS Default Services, LLC
301 E. Ocean Blvd, Suite 1720
Long Beach, CA 90802

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2126-027-007 TS No.: 9526-3474 TSG Order No.: 130057979-CA-MAI

SUBSTITUTION OF TRUSTEE

The undersigned Beneficiary hereby appoints and substitutes NBS Default Services, LLC as Trustee under the Deed of Trust dated 07/25/2003, and executed by SHERRY TACHERI, AN UNMARRIED WOMAN, as Trustor, in which WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION is named Beneficiary, and CALIFORNIA RECONVEYANCE COMPANY, as Trustee, and recorded on 08/05/2003 as Document No.: 03 2249831, in the office of the County Recorder of Los Angeles County, California.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 3/29/2013

BENEFICIARY

JPMorgan Chase Bank, National Association

BY: Susan E. Owens
Printed Name: Susan E. Owens
Vice President

State of Ohio
County of Franklin

On 3-29-13 before me, Barbara J. Crowl Notary Public in and for said county, personally appeared, Susan E. Owens 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 Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public in and for said County and State
Barbara J. Crowl



BARBARA J. CROWL
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 5/7/2017

3B

This page is part of your document - DO NOT DISCARD

03 3039285

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1:41 PM OCT 10 2003

TITLE(S) :



FEE

D.T.T

FREE 1 AA

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

03 3039285

2

RECORDING REQUEST BY
City of Los Angeles

WHEN RECORDED MAIL TO

Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Boulevard, Suite 1800
Los Angeles, CA
90010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City contract. The costs, plus administrative fees, will be assessed as a lien against the property. This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.

For further information regarding this notice and the status of Department proceedings, please contact Inspector ERIC JAKEMAN of the Code Enforcement Bureau between 7:30 a.m. and 9:30 a.m. Monday through Friday.

Telephone Number: 818 756-9820 Office Location: 14651 OXNARD ST.

Assessor's Map Book 2126 Page 027 Parcel 007

Identified by Los Angeles County Tax Assessors

records as 6839 N. GEYSER AVE.

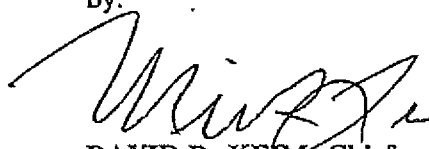
DATED: This 10TH. of OCTOBER. 2003

OWNER:

TAHERI ZAHRA SHERRY
6707 HESPERIA AVE.
RESEDA, CA. 91335

CITY OF LOS ANGELES
Superintendent of Building

By:



for

DAVID R. KEEM, Chief
CODE ENFORCEMENT BUREAU

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



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 1 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. 4855750)

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:

TR 9397 66.3 M B 129-12/14

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 2126-027-007
AKA 6839 N GEYSER AVE
LOS ANGELES

Owner:
TAHERI SHERRY
10763 WILKINS AVE 1/2
LOS ANGELES CA, 90024

DATED: This 22nd Day of June, 2010

CITY OF LOS ANGELES

By *Karen Penner*
Karen Penner, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **February 10, 2014**

JOB ADDRESS: **6839 NORTH GEYSER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2126-027-007**

Last Full Title: **1/11/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SHERRY TAHERI
20649 SKOURAS DRIVE
WINNETKA, CA 91306-4044 CAPACITY: OWNER

- 2). SHERRY TAHERI
10763 ½ WILKINS AVENUE
LOS ANGELES, CA 90024-5064 CAPACITY: OWNER

- 3). WASHINGTON MUTUAL BANK, FA
c/o ACS IMAGE SOLUTIONS
12691 PALA DRIVE MSI56DPCA
GARDEN GROVE, CA 92841 CAPACITY: INTERESTED PARTIES

- 4). JPMORGAN CHASE BANK, NA
c/o NTC 2100 ALT. 19 NORTH
PALM HARBOR, FL 34683 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
6839 GEYSER AVE, RESEDA, CA 91335-4029



Owner Information			
Owner Name:	TAHERI SHERRY		
Mailing Address:	10763 1/2 WILKINS AVE, LOS ANGELES CA 90024-5064 C003		
Vesting Codes:	//		
Location Information			
Legal Description:	TRACT # 9397 N 50 FT OF E 135 FT OF LOT 66		
County:	LOS ANGELES, CA	APN:	2126-027-007
Census Tract / Block:	1310.20 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	9397
Legal Book/Page:	129-12	Map Reference:	14-B4 / 530-H6
Legal Lot:	66	Tract #:	9397
Legal Block:		School District:	LOS ANGELES
Market Area:	RES	School District Name:	
Neighbor Code:		Munic/Township:	
Owner Transfer Information			
Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			
Last Market Sale Information			
Recording/Sale Date:	08/05/2003 /	1st Mtg Amount/Type:	/
Sale Price:	\$280,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	2249830	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$153.26
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		
Prior Sale Information			
Prior Rec/Sale Date:	05/15/1998 / 05/04/1998	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	827464	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		
Property Characteristics			
Gross Area:		Parking Type:	PARKING AVAIL
Living Area:	1,827	Garage Area:	
Tot Adj Area:		Garage Capacity:	1
Above Grade:		Parking Spaces:	1
Total Rooms:	4	Basement Area:	
Bedrooms:	3	Finish Bsmnt Area:	
Bath(F/H):	4 /	Basement Type:	
Year Built / Eff:	1940 / 1950	Roof Type:	
Fireplace:	/	Foundation:	RAISED
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE
Other Improvements:	FENCE;ADDITION		
Site Information			
Zoning:	LAR1	Acres:	0.15
Lot Area:	6,752	Lot Width/Depth:	50 x 135
Land Use:	SFR	Res/Comm Units:	/
Site Influence:		County Use:	SINGLE FAMILY RESID (0100)
Tax Information			
Total Value:	\$323,277	Assessed Year:	2013
Land Value:	\$258,624	Improved %:	20%
Improvement Value:	\$64,653	Tax Year:	2012
Total Taxable Value:	\$323,277	Property Tax:	\$4,189.30
		Tax Area:	8852
		Tax Exemption:	

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

6839 GEYSER AVE, RESEDA, CA 91335-4029

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 5

	Subject Property	Low	High	Average
Sale Price	\$280,000	\$230,000	\$467,500	\$350,100
Bldg/Living Area	1,827	1,562	1,983	1,808
Price/Sqft	\$153.26	\$115.99	\$240.73	\$195.21
Year Built	1940	1951	1978	1959
Lot Area	6,752	6,025	7,379	6,731
Bedrooms	3	3	5	4
Bathrooms/Restrooms	4	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$323,277	\$122,848	\$391,500	\$226,315
Distance From Subject	0.00	0.16	0.47	0.36

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		6839 GEYSER AVE	\$280,000	1940	3	4	08/05/2003	1,827	6,752	0.0
Comparables										
<input checked="" type="checkbox"/>	1	6751 YOLANDA AVE	\$409,000	1978	3	2	11/05/2013	1,731	6,099	0.16
<input checked="" type="checkbox"/>	2	6659 AMIGO AVE	\$323,000	1951	5	2	08/01/2013	1,562	6,025	0.31
<input checked="" type="checkbox"/>	3	6936 CLAIRE AVE	\$467,500	1955	3	2	08/30/2013	1,942	7,194	0.44
<input checked="" type="checkbox"/>	4	18569 HAYNES ST	\$321,000	1957	4	2	05/23/2013	1,821	6,956	0.44
<input checked="" type="checkbox"/>	5	6514 AMIGO AVE	\$230,000	1954	4	2	09/20/2013	1,983	7,379	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6839 GEYSER AVE, RESEDA, CA 91335-4029**5 Comparable(s) Selected.**

Report Date: 01/31/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$280,000	\$230,000	\$467,500	\$350,100
Bldg/Living Area	1,827	1,562	1,983	1,808
Price/Sqft	\$153.26	\$115.99	\$240.73	\$195.21
Year Built	1940	1951	1978	1959
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Bedrooms	3	3	5	4
Bathrooms/Restrooms	4	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$323,277	\$122,848	\$391,500	\$226,315
Distance From Subject	0.00	0.16	0.47	0.36

* = user supplied for search only

Comp #:1				Distance From Subject: 0.16 (miles)
Address:	6751 YOLANDA AVE, RESEDA, CA 91335-6231			
Owner Name:	HUYNH VINCE/HA CHRISTINA			
Seller Name:	KURKJIAN JENNY TRUST			
APN:	2126-037-034	Map Reference:	14-B4 / 530-H6	Living Area: 1,731
County:	LOS ANGELES, CA	Census Tract:	1310.20	Total Rooms: 6
Subdivision:		Zoning:	LAR1	Bedrooms: 3
Rec Date:	11/05/2013	Prior Rec Date:	04/30/1979	Bath(F/H): 2 /
Sale Date:	10/18/2013	Prior Sale Date:		Yr Built/Eff: 1978 / 1978
Sale Price:	\$409,000	Prior Sale Price:	\$95,500	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1569803	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:	\$286,300	Lot Area:	6,099	Pool:
Total Value:	\$145,677	# of Stories:	1.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: ATTACHED GARAGE

Comp #:2				Distance From Subject: 0.31 (miles)
Address:	6659 AMIGO AVE, RESEDA, CA 91335-5328			
Owner Name:	KERENDIAN DORIS			
Seller Name:	NATIONSTAR MTG LLC			
APN:	2126-032-006	Map Reference:	14-B4 / 530-H6	Living Area: 1,562
County:	LOS ANGELES, CA	Census Tract:	1310.20	Total Rooms: 6
Subdivision:	16927	Zoning:	LAR1	Bedrooms: 5
Rec Date:	08/01/2013	Prior Rec Date:	12/26/2003	Bath(F/H): 2 /
Sale Date:	07/29/2013	Prior Sale Date:	10/27/2003	Yr Built/Eff: 1951 / 1961
Sale Price:	\$323,000	Prior Sale Price:	\$354,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1130806	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	6,025	Pool:
Total Value:	\$280,000	# of Stories:	1.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**
JOB ADDRESS: **6839 NORTH GEYSER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2126-027-007**

Date: **February 10, 2014**

CASE#: **354788**
ORDER NO: **A-2445976**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 26, 2010**
COMPLIANCE EXPECTED DATE: **February 25, 2010**
DATE COMPLIANCE OBTAINED: **October 18, 2011**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2445976

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY

ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER

TAHERI, SHERRY
10763 1/2 WILKINS AVE
LOS ANGELES, CA 90024

OWNER OF

SITE ADDRESS: 6839 N GEYSER AVE

ASSESSORS PARCEL NO.: 2126-027-007

ZONE: R1; One-Family Zone

On 1/21/10
undersigned issued this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
available assessment roll.
[Signature]
Signature

CASE #: 354788
ORDER #: A-2445976
EFFECTIVE DATE: January 26, 2010
COMPLIANCE DATE: February 25, 2010

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 1 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. The building or premises is Substandard due to illegal occupancy.

- 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.
 - 2) Demolish and remove all construction work performed without the required permit(s).
 - 3) Restore the building(s) or portion(s) thereof to its originally approved condition.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove approximate 8' x 16' addition at rear of single family dwelling including unapproved kitchen facilities or obtain permits and inspections.

2. An investigation fee is required for work performed without the required permits.

- You are therefore ordered to:
- 1) Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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

NON-COMPLIANCE FEE WARNING:

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



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

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9863. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: _____

Date: January 19, 2010

ANGEL SINDAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863

REVIEWED BY _____

