

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

October 16, 2014

Council District: # 7

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

JOB ADDRESS: **11240 NORTH DE HAVEN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2533-017-013**

On July 20, 2012, 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: **11240 North De Haven 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)	406.29
Title Report fee	42.00
Grand Total	\$ 2,373.29

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 **\$2,373.29** 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 **\$2,373.29** 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


for Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10363
Dated as of: 06/27/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2533-017-013

Property Address: 11240 N DE HAVEN AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument CORPORATION JOINT TENANCY GRANT DEED

Grantor: HOME SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION

Grantee: WILLE J. WHITE AND WILLIE B. WHITE, HUSBAND AND WIFE, AS JOINT TENANTS

Instrument: 1145

Book/Page: N/A

Dated: 08/22/1969

Recorded: 08/29/1969

Mailing Address: MR. AND MRS. WILLIE W. WHITE,
11240 N. DE HAVEN AVE, PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 13 OF TRACT NO. 18475, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 479, PAGES 25 AND 26 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: WILLE B. WHITE AND WILLE J. WHITE

Lender/Beneficiary: THERMO-GUARD INSULATION CO.

Trustee: N/A

Instrument: 3161

Book/Page: N/A

Amount: \$12,400.00

Open Ended: NO

Dated: 07/09/1973

Recorded: 07/23/1973

Maturity Date: N/A

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

Work Order No. T10363

SCHEDULE B (Continued)

Mailing Address: CASHMAN INVESTMENT CORP.,
300 SOUTHSRING ST., LOS ANGELES, CA 90014.

CORPORATION ASSIGNMENT OF DEED OF TRUST
DOC#: 77/149206
RECORDED: 02/10/1977
ASSIGNOR: SAN DIEGO FEDERAL SAVINGS AND LOAN
ASSIGNEE: TRANE HOME COMFORT CENTER(WITHOUT RECOURSE)

Mailing Address: TRANE HOME COMFORT CENTER,
1000 NORTH KRAMER ST, ANAHEIM, CA 92806

Type of Instrument DEED OF TRUST
Trustor/Mortgagor: WILLIE J. WHITE AND WILLIE B. WHITE, HUSBAND AND WIFE, AS JOINT TENANTS
Lender/Beneficiary: SEATTLE MORTGAGE COMPANY
Trustee: NORTHWEST TRUSTEE SERVICES, INC.,
Instrument: 06/0356265 Book/Page: N/A
Amount: \$544,185.00 Open Ended: NO
Dated: 02/09/2006 Recorded: 02/16/2006
Maturity Date: 02/09/2036

Mailing Address: SEATTLE MORTGAGE COMPANY,
601 108TH AVENUE NE, #700 BELLEVUE, WASHINGTON 98004

(2)NORTHWEST TRUSTEE SERVICES INC.,
3535 FACTORIA BLVD SE #220, BELLEVUE, WA 98009

ASSIGNMENT OF DEED OF TRUST
DOC#: 20071724140
RECORDED: 07/20/2007
ASSIGNOR: SEATTLE MORTGAGE COMPANY
ASSIGNEE: BANK OF AMERICA, N.A.

Mailing Address: BANK OF AMERICA, N.A.,
190 QUEEN ANNE AVE NORTH, SUITE 400, SEATTLE, WA 98109

ASSIGNMENT OF DEED OF TRUST
DOC#: 20120396898
RECORDED: 03/14/2012
ASSIGNOR: SEATTLE MORTGAGE COMPANY
ASSIGNEE: BANK OF AMERICA, N.A.

Mailing Address: BANK OF AMERICA, N.A.,
190 QUEEN ANNE AVE NORTH, SUITE 400, SEATTLE, WA 98109
ASSIGNMENT OF DEED OF TRUST

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10363

SCHEDULE B (Continued)

DOC#: 20121789023

RECORDED: 11/26/2012

ASSIGNOR: BANK OF AMERICA, N.A.

ASSIGNEE: CHAMPION MORTGAGE COMPANY

Mailing Address: CHAMPION MORTGAGE COMPANY, 350 HIGHLAND DRIVE,
LEWISVILLE, TEXAS 75067

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: WILLIE J. WHITE AND WILLIE B. WHITE, HUSBAND AND WIFE, AS JOINT TENANTS

Lender/Beneficiary: SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Trustee: SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTGAGE

INSURANCE PROGRAMS IN THE DEPARTMENT OF HOUSING AND URBAN

DEVELOPMENT FIELD OFFICE WITH JURISDICTION OVER THE PROPERTY

DESCRIBED BELOW, OR A DESIGNEE OF THAT OFFICIAL

Instrument: 06/0356266

Book/Page: N/A

Amount: \$544,185.00

Open Ended: NO

Dated: 02/09/2006

Recorded: 02/16/2006

Maturity Date: 02/09/2036

Mailing Address: SEATTLE MORTGAGE COMPANY,
601 108TH AVENUE NE, #700 BELLEVUE, WASHINGTON 98004

(2) SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
451 SEVENTH STREET, S.W. WASHINGTON, DC 20410

Type of Instrument MISCELLANEOUS

Comments: DECLARATION OF HOMESTEAD

DOC#: 4263

RECORDED: 09/22/1976

Mailing Address: SLATE AND LEONI, A PROFESSIONAL CORPORATION,
458 SOUTH SPRING STREET, LOS ANGELES, CA 90013

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN

DOC#: 20130516927

RECORDED: 04/08/2013

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,
201 N FIGUEROA ST, 9TH FLOOR, LOS ANGELES, CA 90012

1145

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME: Mr. and Mrs. Willie W. White
ADDRESS: 11240 DeHaven Ave.
CITY & STATE: Pacoima, California 91331

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
AUG 29 1969 AT 8 A.M.
RAY E. LEE, Registrar-Recorder

FEE \$2

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 14.85
AFFIX I.R.S. STAMPS IN THIS SPACE
HOME SAVINGS AND LOAN ASSOCIATION
Authorized Signature

T-142

Corporation Joint Tenancy Grant Deed

AUG 29 1969

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

HOME SAVINGS AND LOAN ASSOCIATION, a California corporation

hereby GRANT(S) to WILLIE J. WHITE AND WILLIE B. WHITE, husband and wife a s joint tenants

AS JOINT TENANTS,

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

Lot 13 of Tract No. 18475, in the city of Los Angeles, in the county of Los Angeles, state of California, as per map recorded in Book 479, Pages 25 and 26 of Maps in the office of the county recorder of said county.

Dated August 22, 1969

HOME SAVINGS AND LOAN ASSOCIATION
A California corporation
BY: Allan J. Vrooman, Post. Vice President

STATE OF CALIFORNIA, }
COUNTY OF Los Angeles } SS
On August 27, 1969 before me, the under
signed, a Notary Public in and for said County and State, personally
appeared Allan J. Vrooman
Assistant Vice
knows to me to be the President, and
Betty McFarland known to me to be

BY: Betty McFarland
Betty McFarland, Assistant Secretary

Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or resolutions of its board of directors.

Elaine E. McConnell

Name (Type or Printed)

FOR NOTARY SEAL OR STAMP

NOTARY SEAL
ELAINE E. MCCONNELL
NOTARY PUBLIC - CALIFORNIA
My Commission Expires May 21, 1973

Mail Tax Statements to Return Address Above

JUL 23 1973

INDEX AS DEED OF TRUST

3161

SUBMITTED FOR RECORDATION BY AND RETURN TO

Cashman Investment Corp. 800 South Spring St. Los Angeles, Ca. 90014

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF. 21 Min. 2 PM JUL 23 1973 Registrar-Recorder

04431-00338

LIEN CONTRACT, NOTE AND DEED OF TRUST

A. CONTRACT

Seller (Beneficiary) Thermo-Guard Insulation Co., 6507 S. Painter Ave., Whittier, California

Home No. 216302 Classification C-2 Date July 9, 1973, hereby sells, and

Buyer (Trustor) Willie B. White and Willie J. White

11240 DeHaven, Pacoima, California

(hereinafter called Buyer) hereby buys and accepts, subject to the terms and conditions herein provided, goods and services described as follows: DESCRIPTION OF GOODS AND SERVICES (detail in attached addenda if lengthy).

Install Everguard Insulation over living quarters (This contract supersedes that dated July 3, 1973)

THE FOLLOWING CONTAINS DISCLOSURES REQUIRED BY STATE AND FEDERAL LAW. ACCEPTANCE OF THIS AGREEMENT IS CONSUMMATED UPON THE EXECUTION HEREOF.

CASH SALE PRICE: \$500.00 SALES TAX: nil. TOTAL: \$500.00

Work to commence approximately by _____, 19____ and be substantially completed by May 22, 1973 (no additional work other than described herein to be done without Buyer's prior written authorization).

1. CASH PRICE (incl. sales tax) \$ 500.00 2. LESS: CASH DOWN PAYMENT \$ -0- TRADE-IN DESCRIBE -0- TOTAL DOWN PAYMENTS \$ -0-

3. UNPAID BALANCE OF CASH PRICE (1 less 2) \$ 500.00 4. GROUP CREDIT LIFE & DISABILITY INSURANCE for the term and amount of this contract to be purchased by Seller.

LIFE INSURANCE ONLY \$ 29.94 LIFE, ACCIDENT & HEALTH \$ 25.00

5. OFFICIAL FEES (for file search and recording) \$ 554.94 7. FINANCE CHARGE \$ 110.58 8. TOTAL OF PAYMENTS (sum of 6 & 7) \$ 665.52

9. DEFERRED PAYMENT PRICE (sum of 2 & 8) \$ 18.14 10. ANNUAL PERCENTAGE RATE _____ FINANCE CHARGE credit, rebate computed by Sum of Digits (Rule of 78) method, minimum FINANCE CHARGE \$10.00.

Buyer warrants that the only encumbrances on said property are as set forth herein and that buyer has never been a bankrupt nor had any judgments rendered against him and has a good credit rating and is regularly and permanently employed.

B. DEED OF TRUST (LONG FORM) As security for the payment of the Note (as the terms hereof) (total of payments) and performance of buyer's obligations on said Note hereunder, including any annual revision hereof, and for the purpose of securing performance of each agreement of Trustor, including provisions (1) to (13) on the reverse side of this document, and for the benefit of Seller, his successors, heirs and assigns (hereinafter called Beneficiary), buyer as Trustor hereby grants, transfers and assigns to TRUNCO, Inc. as Trustee in trust, with power of sale, all the property described as follows, situated in the County of _____ State of California and legally described as per map recorded _____

Book 479 Page(s) 25&26 Maps 18475

11240 DeHaven Ave., Pacoima, Ca. The undersigned Trustor(s) requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to him at his address set forth above as residence or place of business as specified by buyer.

NOTICE TO THE BUYER: (1) Do not sign this Agreement before you read it or if it contains any blank space. (2) You are notified to a completely filled in copy of this Agreement. (3) Under the law, you have the right to pay off in advance the full amount due and to obtain a partial refund of the finance charge, if any, provided for herein. (4) If you desire to pay off in advance the full amount due, the amount of refund you are entitled to, if any, will be furnished upon request.

Buyer and seller agree that this Contract, Deed of Trust and Note (as the reverse hereof) is the complete agreement between them, and that there are no other written documents, oral agreements, or understandings regarding the work to be done, manner of payment, or any other matter.

BUYER ACKNOWLEDGES THAT HE HAS READ AND RECEIVED A COMPLETED LEGIBLE COPY OF THIS CONTRACT, DEED OF TRUST AND NOTE AND TWO COPIES EACH OF HIS RIGHT OF RESCISSION IN ACCORDANCE WITH FEDERAL OR STATE LAW.

Seller Thermo-Guard Insulation Co. BUYER Willie B. White Willie J. White

Willie B. White

JUL 23 1973

3161

JUL 23 1973

B. DEED OF TRUST (Cont'd.) To protect the Security of this Deed of Trust (on the reverse hereof) Trustor Agrees

(1) To provide fire insurance satisfactory to and payable to Beneficiary. Upon breach of this provision Beneficiary may but is not required to purchase insurance at cost of policy plus \$15.00 service charge.

(2) To defend any action purporting to affect security hereof or rights or powers of Beneficiary or Trustee. To pay all costs and expenses and attorney's fees in a reasonable sum therein, and in any suit brought by Beneficiary to foreclose.

(3) To pay when due all taxes and assessments affecting property; all encumbrances, charges and liens on said property; all costs, fees and expenses of this Trust.

(4) Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary, to protect the security hereof; pay, purchase, combat or compromise any lien which in the judgment of either appears to be a lien.

(5) To pay all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at 10% per annum, and to pay for any statement provided for by law not to exceed the maximum allowed by law, when said statement is demanded.

(6) By acceptance of payment after due date, Beneficiary does not waive right to require prompt payment when due.

(7) Without liability and without notice, upon written request of Beneficiary and presentation of this Deed for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustor may recover any part of said property. Upon written request of Beneficiary stating all sums secured hereby have been paid, and on surrender of this Deed to Trustee and upon payment of its fees Trustee shall reconvey, without warranty, the property. Receipt in such reconveyance shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy this Deed.

(8) On default in payment of indebtedness, or any agreement hereunder, Beneficiary may declare all sums secured hereby immediately payable by delivery of written notice and declaration of default, demand for sale, to Trustee, which notice Trustee shall cause to be filed for record. Beneficiary shall deposit with Trustee this Deed and documents evidencing amounts secured hereby.

After lapse of time as may then be required by law, notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, at public auction to the highest bidder for cash in lawful money. Trustee may postpone sale of said property by public announcement at time and place of sale, and from time to time thereafter postpone sale by public announcement. Trustee shall deliver to purchaser its deed conveying property sold, but without any covenant or warranty, express or implied. The receipt in such deed shall be conclusive proof of truthfulness thereof. Trustee or Beneficiary may purchase at such sale.

After deducting all fees and expenses of Trustee and of this Trust, Trustee shall apply the proceeds of sale to payment of all sums then secured hereby and the remainder, in persons entitled thereto.

(9) Beneficiary may by instrument in writing, substitute a successor to any Trustee named herein or acting hereunder, which instrument, executed and recorded in the office of the recorder of the county where property is situated, shall be conclusive proof of substitution of such successor Trustee who shall succeed to all title, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary, the book and page where this Deed is recorded, and the name and address of the new Trustee. This power of substitution cannot be exercised until TRUDCO INC. has reimbursed the cost of recording this Deed which it has advanced or has a duty to advance on demand and upon payment to it of an amount equal to TRUDCO INC.'s then in force schedule of reconveyance fees, and any fees and expenses unpaid. TRUDCO INC. shall endorse receipt thereof upon such substitution.

(10) This Deed inures to the benefit of, and binds all parties hereto and their assigns. Trustee accepts this Trust when this Deed, duly executed is made a public record. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action in which Trustor, Beneficiary or Trustee shall be a party.

C. NOTE SECURED BY DEED OF TRUST
Bayer hereby agrees to pay to seller or assignee at Los Angeles, California, the total of payments set forth in 8 on reverse side hereof. Unpaid balance with minimum finance charge of \$10.00 may be paid at any time and other unearned FINANCE CHARGE will be refunded based upon the Sum of the Digits (Rule of 78) method. Should any payment of any installment be in default for at least ten (10) days, bayer agrees to pay delinquency collection charge equal to 5% of such installment or the sum of \$5.00, whichever is less. Bayer agrees to pay reasonable costs of collection caused by his failure to notify holder of this note, then contract and deed of trust of any change of residence or to communicate with holder hereof for a period of 45 days after default in making payment of any installment. Upon default, at the option of holder of this note, all sums secured hereby, less any unearned finance charge based upon the Sum of Digits method, shall be immediately due and payable.

THIS IS A CONTRACT AND IS GOING TO BE RECORDED ON YOUR PROPERTY. READ IT

Johnny Taylor (Witness)
STATE OF CALIFORNIA
County of Los Angeles) ss
On July 13, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Willie B. White (Witness), personally known to me to be the person whose name is inscribed in the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says:
That Willie B. White is the same person(s) described in and whose name is subscribed to the within instrument as Party (ies) thereto, executed and delivered the same, and Willie B. White (they) acknowledged to said affiant that Willie B. White (they) executed the same; and that said affiant subscribed his name thereto as a Witness.
WITNESS my hand and official seal.
Signature Hazel E. Shupe
HAZEL E. SHUPE (Name Typed or Printed)

Willie B. White
Willie B. White



JUL 23 1973

3161

ASSIGNMENT OF NOTE AND DEED OF TRUST
For value received the undersigned Seller (Beneficiary) hereby grants, assigns and transfers to Thermo-Guard Insulation Co. all of its right, title and interest in and to the then contract, note and Deed of Trust of real property set forth above and on the reverse side hereof, the money due, and to become due thereon, with finance charge and all rights accrued or to accrue under said Deed of Trust.

Date: 7-14-73
STATE OF CALIFORNIA) ss
County of Los Angeles)
On this 13 day of July, 1973, before me, the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Thermo-Guard Insulation Co. known to me to be the President of Thermo-Guard Insulation Co., Inc., the corporation/association/partnership that executed the within instrument, and this known to me to be the person who executed it on behalf of the corporation/association/partnership therein named, and acknowledged to me that such corporation/association/partnership executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.
Signature Hazel E. Shupe
HAZEL E. SHUPE (Name Typed or Printed)

Thermo-Guard Insulation Co.
By M. Bardfield, Pres.
M. Bardfield (Name)



RECORDING REQUESTED BY
San Diego Federal Savings and Loan
40 Universal City Plaza
Universal City, CA 91608

77- 149206

AND WHEN RECORDED MAIL TO
NAME TRANE HOME COMFORT CENTER
ADDRESS 1000 North Kramer St.
CITY & STATE Anaheim, Ca. 92806

RECORDING OFFICE OF RECORDS
OF LOS ANGELES COUNTY CA
1 MIN. PAST 4 P.M. FEB 10 1977
Recorder's Office

FIT \$3 M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
TRANE HOME COMFORT CENTER (WITHOUT RECOURSE)
all beneficial interest under that certain Deed of Trust dated December 17, 1975
executed by Willie J. White and Willie B. White

to California General Mortgage Service, Inc.
and recorded as Instrument No. 3216 on January 2, 1976
page 531 of Official Records in the County Recorder's office of Los Angeles
California, describing land therein as:

Trustee
Trustee
in book 19894
County.

Lot no. 13, in Tract 18475, as per map recorded in Book 479, Pages
25-26 of Maps.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with
interest, and all rights accrued or to accrue under said Deed of Trust.

Dated October 20, 1976

SAN DIEGO FEDERAL SAVINGS AND LOAN
Dallis E. Widick
Dallis E. Widick, Vice President
Ronald G. Barnes
Ronald G. Barnes, Vice President

STATE OF CALIFORNIA
COUNTY OF Los Angeles
on October 20, 1976 before me, the undersigned a Notary Public in and for said County and State, personally appeared *Dallis E. Widick*
known to me to be the Vice President, and
Ronald G. Barnes
Vice Pres. of the corporation that executed the
within Instrument on behalf of the corporation therein named, and
a knowledge to me that said corporation executed the within
instrument pursuant to its bylaws as the same are on file in its
records.

Scott H. Wraylock

FOR NOTARY SEAL OR STAMP
OFFICIAL SEAL
STEVEN M. WARRYCHUK
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires June 20, 1977

Title Order No. _____ Easement No. _____

LOS ANGELES COUNTY RECORDER'S OFFICE

===== END OF RECORDED DOCUMENT =====

2/16/06

06 0356265

NORTH AMERICAN TITLE

**RECORDING REQUESTED BY:
SEATTLE MORTGAGE COMPANY
190 QUEEN ANNE AVENUE NORTH,
SEATTLE, WASHINGTON 98109**

**RECORD AND RETURN TO:
SEATTLE MORTGAGE COMPANY
601 108TH AVENUE NE, #700
BELLEVUE, WASHINGTON 98004**

3575765-22

[Space Above This Line For Recording Data]

State of California

FHA Case No. 197-3568884-952/255
4372954

**ADJUSTABLE RATE
HOME EQUITY CONVERSION DEED OF TRUST
THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN**

THIS DEED OF TRUST ("Security Instrument") is made on **FEBRUARY 09, 2006**. The trustor is **WILLIE J. WHITE AND WILLIE B. WHITE, HUSBAND AND WIFE, AS JOINT TENANTS**

whose address is **11240 DE HAVEN AVENUE,
PACOIMA, CA 91331**

("Borrower"). The trustee is
NORTHWEST TRUSTEE SERVICES, INC, 3535 FACTORIA BLVD SE #220, BELLEVUE, WA 98009
("Trustee"). The beneficiary is

SEATTLE MORTGAGE COMPANY

, which is
organized and existing under the laws of **THE STATE OF WASHINGTON**, and whose address is
190 QUEEN ANNE AVENUE NORTH, SUITE 500, SEATTLE, WASHINGTON 98109

("Lender"). Borrower has agreed to repay to Lender
amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity
Conversion Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement
to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"). This Security
Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest at a rate subject
to adjustment, and all renewals, extensions and modifications of the Note, up to a maximum principal amount of
FIVE HUNDRED FORTY FOUR THOUSAND ONE HUNDRED EIGHTY FIVE AND 00/100 -----

(U.S. \$ **544,185.00**); (b) the payment of all other sums, with interest, advanced under Paragraph 5 to
protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and
(c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For
this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following
described property located in **LOS ANGELES** County, California:

2/16/06

9

4372954

27. **Obligatory Loan Advances.** Lender's responsibility to make Loan Advances under the terms of the Loan Agreement, including Loan Advances of principal to Borrower as well as Loan Advances of interest, MIP, Servicing Fees, and other charges shall be obligatory.

28. **Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

- Condominium Rider
- Shared Appreciation Rider
- Planned Unit Development Rider
- Other (Specify)

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Willie B. White (Seal)
 Willie B. White -Borrower

Willie J. White (Seal)
 Willie J. White -Borrower

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

06 0356265

2/16/06

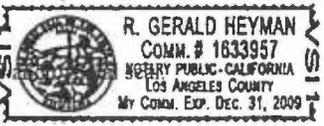
10

4372954

[Space Below This Line For Acknowledgment]

STATE OF CALIFORNIA COUNTY OF LOS ANGELES
 On FEBRUARY 09, 2006 before me, R. GERALD HEYMAN Notary Public personally appeared
WILLIE B. WHITE & WILLIE J. WHITE

~~personally known to me or~~ 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 this instrument.

WITNESS my hand  R. Gerald Heyman (Seal)

NOTARY MUST PRINT OR TYPE

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

Name of the notary: R. GERALD HEYMAN
 County of notary's principal place of business: LOS ANGELES
 Notary's phone number: 818, 782-7121
 Notary's registration number: 1633957
 Commission expiration date: 12/31/09

06 0356265

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED, READS AS FOLLOWS:

NAME OF NOTARY: R. Gerald Heyman

COMMISSION #: 1633957

MANUFACTURE #: VSI-1

COUNTY WHERE BOND IS FILED: Los Angeles

DATE COMMISSION EXPIRES: Dec 13, 2009

PLACE OF EXECUTION: REDLANDS DATE: 2/14/06

[Signature]
SIGNATURE NORTH AMERICAN TITLE COMPANY

Recording Requested By:
Ron Meharg, 888-362-9638
When Recorded Return To:
DOCX
1111 Alderman Drive
Suite 350
Alpharetta, GA 30005

STLMG	000	4372954
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CRef#:07/29/2007-Pre#:#:A019-POF
Date:06/29/2007-Print Batch ID:352
Property Address:
11240 DE HAVEN AVENUE
PACOIMA, CA 91331
CAansi-cR2.0 06/21/2007 2007(c) by DOCX LLC

07/20/07



20071724140

This Space for Recorder's Use Only

ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Seattle Mortgage Company, whose address is 190 Queen Anne Ave. North, Suite 100, Seattle, WA 98109, does by these presents hereby grant, bargain, sell, assign, transfer, convey, set over and deliver unto Bank of America, N.A., whose address is 190 Queen Anne Ave. North, Suite 400, Seattle, WA 98109, the following described deed of trust, securing the payment of a certain promissory note(s) for the sum listed below, together with all rights therein and thereto, all liens created or secured thereby, all obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such deed of trust.

Original Borrower(s): WILLIE J. WHITE AND WILLIE B. WHITE, HUSBAND AND WIFE, AS JOINT TENANTS

Original Beneficiary: SEATTLE MORTGAGE COMPANY

Date of Deed of Trust: 02/09/2006

Loan Amount: \$544,185.00

Recording Date: 02/16/2006 Document #: 060356265

and recorded in the official records of the County of Los Angeles, State of California affecting Real Property and more particularly described on said Deed of Trust referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 06/26/2007.

Seattle Mortgage Company

Linda Green
Vice President

State of GA
County of Fulton

3

On this date of 06/26/2007, before me, DIANNE MISKELL, Notary Public, personally appeared **Linda Green**, personally known to me (or 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.

Witness my hand and official seal.



Notary Public:



DIANNE MISKELL
Notary Public - Georgia
Fulton County
My Comm. Expires June 14, 2008

Recording Requested By:
Bank of America
Prepared By: Cecilia Rodriguez
450 E. Boundary St.
Chapin, SC 29036
888-603-9011

When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 7746824100545389913240

Property Address:
11240 DE HAVEN AVENUE
PACOIMA, CA 913310000

CA0-ADT 17328158 3/5/2012

This space for Recorder's use

Corrective

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 190 QUEEN ANNE, NORTH SUITE 100 SEATTLE, WA 98109 does hereby grant, sell, assign, transfer and convey unto BANK OF AMERICA, N.A. whose address is 190 QUEEN ANNE, NORTH SUITE 100 SEATTLE, WA 98109 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: SEATTLE MORTGAGE COMPANY
Original Borrower(s): WILLIE J. WHITE AND WILLIE B. WHITE, HUSBAND AND WIFE, AS JOINT TENANTS
Original Trustee: NORTHWEST TRUSTEE SERVICES, INC
Date of Deed of Trust: 2/9/2006
Original Loan Amount: \$544,185.00

Recorded in Los Angeles County, CA on: 2/16/2006, book N/A, page N/A and instrument number 06 0356265

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

3-5-2012

SEATTLE MORTGAGE

By:

Valerie White
Assistant Vice President

State of California
County of Ventura

On 3/5/12 before me, Anita J. Calderon, Notary Public, personally appeared
Valerie White

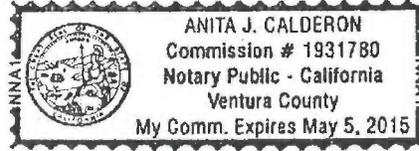
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.



Notary Public: Anita J. Calderon
My Commission Expires: 5/05/2015



(Seal)

Recording Requested By:
Bank of America
Prepared By: **Diana De Avila**
1800 Tapo Canyon Road
Simi Valley, CA 93063
800-444-4302

When recorded mail to:
CoreLogic
Mail Stop: **ASGN**
1 CoreLogic Drive
Westlake, TX 76262-9823



DocID# **31888926020592**

Property Address:
11240 De Haven Ave
Pacoima, CA 91331-1915

CAO-ADT 21185481 E 11/16/2012

This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is **800 5TH AVENUE, SEATTLE, WASHINGTON 98104-3176** does hereby grant, sell, assign, transfer and convey unto **CHAMPION MORTGAGE COMPANY** whose address is **350 HIGHLAND DRIVE, LEWISVILLE, TEXAS 75067** all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **SEATTLE MORTGAGE COMPANY**
Original Borrower(s): **WILLIE J WHITE AND WILLIE B WHITE, HUSBAND AND WIFE, AS JOINT TENANTS**
Original Trustee: **NORHTWEST TRUSTEE SERVICES, INC.**
Date of Deed of Trust: **2/9/2006**
Original Loan Amount: **\$544,185.00**

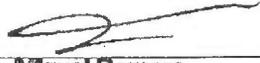
Recorded in Los Angeles County, CA on: **2/16/2006**, book **N/A**, page **N/A** and instrument number **06 0356265**

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

NOV 16 2012

BANK OF AMERICA, N.A.

By: _____


Miguel Romero

Assistant Vice President

State of California
County of Ventura

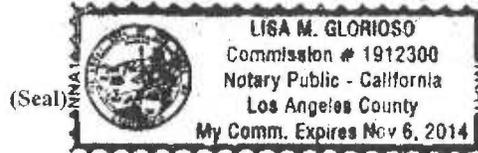
On NOV 16 2012 before me, LISA M. GLORIOSO, Notary Public, personally appeared
Miguel Romero

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

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

WITNESS my hand and official seal.


Notary Public: LISA M. GLORIOSO
My Commission Expires: 11/06/14



2/16/06

7

NORTH AMERICAN TITLE

06 0356266

RECORDING REQUESTED BY:
SEATTLE MORTGAGE COMPANY
190 QUEEN ANNE AVENUE NORTH, SUITE 500
SEATTLE, WASHINGTON 98109

RECORD AND RETURN TO:
SEATTLE MORTGAGE COMPANY
601 108TH AVENUE NE, #708
BELLEVUE, WASHINGTON 98004

35757US-22

[Space Above This Line For Recording Data]

State of California

FHA Case No. 197-3568884-952/255
4372954

**ADJUSTABLE RATE
HOME EQUITY CONVERSION SECOND DEED OF TRUST**

THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN

THIS DEED OF TRUST ("Security Instrument" or "Second Security Instrument") is made on
FEBRUARY 09, 2006 . The trustor is
WILLIE J. WHITE AND WILLIE B. WHITE, HUSBAND AND WIFE, AS JOINT TENANTS

whose address is 11240 DE HAVEN AVENUE,
PACOIMA, CA 91331

("Borrower"). The trustee is

Senior Official with responsibility for Single Family Mortgage Insurance Programs in the Department of
Housing and Urban Development Field Office with jurisdiction over the property described below, or a
designee of that Official ("Trustee"). The

beneficiary is the Secretary of Housing and Urban Development, whose address is 451 Seventh Street, S.W.,
Washington, DC 20410 ("Lender" or "Secretary"). Borrower has agreed to repay to Lender amounts which
Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan
Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is
evidenced by Borrower's Note dated the same date as this Security Instrument ("Second Note"). This Security
Instrument secures to Lender: (a) the repayment of the debt evidenced by the Second Note, with interest at a rate
subject to adjustment, and all renewals, extensions and modifications of the Note, up to a maximum principal
amount of

FIVE HUNDRED FORTY FOUR THOUSAND ONE HUNDRED EIGHTY FIVE AND 00/100 -----

(U.S. \$ 544,185.00); (b) the payment of all other sums, with interest, advanced under Paragraph 5 to
protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and
(c) the performance of Borrower's covenants and agreements under this Security Instrument and the Second Note.
For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following
described property located in LOS ANGELES County, California:

2/16/06

9

4372954

27. **Obligatory Loan Advances.** Lender's responsibility to make Loan Advances under the terms of the Loan Agreement, including Loan Advances of principal to Borrower as well as Loan Advances of interest, MIP, Servicing Fees, and other charges shall be obligatory.

28. **Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

- Condominium Rider
- Shared Appreciation Rider
- Planned Unit Development Rider
- Other (Specify)

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Willie B. White (Seal)
 Willie B. White -Borrower

Willie J. White (Seal)
 Willie J. White -Borrower

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

06 0356266

2/16/06

10

4372954

[Space Below This Line For Acknowledgment]

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 2/09/06

, before me, R. GERALD HEYMAN Notary Public personally appeared

Winnie B. White + Willie J. White

personally known to me or 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 this instrument.



Signature of R. Gerald Heyman (Seal)

NOTARY MUST PRINT OR TYPE

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

Name of the notary: R. GERALD HEYMAN

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

Notary's phone number: 818. 782.3121

Notary's registration number: 16633957

Commission expiration date: 12/31/09

06 0356266

2/16/06

11

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED, READS AS FOLLOWS:

NAME OF NOTARY: B. Gerald Heyman

COMMISSION #: 11033957

MANUFACTURE #: VSI 1

COUNTY WHERE BOND IS FILED: Los Angeles

DATE COMMISSION EXPIRES: Dec 13, 2009

PLACE OF EXECUTION: REDLANDS DATE: 2/14/06

Heyman
SIGNATURE NORTH AMERICAN TITLE COMPANY

06 0356266

SEP 22 1976

4263

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
47 MIN. PAST 2 P.M. SEP 22 1976
Recorder's Office

Recording requested by,
and when recorded, mail to:

SLATE and LEONI,
a Professional Corporation,
458 South Spring Street,
Los Angeles, CA - 90013.

DECLARATION OF HOMESTEAD
(By husband and wife)

We, the undersigned, hereby declare that:

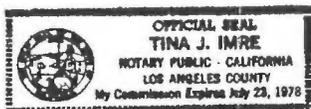
- (1) We are husband and wife; the undersigned husband is the head of the family; we now reside on the premises hereinafter described; we claim said premises as a homestead; the names of the undersigned husband and wife are respectively:
- (2) Husband: WILLIE J. WHITE
- (3) Wife: WILLIE B. WHITE
- (4) Said premises are described as follows:
Street address 11240 De Haven Avenue
City Pacoima, California.
The legal description of said property is: State of California.
County of LOS ANGELES

Lot 13 of Tract No. 18475, as per map recorded
in Book 479, Pages 25 and 26 of Maps in the
office of the County Recorder of said County.

Willie J. White
Willie J. White
Willie B. White
Willie B. White

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On September 17, 1976, before me, the undersigned, a
Notary Public in and for said State, personally appeared the above-
named homestead declarants, known to me to be the persons whose names
are subscribed to the within instrument, and acknowledged to me that
they executed the same. Witness my hand and my official seal.



Tina J. Imre
Notary Public in and for said State.
Tina J. Imre

45
11-4-71
Yellow

SEP 22 1976

4126131

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 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. 5687350)

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 18475 13 MB 479-25/26

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.

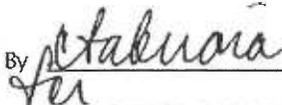
APN 2533-017-013
AKA 11240 N DE HAVEN AVE
LOS ANGELES

Owner:

WHITE WILLIE J AND WILLIE B
4300 SAFARI RD
MARIANNA FL,32446

DATED: This 07th Day of March, 2013

CITY OF LOS ANGELES

By 

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: ERNIE LEOS

Date: October 16, 2014

JOB ADDRESS: 11240 NORTH DE HAVEN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2533-017-013

Last Full Title: 06/27/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). WILLIE J AND WILLIE B WHITE
11240 NORTH DE HAVEN AVENUE
PACIOMA, CA. 91331-1915
CAPACITY: OWNERS

- 2). WILLIE J AND WILLIE B WHITE
4300 SAFARI ROAD
MARIANNA, FL. 32446-6597
CAPACITY: OWNERS

- 3). CASHMAN INVESTMENT CORPORATION
300 SOUTH SPRING STREET
LOS ANGELES, CA. 90014
CAPACITY: INTERESTED PARTIES

- 4). TRANE HOME COMFORT CENTER
1000 NORTH KRAMER STREET
ANAHEIM, CA. 92806
CAPACITY: INTERESTED PARTIES

- 5). SEATTLE MORTGAGE COMPANY
601 108TH AVENUE NE, #700
BELLEVUE, WA. 98004
CAPACITY: INTERESTED PARTIES

- 6). NORTHWEST TRUSTEE SERVICES INC.
3535 FACTORIA BLVD., SUITE #220
BELLEVUE, WA. 98009
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
11240 DE HAVEN AVE, PACOIMA, CA 91331-1915



Owner Information

Owner Name: **WHITE WILLIE J & WILLIE B**
 Mailing Address: **4300 SAFARI RD, MARIANNA FL 32446-6597 R002**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 18475 LOT 13	APN:	2533-017-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1043.20 / 1	Subdivision:	18475
Township-Range-Sect:		Map Reference:	9-A1 / 502-E1
Legal Book/Page:	479-25	Tract #:	18475
Legal Lot:	13	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/29/1969 /	1st Mtg Amount/Type:	/
Sale Price:	\$13,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$12.02
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,123	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1954	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,666	Lot Width/Depth:	56 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$38,552	Assessed Year:	2014	Property Tax:	\$587.33
Land Value:	\$9,774	Improved %:	75%	Tax Area:	13
Improvement Value:	\$28,778	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$31,552				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

11240 DE HAVEN AVE, PACOIMA, CA 91331-1915

10 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: 10

	Subject Property	Low	High	Average
Sale Price	\$13,500	\$255,000	\$390,000	\$333,950
Bldg/Living Area	1,123	960	1,290	1,139
Price/Sqft	\$12.02	\$232.66	\$348.96	\$294.96
Year Built	1954	1918	1965	1948
Lot Area	6,666	5,022	8,100	6,668
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$38,552	\$109,335	\$304,950	\$213,662
Distance From Subject	0.00	0.15	0.49	0.34

*= 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											
			11240 DE HAVEN AVE	\$13,500	1954	3	1	08/29/1969	1,123	6,666	0.0
Comparables											
<input checked="" type="checkbox"/>	1		13009 FILMORE ST	\$330,000	1952	3	1	05/01/2014	1,248	6,169	0.15
<input checked="" type="checkbox"/>	2		13021 FILMORE ST	\$255,000	1952	3	1	05/08/2014	1,096	6,169	0.16
<input checked="" type="checkbox"/>	3		12869 FILMORE ST	\$390,000	1964	3	2	09/08/2014	1,258	5,830	0.23
<input checked="" type="checkbox"/>	4		12812 JUDD ST	\$337,500	1965	4	2	08/01/2014	1,290	5,022	0.24
<input checked="" type="checkbox"/>	5		11030 DE FOE AVE	\$385,000	1952	3	1	06/25/2014	1,104	8,100	0.36
<input checked="" type="checkbox"/>	6		12938 MONTFORD ST	\$318,000	1954	3	1	03/31/2014	985	7,052	0.37
<input checked="" type="checkbox"/>	7		13065 PAXTON ST	\$355,000	1950	3	1	09/23/2014	1,250	7,087	0.44
<input checked="" type="checkbox"/>	8		12734 LOUVRE ST	\$335,000	1956	4	2	05/22/2014	1,150	7,500	0.45
<input checked="" type="checkbox"/>	9		13218 JUDD ST	\$335,000	1920	3	1	08/05/2014	960	7,100	0.48
<input checked="" type="checkbox"/>	10		13227 JUDD ST	\$299,000	1918	2	1	07/31/2014	1,049	6,646	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11240 DE HAVEN AVE, PACOIMA, CA 91331-1915**10 Comparable(s) Selected.**

Report Date: 10/15/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$13,500	\$255,000	\$390,000	\$333,950
Bldg/Living Area	1,123	960	1,290	1,139
Price/Sqft	\$12.02	\$232.66	\$348.96	\$294.96
Year Built	1954	1918	1965	1948
Lot Area	6,666	5,022	8,100	6,668
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$38,552	\$109,335	\$304,950	\$213,662
Distance From Subject	0.00	0.15	0.49	0.34

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.15 (miles)**
 Address: **13009 FILMORE ST, PACOIMA, CA 91331-1844**
 Owner Name: **NAVARRETE MIGUEL A**
 Seller Name: **CHAIDEZ JOSE**
 APN: **2533-006-027** Map Reference: **9-A1 / 502-D1** Living Area: **1,248**
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **5**
 Subdivision: **17691** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/01/2014** Prior Rec Date: **02/04/2009** Bath(F/H): **1 /**
 Sale Date: **04/03/2014** Prior Sale Date: **05/01/2008** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$330,000** Prior Sale Price: **\$215,082** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **451540** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$324,022** Lot Area: **6,169** Pool: **/**
 Total Value: **\$180,816** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.16 (miles)**
 Address: **13021 FILMORE ST, PACOIMA, CA 91331-1844**
 Owner Name: **NEVADA R/E INVESTMENTS GROUP/AIAA HOME HOLDINGS LLC**
 Seller Name: **GARCIA ROSA N**
 APN: **2533-006-029** Map Reference: **9-A1 / 502-D1** Living Area: **1,096**
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **5**
 Subdivision: **17691** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/08/2014** Prior Rec Date: **12/21/1978** Bath(F/H): **1 /**
 Sale Date: **04/25/2014** Prior Sale Date: **/** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$255,000** Prior Sale Price: **\$40,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **479890** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$165,000** Lot Area: **6,169** Pool: **/**
 Total Value: **\$304,950** # of Stories: **1.00** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**3** Distance From Subject:**0.23 (miles)**
 Address: **12869 FILMORE ST, PACOIMA, CA 91331-1237**
 Owner Name: **UGALDE-REYES SANDRA**
 Seller Name: **P & J REAL ESTATE INVESTMENT**
 APN: **2533-028-036** Map Reference: **3-B6 / 502-E1** Living Area: **1,258**
 County: **LOS ANGELES, CA** Census Tract: **1042.03** Total Rooms: **5**
 Subdivision: **21950** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/08/2014** Prior Rec Date: **08/15/2012** Bath(F/H): **2 /**
 Sale Date: **08/20/2014** Prior Sale Date: **07/30/2012** Yr Built/Eff: **1964 / 1964**
 Sale Price: **\$390,000** Prior Sale Price: **\$285,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **937896** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$382,936** Lot Area: **5,830** Pool: **/**
 Total Value: **\$271,225** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.24 (miles)**
 Address: **12812 JUDD ST, PACOIMA, CA 91331-1364**
 Owner Name: **PORTALES CARLA/AGUIRRE SILVIA**
 Seller Name: **MORTGAGE MART**
 APN: **2533-029-032** Map Reference: **9-B1 / 502-E1** Living Area: **1,290**
 County: **LOS ANGELES, CA** Census Tract: **1042.03** Total Rooms: **6**
 Subdivision: **29370** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **08/01/2014** Prior Rec Date: **/** Bath(F/H): **2 /**
 Sale Date: **06/23/2014** Prior Sale Date: **/** Yr Built/Eff: **1965 / 1965**
 Sale Price: **\$337,500** Prior Sale Price: **/** Air Cond: **/**
 Sale Type: **FULL** Prior Sale Type: **/** Style: **CONVENTIONAL**
 Document #: **799394** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$270,000** Lot Area: **5,022** Pool: **/**
 Total Value: **\$187,158** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:5 Distance From Subject:0.36 (miles)
 Address: 11030 DE FOE AVE, PACOIMA, CA 91331-1901
 Owner Name: ARRIAGA MARTIN N
 Seller Name: POLO JUANA
 APN: 2536-004-020 Map Reference: 9-B2 / 502-E2 Living Area: 1,104
 County: LOS ANGELES, CA Census Tract: 1047.01 Total Rooms: 6
 Subdivision: MACLAY RHO EXT MISSION/SAN FERN Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/25/2014 Prior Rec Date: 05/29/2013 Bath(F/H): 1 /
 Sale Date: 06/18/2014 Prior Sale Date: 05/17/2013 Yr Built/Eff: 1952 / 1954
 Sale Price: \$385,000 Prior Sale Price: \$223,500 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 655002 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$308,000 Lot Area: 8,100 Pool:
 Total Value: \$224,514 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:6 Distance From Subject:0.37 (miles)
 Address: 12938 MONTFORD ST, PACOIMA, CA 91331-1122
 Owner Name: CARRERA WASHINGTON & HEIDY
 Seller Name: VON THADEN ERNEST
 APN: 2533-024-007 Map Reference: 3-B6 / 502-E1 Living Area: 985
 County: LOS ANGELES, CA Census Tract: 1042.03 Total Rooms: 5
 Subdivision: 15323 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/31/2014 Prior Rec Date: 09/10/2013 Bath(F/H): 1 /
 Sale Date: 03/06/2014 Prior Sale Date: 09/06/2013 Yr Built/Eff: 1954 / 1954
 Sale Price: \$318,000 Prior Sale Price: \$300,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 317985 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$324,837 Lot Area: 7,052 Pool:
 Total Value: \$300,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.44 (miles)
 Address: 13065 PAXTON ST, PACOIMA, CA 91331-1158
 Owner Name: COLON MANUEL/GONZALEZ MARIA
 Seller Name: TBB VALLEY INVESTMENTS LLC
 APN: 2524-012-017 Map Reference: 3-A6 / 502-D1 Living Area: 1,250
 County: LOS ANGELES, CA Census Tract: 1042.01 Total Rooms: 5
 Subdivision: 10274 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/23/2014 Prior Rec Date: 04/29/2014 Bath(F/H): 1 /
 Sale Date: 08/26/2014 Prior Sale Date: 04/03/2014 Yr Built/Eff: 1950 / 1950
 Sale Price: \$355,000 Prior Sale Price: \$220,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1002602 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$343,660 Lot Area: 7,087 Pool:
 Total Value: \$219,475 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:8 Distance From Subject:0.45 (miles)
 Address: 12734 LOUVRE ST, PACOIMA, CA 91331-1240
 Owner Name: ROMERO JOSE L M/GONZALEZ MARISOL M
 Seller Name: STANFORD INVESTMENTS LLC
 APN: 2527-029-002 Map Reference: 3-B6 / 482-E7 Living Area: 1,150
 County: LOS ANGELES, CA Census Tract: 1042.03 Total Rooms: 6
 Subdivision: 19446 Zoning: LAR1 Bedrooms: 4
 Rec Date: 05/22/2014 Prior Rec Date: 02/23/2009 Bath(F/H): 2 /
 Sale Date: 02/20/2014 Prior Sale Date: 02/13/2009 Yr Built/Eff: 1956 / 1956
 Sale Price: \$335,000 Prior Sale Price: \$151,500 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 530209 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Total Value: \$159,146 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #: **9** Distance From Subject: **0.48 (miles)**
 Address: **13218 JUDD ST, PACOIMA, CA 91331-2422**
 Owner Name: **SITTHIKHET AREERAT**
 Seller Name: **MCDRAGS INVESTMENTS LLC**
 APN: **2535-012-004** Map Reference: **9-A1 / 502-D2** Living Area: **960**
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **6**
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **08/05/2014** Prior Rec Date: **08/26/2013** Bath(F/H): **1 /**
 Sale Date: **07/03/2014** Prior Sale Date: **08/13/2013** Yr Built/Eff: **1920 / 1928**
 Sale Price: **\$335,000** Prior Sale Price: **\$180,000** Air Cond: **/**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **809280** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$215,000** Lot Area: **7,100** Pool: **/**
 Total Value: **\$180,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **DETACHED GARAGE**

Comp #: **10** Distance From Subject: **0.49 (miles)**
 Address: **13227 JUDD ST, PACOIMA, CA 91331-2423**
 Owner Name: **FUENTES MIRNA R**
 Seller Name: **STRATEGIC ACQUISITIONS INC**
 APN: **2535-011-015** Map Reference: **9-A1 / 502-D2** Living Area: **1,049**
 County: **LOS ANGELES, CA** Census Tract: **1043.20** Total Rooms: **5**
 Subdivision: **PACOIMA** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **07/31/2014** Prior Rec Date: **07/29/1994** Bath(F/H): **1 /**
 Sale Date: **07/07/2014** Prior Sale Date: **/** Yr Built/Eff: **1918 / 1929**
 Sale Price: **\$299,000** Prior Sale Price: **/** Air Cond: **/**
 Sale Type: **FULL** Prior Sale Type: **/** Style: **CONVENTIONAL**
 Document #: **794548** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$269,100** Lot Area: **6,646** Pool: **/**
 Total Value: **\$109,335** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **1 / 1** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **ERNIE LEOS**

Date: **October 16, 2014**

JOB ADDRESS: **11240 NORTH DE HAVEN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2533-017-013**

CASE#: **461974**

ORDER NO: **A-3033250**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 20, 2012**

COMPLIANCE EXPECTED DATE: **July 20, 2012**

DATE COMPLIANCE OBTAINED: **March 22, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3033250

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS

**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

ORDER TO COMPLY

WHITE, WILLIE J AND WILLIE B
4300 SAFARI RD
MARIANNA, FL 32446

CASE #: 461974
ORDER #: A-3033250
EFFECTIVE DATE: June 20, 2012
COMPLIANCE DATE: July 20, 2012

*Order Closed
3-22-13
[Signature]*

OWNER OF
SITE ADDRESS: 11240 N DE HAVEN AVE
ASSESSORS PARCEL NO.: 2533-017-013
ZONE: RI; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. The fence is in need of maintenance.

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound.
Code Section(s) in Violation: 91.8104.13, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.
Comments: Paint metal fence/ gate where the metal is rusting or where the paint is chipped.

NON-COMPLIANCE FEE WARNING:

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.

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.



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

If you have any questions or require any additional information please feel free to contact me at (213)252-3997.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Gary Lynch*

Date: June 14, 2012

GARY LYNCH
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3997

B. D.
REVIEWED BY