

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

July 17, 2015

Council District: # 2

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

JOB ADDRESS: **5546 NORTH STROHM AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2417-009-019**

On January 17, 2013, 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: **5546 North Strohm 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.

Pursuant to Section 98.0421, the property owner was issued an order on January 17, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** 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 **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



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

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**Property Title Report**

**Work Order No. T11549**  
Dated as of: 05/21/2015

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

(Reported Property Information)

APN # 2417-009-019

**Property Address:** 5546 N STROHM AVE ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** QUITCLAIM DEED

**Grantee :** Ronald D. Hays and Violette H. Hays, Trustees of the Ronald D. and Violette H. Hays Revocable Living Trust

**Grantor :** Ronald D. Hays and Violette H. Hays

**Deed Date :** 8/30/2004

**Recorded :** 9/23/2004

**Instr No. :** 04 2450253

**Mailing Address:** Ronald D. Hays and Violette H. Hays, Trustees of the Ronald D. and Violette H. Hays Revocable Living Trust  
12535 Sarah St., Studio City, CA 91604.

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot 38 of Tract No. 9737, in the city of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 145, Pages 76 and 77 of Maps, in the Office of the County Recorder of Los Angeles County.

Assessor's Parcel No: 2417-009-019

**MORTGAGES/LIENS**

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$395,000.00

**Dated :** 10/1/2004

**Trustor :** Ronald Hays, and Violette Hays

**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. T11549**

**SCHEDULE B (Continued)**

**Trustee :** CTC Real Estate Services

**Beneficiary :** MERS, Inc., as nominee for America's Wholesale Lender

**Loan No. :** MIN 1001337-0000277189-0

**Recorded :** 10/8/2004

**Instr No. :** 04 2599360

**Maturity Date is:** 11/1/2034

**Mailing Address:** CTC Real Estate Services, 400 Countrywide Way, MSN SV-88, Simi Valley, CA 93065.

**Mailing Address:** America's Wholesale Lender, P.O. Box 10219, Van Nuys, CA 91410-0219.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P. O. Box 2026, Flint, MI 48501-2026.

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage pass-through Trust 2004-25, Mortgage pass through Certificates, Series 2004-25

**Recorded :** 6/28/2012

**Instr No. :** 20120963410

**Mailing Address:** The Bank of New York, C/O BAC, M/C: CA6-914-01-43, 1800 Tapo Canyon Road, Simi Valley, CA 93063.

**Type of Document:** A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

**Amount :** \$92,000.00

**Dated :** 4/20/2006

**Trustor :** Ronald D Hays, and Violette H Hays, Trustees of the Ronald D. and Violette H. Hays Revocable Living Trust

**Trustee :** Recontrust Company, N.A.

**Beneficiary :** MERS, Inc., as nominee for Countrywide Home Loans, Inc.

**Loan No. :** MIN 1000157-0006687255-3

**Recorded :** 5/2/2006

**Instr No. :** 06 0957361

**Mailing Address:** Countrywide Home Loans, Inc., P.O. 4500 Park Granada, Calabasas, CA 91302-1613.

**Mailing Address:** Recontrust Company, N.A., 225 West Hillcrest Drive, MSN: To-02, Thousand Oaks, CA 91360.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P. O. Box 2026, Flint, MI 48501-2026.

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** The Bank of New York Mellon fka The Bank of New York, as successor Trustee to JPMorgan Chase Bank, N.A. as Trustee on behalf of the Certificateholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2006-E

**Recorded :** 4/13/2012

**Instr No. :** 20120560377

**Mailing Address:** The Bank of New York Mellon, 226 W Monrow St, 26FL, Chicago, IL 60670.

RECORDING REQUESTED BY  
*Communitywealth*  
AND WHEN RECORDED MAIL THIS DEED AND  
UNLESS OTHERWISE SHOWN BELOW, MAIL TAX  
STATEMENTS TO:

RON HAYS & VIOLETTE HAYS  
5546 STRUHM AVENUE  
NORTH HOLLYWOOD, CALIFORNIA 91601

92-1451661

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

1 MIN. 3 P.M. AUG 6 1992  
PAST.

FEE  
\$5  
1

ESCROW NO. 01-92-7670-13  
TITLE ORDER NO. 8731128-6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned grantor(s) declare(s): Los Angeles City transfer tax is \$994.00  
Documentary transfer tax is \$ 233.20 (60) APN. 2417-009-011  
( X ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area. ( X ) City of LOS ANGELES and

By this instrument dated SEVENTH DAY OF JULY, 1992 for a valuable consideration

ROBERT A. SHORES AND OLGA SHORES TRUSTEES OF THE ROBERT AND OLGA SHORES LIVING TRUST  
FOR THE BENEFIT OF ROBERT A. SHORES AND OLGA SHORES AND THEIR ISSUE DATED MAY 20, 1991

hereby GRANTS to

RON HAYS AND VIOLETTE HAYS, HUSBAND AND WIFE AS COMMUNITY PROPERTY

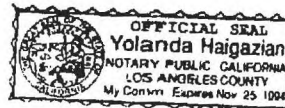
the following described real property in the CITY OF LOS ANGELES  
County of LOS ANGELES State of CALIFORNIA

LOT 38 OF TRACT NO. 9737, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 145, PAGES 76 AND 77 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss  
On July 8, 1992 before me, Yolanda Haigazian  
Notary Public, personally appeared Robert A. Shores \*\*\*  
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. \*\*\* OLGA SHORES  
WITNESS my hand and official seal.

Signature *Yolanda Haigazian* (Seal)  
YOLANDA HAIGAZIAN  
COMMISSION EXPIRES 11-25-94

*Robert A. Shores Trustee*  
ROBERT A. SHORES, TRUSTEE  
*Olga Shores Trustee*  
OLGA SHORES, TRUSTEE



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE.

Name 8731128-6 Street Address City & State

DOC ENT



09/23/04

Recording Requested By

And when recorded mail to

04 2450253

2

Name RONALD & VIOLETTE HAYS  
Street Address 12535 SARAH ST.,  
City STUDIO CITY,  
State CA:  
Zip 91604

Space above this line for recorders use

WOLCOTTS FORMS, INC. WWW.WOLCOTTSFORMS.COM (800) 421-2220

### QUITCLAIM DEED

I/We, RONALD D. HAYS AND VIOLETTE H. HAYS  
(Name of grantor(s))

residing at 12535 SARAH STREET, STUDIO CITY, CA. 91604

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,

release, convey and forever quit claim to RONALD D. HAYS AND VIOLETTE H. HAYS, TRUSTEES  
OF THE RONALD D. & VIOLETTE H. HAYS REVOCABLE LIVING TRUST  
(Name of grantee(s))

residing at 12535 SARAH STREET, STUDIO CITY, CA. 91604

all interest in the following described real property situated in the County of LOS ANGELES

State of CALIFORNIA

LOT 38 OF TRACT 9737 AS PER MAP RECORDED  
IN THE OFFICE OF THE COUNTY RECORDER OF  
LOS ANGELES COUNTY.

**\*\* THIS CONVEYANCE IS TO A REVOCABLE LIVING TRUST NOT PURSUANT TO A SALE AND IS EXEMPT FROM TRANSFER TAX AND DOCUMENTARY TAX.**

Assessor's parcel No 2417009019

X [Signature] HAYS  
RONALD D. HAYS  
AUTOGRAPH

Dated August 30 2004

X [Signature] HAYS  
VIOLETTE H. HAYS  
AUTOGRAPH

at STUDIO CITY, CALIFORNIA  
(City and state)

[Signature]  
AUTOGRAPH

Mail Tax Statement to RONALD & VIOLETTE HAYS  
12535 SARAH STREET  
STUDIO CITY, CA. 91604

DOCUMENTARY TRANSFER TAX \$ 0  
 computed on full value of property conveyed or  
 computed on full value less liens and encumbrances remaining at time of sale  
X [Signature] HAYS X [Signature] HAYS NONE  
Autograph of Declarant or Agent Determining Tax Firm Name

Neither Wolcotts, its resellers or agents make any representation or warranty, express or implied as to the fitness of this form for an intended use or purpose. If you have any concerns, consult an attorney before using this form.

09/23/04

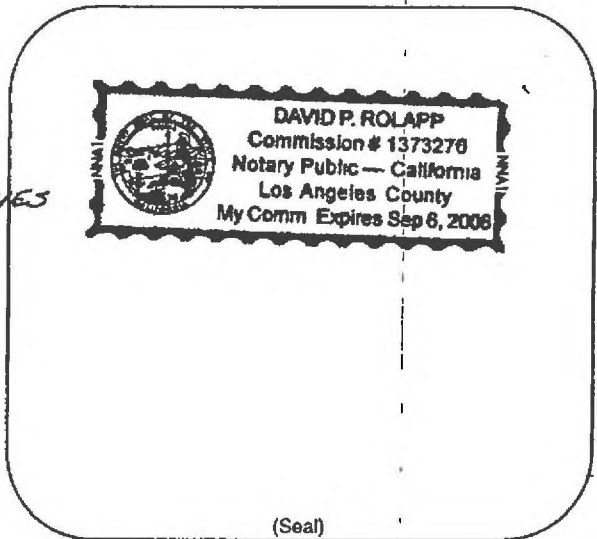
Individual

04 2450253

3

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

On this 30 day of Aug in the year 2004, before me, DAVID P. ROLAPP, a Notary Public, duly commissioned and qualified in above said County and State, personally appeared RONALD D. HAYES & VIOLETTA H. HAYES
[ ] personally known to me or [ ] proved to me on this basis of satisfactory evidence consisting of an identifying document or [ ] the oath of \_\_\_\_\_ 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 same



WITNESS my hand and official seal

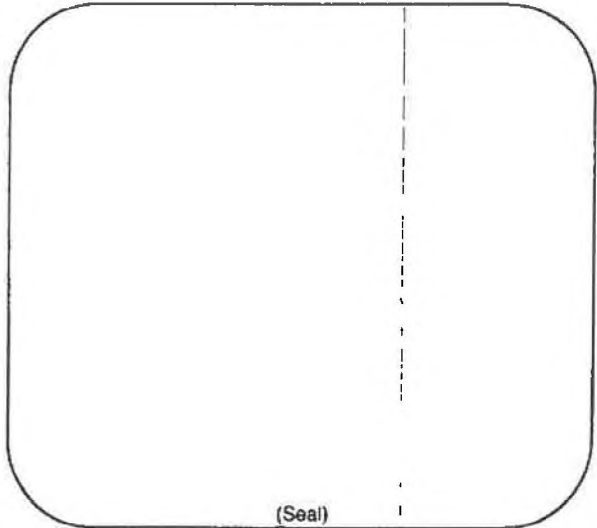
[Signature]
AUTOGRAPH

(Seal)

Corporate or Partnership

STATE OF \_\_\_\_\_ }
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, duly commissioned and qualified in above said County and State, personally appeared \_\_\_\_\_
[ ] personally known to me or [ ] proved to me on this basis of satisfactory evidence consisting of an identifying document or [ ] the oath of \_\_\_\_\_ 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), as \_\_\_\_\_, and that by his/her/their signature(s) on the instrument on behalf of \_\_\_\_\_, a \_\_\_\_\_, organized under the laws of \_\_\_\_\_, executed the same



WITNESS my hand and official seal

\_\_\_\_\_
AUTOGRAPH

(Seal)

10/8/04

04 2599360

2

Recording Requested By:  
L. DROKE

After Recording Return To:  
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING  
P.O.Box 10423  
Van Nuys, CA 91410-0423  
Prepared By:  
PATRICE ZAPPA

[Space Above This Line For Recording Data]

241749 LM  
[Escrow/Closing #]

00006682907009004  
[Doc ID #]

### DEED OF TRUST

MIN 1001337-0000277189-0

610-600-7112

#### 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 OCTOBER 01, 2004 , together with all Riders to this document.

(B) "Borrower" is


RONALD HAYS, AND VIOLETTE HAYS, HUSBAND AND WIFE AS COMMUNITY PROPERTY

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Page 1 of 16

Initials:

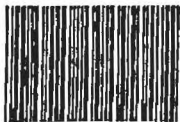
*RH VH*

 -6A(CA) (0207)  
CONV/VA

CHL (09/02)(d)

VMP MORTGAGE FORMS - (800)521-7291

Form 3005 1/01



\* 2 3 9 9 1 \*



\* 0 6 6 8 2 9 0 7 0 0 0 0 0 1 0 0 6 A \*

46048427-431

Borrower's address is  
5546 STROHM AVENUE, LOS ANGELES, CA 91601-2935  
Borrower is the trustor under this Security Instrument.

(C) "Lender" is  
AMERICA'S WHOLESALE LENDER  
Lender is a CORPORATION  
organized and existing under the laws of NEW YORK  
Lender's address is  
P.O. Box 10219, Van Nuys, CA 91410-0219

(D) "Trustee" is  
CTC REAL ESTATE SERVICES  
400 COUNTRYWIDE WAY, MSN SV-88, SIMI VALLEY CA 93065 ,

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated OCTOBER 01, 2004 . The Note states that Borrower owes Lender  
THREE HUNDRED NINETY FIVE THOUSAND and 00/100

Dollars (U.S. \$ 395,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 01, 2034 .

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

(H) "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.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider                         | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii)



DOC ID #: 00006682907009004

conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) 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 the

COUNTY of LOS ANGELES ;

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

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

Parcel ID Number: 2417-009-019

which currently has the address of

5546 STROHM AVENUE, LOS ANGELES

[Street/City]

California 91601-2935 ("Property Address");

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including,

10/8/04

16

DOC ID #: 00006682907009004

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.

Witnesses:

\_\_\_\_\_ *Ronald Hays* \_\_\_\_\_ (Seal)  
 RONALD HAYS -Borrower

\_\_\_\_\_ *Violette Hays* \_\_\_\_\_ (Seal)  
 VIOLETTE HAYS -Borrower

\_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_ (Seal)  
 -Borrower

04 2599360

10/8/04

17

DOC ID #: 00006682907009004

State of California  
County of *Los Angeles*

On *October 3<sup>rd</sup> 2004*

before me, *Rocco Demasi*, } ss. *NOTARY PUBLIC*  
personally appeared

*RONALD HAYS AND VIOLETTE HAYS.*

, 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.

*Rocco Demasi* (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**  
**450 E. Boundary St.**  
**Attn: Release Dept.**  
**Chapin, SC 29036**



DocID# **3186682907018116**

Property Address:  
**5546 Strohm Ave**  
**North Hollywood, CA 91601-2935**

CA0-ADT 18987643 E 6/25/2012

This space for Recorder's use

MIN #: 100133700002771890

MERS Phone #: 888-679-6377

### ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is **1901 E Voorhees Street, Suite C, Danville, IL 61834** does hereby grant, sell, assign, transfer and convey unto **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-25, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-25** whose address is **C/O BAC, M/C: CA6-914-01-43, 1800 Tapo Canyon Road, Simi Valley, CA 93063** 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: **AMERICA'S WHOLESALE LENDER**  
Original Borrower(s): **RONALD HAYS, AND VIOLETTE HAYS, HUSBAND AND WIFE AS COMMUNITY PROPERTY**  
Original Trustee: **CTC REAL ESTATE SERVICES**  
Date of Deed of Trust: **10/1/2004**  
Original Loan Amount: **\$395,000.00**

Recorded in Los Angeles County, CA on: **10/8/2004**, book **N/A**, page **N/A** and instrument number **04 2599360**

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

**JUN 26 2012**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.**

By: 

**Dominique Johnson Assistant Secretary**



State of California  
County of Ventura

On JUN 26 2012 before me, Deborah L. Beard, Notary Public, personally appeared  
Dominique Johnson

, 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: Deborah L. Beard  
My Commission Expires: June 26, 2013

(Seal)



Recording Requested By:  
J. GARDELLA JR.

06 0957361

2

After Recording Return To:  
When recorded return to:  
Custom Title Solutions 82404  
2550 N. Redhill Ave.  
Santa Ana, CA 92705 2276045  
(800)756-3524 ext. 5545

Prepared By:  
DIANA PHAM

[Space Above This Line For Recording Data]

2276045 00013509739704006  
[Escrow/Closing #] [Doc ID #]

DEED OF TRUST AND ASSIGNMENT OF RENTS

MIN 1000157-0006687255-3

This Deed of Trust secures an obligation which calls for payment of interest at a variable interest rate.  
THIS DEED OF TRUST is made this 20th day of APRIL, 2006, between  
RONALD D HAYS, AND VIOLETTE H HAYS, TRUSTEES OF THE RONALD D. & VIOLETTE  
H. HAYS REVOCABLE LIVING TRUST

whose address is,  
5546 STROHM AVENUE, N HOLLYWOOD, CA 91601

herein called "Trustor,"  
RECONTRUST COMPANY, N.A.

225 WEST HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360  
herein called "Trustee," and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")  
a Delaware corporation with an address of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.  
MERS is the "Beneficiary" under this Deed of Trust and is acting solely as a nominee for  
COUNTRYWIDE HOME LOANS, INC.

("Lender" or "you") and its successors and assigns, with an address of  
4500 Park Granada, Calabasas, CA 91302-1613

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real  
property in the City or Town of NORTH HOLLYWOOD, County of  
LOS ANGELES, State of California, having the street address of  
5546 STROHM AVENUE, NORTH HOLLYWOOD, CA 91601-2935

● MERS HELOC - CA Deed of Trust  
1D988-CA (02/04)(d)

Page 1 of 10

Initials

RH/VH

05/02/06



3

and more specifically described as:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT IS FILED FOR  
RECORD BY FIDELITY NATIONAL  
TITLE INS. CO. AS AN ACCOMMODATION  
ONLY. IT HAS NOT BEEN EXAMINED  
AS TO ITS EXECUTION OR AS TO ITS  
EFFECT UPON THE TITLE.

2417-009-09

Parcel ID Number: ~~2417009029~~ together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

TRUSTOR UNDERSTANDS and agrees that MERS is a separate corporation acting solely as nominee for Lender and Lender's successors and assigns, and holds only legal title to the interests granted by Trustor in this Deed of Trust, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

I. THIS DEED OF TRUST SECURES:

a. All of the obligations of Trustor in favor of Lender or order under the terms of a revolving credit agreement dated APRIL 20, 2006, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Lender from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is NINETY TWO THOUSAND and 00/100 Dollars (\$ 92,000.00 ) unless Lender, with Trustor's written consent, hereafter increases this amount. Advances made by Lender to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

The security of this Deed of Trust shall not be affected by the extension, renewal or modification from time to time of the obligations, instruments or agreements described above.

b. Payment of any and all obligations and liabilities, whatsoever, whether primary, secondary, direct, indirect, fixed or contingent, whether now or hereafter due from Trustor (or any successor in interest to Trustor) whether created directly or acquired by assignment if the document evidencing such obligation or liability or any other writing signed by Trustor (or any successor in interest to Trustor) specifically provides that said obligation or liability is secured by this Deed of Trust.

Initials: RL/VH

05/02/06

06 0957361

The undersigned Trustors request that a copy of any notice of default, and of any notice of sale hereunder, be mailed to their respective addresses set forth below.

By signing below, Trustor agrees to all the terms and conditions of this Deed of Trust.

Mailing Address For Notices

*Ronald D. Hays* Trustee  
RONALD D. HAYS  
5546 STROHM AVENUE  
N HOLLYWOOD, CA 91601

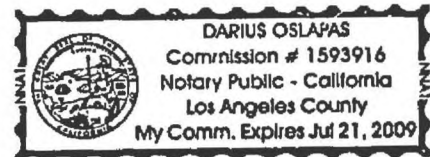
*Violette H. Hays* Trustee  
VIOLETTE H. HAYS  
5546 STROHM AVENUE  
NORTH HOLLYWOOD, CA 91601

State of California  
County of *Los Angeles*  
On *April 22, 2006*, before me *DARIUS OSLAPAS, NOTARY PUBLIC*  
*RONALD D. HAYS, VIOLETTE H. HAYS*, personally appeared

, 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.

*Darius Oslapas*



05/02/06



12

After Recording Return To:  
COUNTRYWIDE HOME LOANS, INC.  
MS SV-79 DOCUMENT PROCESSING  
P.O.Box 10423  
Van Nuys, CA 91410-0423

[Space Above This Line For Recording Data]

**INTER VIVOS REVOCABLE TRUST AS BORROWER -  
ACKNOWLEDGMENT**

Prepared By:  
DIANA PHAM

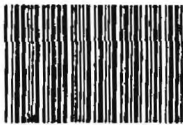
2276045  
[Escrow/Closing #]

00013509739704006  
[Doc ID #]

MULTISTATE INTER VIVOS REVOCABLE TRUST AS BORROWER/ACKNOWLEDGMENT  
Page 1 of 2

Initials: *RH/VH*  
12/99

VMP-373R (9912).02 CHL (09/01)(d) VMP MORTGAGE FORMS - (800)521-7291



\* 2 3 9 9 1 \*



\* 1 3 5 0 9 7 3 9 7 0 0 0 0 1 3 7 3 R \*

05/02/06

06 0957361


13

DOC ID #: 00013509739704006

BY SIGNING BELOW, the undersigned, Settlor(s) of the

RONALD D. & VIOLETTE H. HAYS REVOCABLE LIVING TRUST

Trust under trust instrument dated AUGUST 30, 2004, for the benefit of  
RONALD D. HAYSVIOLETTE H. HAYS  
acknowledges all of the terms and covenants contained in this Security Instrument and any rider(s) thereto and  
agrees to be bound thereby.

 4/24/06  
\_\_\_\_\_  
RONALD D. HAYS -Trust Settlor

  
\_\_\_\_\_  
VIOLETTE H. HAYS -Trust Settlor

\_\_\_\_\_  
-Trust Settlor

\_\_\_\_\_  
-Trust Settlor

05/02/06

Recording Requested By:  
Bank of America  
Prepared By: Diana De Avila  
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# 17313509739717356

Property Address:  
5546 Strohm Ave  
North Hollywood, CA 91601-2935  
CA0-ADT 17750677 3/26/2012

This space for Recorder's use

MIN #: 1000157-0006687255-3

MERS Phone #: 888-679-6377

### ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1901 E Voorhees Street, Suite C, Danville, IL 61834 does hereby grant, sell, assign, transfer and convey unto **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-E** whose address is 226 W MONROW ST 26FL, CHICAGO, IL 60670 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: COUNTRYWIDE HOME LOANS, INC.  
Original Borrower(s): RONALD D HAYS, AND VIOLETTE H HAYS, TRUSTEES OF THE RONALD D. & VIOLETTE H. HAYS REVOCABLE LIVING TRUST  
Original Trustee: RECONTRUST COMPANY, N.A.  
Date of Deed of Trust: 4/20/2006  
Original Loan Amount: \$92,000.00

Recorded in Los Angeles County, CA on: 5/2/2006, book N/A, page N/A and instrument number 06 0957361

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

MAR 26 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

By: Beverly Brooks  
Assistant Secretary

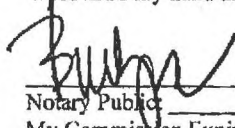
State of California  
County of Ventura

On MAR 26 2012 before me, Barbara J. Gibbs, Notary Public, personally appeared  
Beverly Brooks

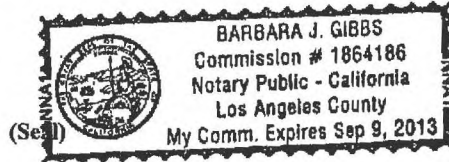
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), 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: Barbara J. Gibbs  
My Commission Expires: September 9, 2013







RECORDING REQUESTED BY

97 1281536

AND WHEN RECORDED MAIL TO:

NAME Ronald D. Hays  
STREET ADDRESS 5546 Strohm Ave  
CITY, STATE & ZIP CODE North Hollywood, CA, 91601

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
2:21 PM AUG 18 1997

FEES \$7  
DAF \$2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

HOMESTEAD DECLARATION

Ronald & Violette Hays  
FULL NAME OF DECLARANT

do hereby certify and declare as follows:

(1) I hereby claim as a declared homestead the premises located in the City of North Hollywood  
County of Los Angeles, State of California commonly known as  
5546 Strohm Ave.  
STREET ADDRESS

and more particularly described as follows: (Give complete legal description)

(2) I am the declared homestead owner of the above declared homestead.

(3) I own the following interest in the above declared homestead:

(4) The above declared homestead is (strike inapplicable clause) my principal dwelling,  
(the principal dwelling of my spouse, and

(strike inapplicable clause) (I am  
my spouse is) currently residing on that declared homestead.

(5) The facts stated in this Declaration are true as of my personal knowledge.

Dated: 7/30 97

R. Hays  
SIGNATURE OF DECLARANT  
V. Hays

STATE OF California

COUNTY OF Los Angeles

On August 18, 1997 before me, Marla D. Gilbert, Notary Public personally appeared

Ronald Hays and Violette Hays

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, 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

Marla D. Gilbert  
(SIGNATURE OF NOTARY)

(SEAL)



WOLCOTT'S FORM 758 - Rev. 8-94  
HOMESTEAD DECLARATION  
(price class 3A)  
©1994 WOLCOTT'S FORMS, INC.

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcott's makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.



# EXHIBIT B

ASSIGNED INSPECTOR: FELIPE PENICHE  
JOB ADDRESS: 5546 NORTH STROHM AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2417-009-019

Date: July 17, 2015

Last Full Title: 05/21/2015

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). RONALD D. HAYS AND VIOLETTE H. HAYS, TRUSTEES  
THE RONALD D. AND VIOLETTE H. HAYS REVOCABLE LIVING TRUST  
12535 SARAH ST.  
STUDIO CITY, CA 91604  
CAPACITY: OWNERS
  
- 2). AMERICA'S WHOLESALE LENDER  
P.O. BOX 10219  
VAN NUYS, CA 91410-0219  
CAPACITY: INTERESTED PARTIES
  
- 3). THE BANK OF NEW YORK  
C/O BAC, M/C: CA6-914-01-43  
1800 TAPO CANYON RD.  
SIMI VALLEY, CA 93063  
CAPACITY: INTERESTED PARTIES
  
- 4). COUNTRYWIDE HOME LOANS, INC., P.O.  
4500 PARK GRANADA  
CALABASAS, CA 91302-1613  
CAPACITY: INTERESTED PARTIES
  
- 5). THE BANK OF NEW YORK MELLON  
226 W. MONROW ST., 26<sup>TH</sup> FL.  
CHICAGO, IL 60670  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**5546 STROHM AVE, NORTH HOLLYWOOD, CA 91601-2935**



## Owner Information

Owner Name: **HAYS RONALD D (TE) & VIOLETTE/VIOLETTE RONALD & HAYS**  
 Mailing Address: **12535 SARAH ST, STUDIO CITY CA 91604-1113 C018**  
 Vesting Codes: **//TE**

## Location Information

Legal Description:	<b>TRACT # 9737 LOT 38</b>	APN:	<b>2417-009-019</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1253.10 / 2</b>	Subdivision:	<b>9737</b>
Township-Range-Sect:		Map Reference:	<b>23-F1 /</b>
Legal Book/Page:	<b>145-76</b>	Tract #:	<b>9737</b>
Legal Lot:	<b>38</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>NHO</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>09/23/2004 / 08/30/2004</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>2450253</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>08/06/1992 / 07/1992</b>	1st Mtg Amount/Type:	<b>\$169,600 / CONV</b>
Sale Price:	<b>\$212,000</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>1451661</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$125.44</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>COMMONWEALTH TITLE CO</b>		
Lender:	<b>WORLD S&amp;L</b>		
Seller Name:	<b>SHORES ROBERT A</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>01/10/1989 / 11/1988</b>	Prior Lender:	
Prior Sale Price:	<b>\$240,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>44245</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,690</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>7</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1937 / 1940</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE;ADDITION</b>		<b>SHINGLE</b>		

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,325</b>	Lot Width/Depth:	<b>50 x 127</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

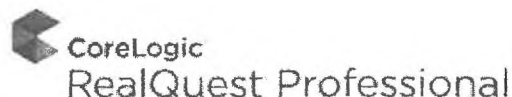
## Tax Information

Total Value:	<b>\$326,045</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$4,054.43</b>
Land Value:	<b>\$208,737</b>	Improved %:	<b>36%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$117,308</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$319,045</b>				

## Comparable Sales Report

For Property Located At

**5546 STROHM AVE, NORTH HOLLYWOOD, CA 91601-2935**



**8 Comparable(s) Selected.**

Report Date: 07/17/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$212,000	\$560,000	\$731,000	\$689,375
Bldg/Living Area	1,690	1,449	1,850	1,587
Price/Sqft	\$125.44	\$351.35	\$495.59	\$436.48
Year Built	1937	1939	1947	1942
Lot Area	6,325	5,982	12,343	7,030
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$326,045	\$50,556	\$637,882	\$383,546
Distance From Subject	0.00	0.01	0.43	0.33

\*= user supplied for search only

<b>Comp #:</b> 1		<b>Distance From Subject:</b> 0.01 (miles)	
<b>Address:</b> 5538 STROHM AVE, NORTH HOLLYWOOD, CA 91601-2935			
<b>Owner Name:</b> FARIS KELLEY & TREVOR			
<b>Seller Name:</b> LAURIE FAMILY TRUST			
<b>APN:</b> 2417-009-021	<b>Map Reference:</b> 23-F1 /	<b>Living Area:</b> 1,449	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1253.10	<b>Total Rooms:</b> 7	
<b>Subdivision:</b> 9737	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 03/05/2015	<b>Prior Rec Date:</b>	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 02/06/2015	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1940 / 1942	
<b>Sale Price:</b> \$560,000	<b>Prior Sale Price:</b>	<b>Air Cond:</b>	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b>	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 238760	<b>Acres:</b> 0.15	<b>Fireplace:</b> Y / 2	
<b>1st Mtg Amt:</b> \$448,000	<b>Lot Area:</b> 6,326	<b>Pool:</b>	
<b>Total Value:</b> \$50,556	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 2		<b>Distance From Subject:</b> 0.27 (miles)	
<b>Address:</b> 5308 STROHM AVE, NORTH HOLLYWOOD, CA 91601-3525			
<b>Owner Name:</b> GEHRKE SAMANTHA L			
<b>Seller Name:</b> HANKS DOYLE J & JUSTINE O			
<b>APN:</b> 2417-014-009	<b>Map Reference:</b> 23-F2 /	<b>Living Area:</b> 1,556	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 1253.10	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 9744	<b>Zoning:</b> LAR1	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 06/19/2015	<b>Prior Rec Date:</b> 04/24/2013	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 06/08/2015	<b>Prior Sale Date:</b> 04/17/2013	<b>Yr Built/Eff:</b> 1943 / 1980	
<b>Sale Price:</b> \$711,000	<b>Prior Sale Price:</b> \$635,000	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 729596	<b>Acres:</b> 0.16	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b>	<b>Lot Area:</b> 6,764	<b>Pool:</b>	
<b>Total Value:</b> \$637,882	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> WOOD SHAKE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 3		<b>Distance From Subject:</b> 0.31 (miles)	
<b>Address:</b> 1480 N ROSE ST, BURBANK, CA 91505-2017			
<b>Owner Name:</b> MALOTTE CHRISTOPHER G & NICOLE E M			
<b>Seller Name:</b> FIELDS ARTIE			
<b>APN:</b> 2435-025-011	<b>Map Reference:</b> 16-F6 /	<b>Living Area:</b> 1,850	
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 3112.00	<b>Total Rooms:</b> 6	
<b>Subdivision:</b> 9841	<b>Zoning:</b> BUR1*	<b>Bedrooms:</b> 3	
<b>Rec Date:</b> 04/24/2015	<b>Prior Rec Date:</b> 09/30/2014	<b>Bath(F/H):</b> 2 /	
<b>Sale Date:</b> 03/29/2015	<b>Prior Sale Date:</b> 08/25/2014	<b>Yr Built/Eff:</b> 1940 / 1952	
<b>Sale Price:</b> \$650,000	<b>Prior Sale Price:</b> \$575,500	<b>Air Cond:</b> CENTRAL	
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL	
<b>Document #:</b> 466795	<b>Acres:</b> 0.14	<b>Fireplace:</b> Y / 1	
<b>1st Mtg Amt:</b> \$585,000	<b>Lot Area:</b> 6,000	<b>Pool:</b> SPA	
<b>Total Value:</b> \$323,272	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE	
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL	

<b>Comp #:</b> 4		<b>Distance From Subject:</b> 0.39 (miles)	
------------------	--	--	--

Address: **1530 N ROSE ST, BURBANK, CA 91505-2019**  
 Owner Name: **SWUZ DAVE & JESSICA M**  
 Seller Name: **WHITTEN-HILDRETH TRUST**  
 APN: **2435-021-015** Map Reference: **16-F6 /** Living Area: **1,638**  
 County: **LOS ANGELES, CA** Census Tract: **3112.00** Total Rooms: **5**  
 Subdivision: **9841** Zoning: **BUR1YY** Bedrooms: **3**  
 Rec Date: **01/15/2015** Prior Rec Date: **08/28/2009** Bath(F/H): **2 /**  
 Sale Date: **12/04/2014** Prior Sale Date: **08/20/2009** Yr Built/Eff: **1941 / 1972**  
 Sale Price: **\$693,000** Prior Sale Price: **\$450,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **51630** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$623,500** Lot Area: **5,982** Pool:  
 Total Value: **\$570,327** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:5 Distance From Subject:0.41 (miles)  
 Address: **1051 N ROSE ST, BURBANK, CA 91505-2408**  
 Owner Name: **BERRY LARRY M & AMY I**  
 Seller Name: **HOLDEN M H & H R TRUST**  
 APN: **2476-016-023** Map Reference: **24-A2 /** Living Area: **1,609**  
 County: **LOS ANGELES, CA** Census Tract: **3112.00** Total Rooms: **6**  
 Subdivision: **7775** Zoning: **BUR1\*** Bedrooms: **3**  
 Rec Date: **10/20/2014** Prior Rec Date: **06/13/1991** Bath(F/H): **2 /**  
 Sale Date: **08/25/2014** Prior Sale Date: **05/1991** Yr Built/Eff: **1947 / 1957**  
 Sale Price: **\$725,000** Prior Sale Price: **\$225,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1103651** Acres: **0.15** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$580,000** Lot Area: **6,644** Pool:  
 Total Value: **\$361,862** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:6 Distance From Subject:0.41 (miles)  
 Address: **1215 N MAPLE ST, BURBANK, CA 91505-2132**  
 Owner Name: **CUNNINGHAM JOHN & KARI**  
 Seller Name: **MINNITI PHILIPPE & HELENE**  
 APN: **2476-006-008** Map Reference: **24-A1 /** Living Area: **1,475**  
 County: **LOS ANGELES, CA** Census Tract: **3112.00** Total Rooms: **5**  
 Subdivision: **9956** Zoning: **BUR1\*** Bedrooms: **3**  
 Rec Date: **03/25/2015** Prior Rec Date: **05/13/2009** Bath(F/H): **2 /**  
 Sale Date: **02/24/2015** Prior Sale Date: **03/04/2009** Yr Built/Eff: **1939 / 1941**  
 Sale Price: **\$731,000** Prior Sale Price: **\$415,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **319820** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$556,000** Lot Area: **6,184** Pool:  
 Total Value: **\$435,953** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:7 Distance From Subject:0.42 (miles)  
 Address: **5700 RIVERTON AVE, NORTH HOLLYWOOD, CA 91601-2026**  
 Owner Name: **KINGI DORIAN/JEWELL LINDA**  
 Seller Name: **GARROTT R W III & A TRUST**  
 APN: **2415-017-025** Map Reference: **16-E6 /** Living Area: **1,616**  
 County: **LOS ANGELES, CA** Census Tract: **1243.00** Total Rooms: **3**  
 Subdivision: **LANKERSHIM RANCH LAND Zoning: LAR1** Bedrooms: **2**  
 Rec Date: **06/04/2015** Prior Rec Date: **07/31/1998** Bath(F/H): **3 /**  
 Sale Date: **05/01/2015** Prior Sale Date: **07/12/1998** Yr Built/Eff: **1947 / 1965**  
 Sale Price: **\$715,000** Prior Sale Price: **\$240,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **654562** Acres: **0.28** Fireplace: **/**  
 1st Mtg Amt: **\$572,000** Lot Area: **12,343** Pool: **POOL**  
 Total Value: **\$306,789** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:8 Distance From Subject:0.43 (miles)  
 Address: **1506 N PASS AVE, BURBANK, CA 91505-2015**  
 Owner Name: **GAGLIARDUCCI MICHAEL & AIDA**  
 Seller Name: **1506 PASS NAHABED TRUST**  
 APN: **2436-016-018** Map Reference: **17-A6 /** Living Area: **1,504**  
 County: **LOS ANGELES, CA** Census Tract: **3112.00** Total Rooms: **5**  
 Subdivision: **9841** Zoning: **BUR1YY** Bedrooms: **4**  
 Rec Date: **11/03/2014** Prior Rec Date: **04/12/2013** Bath(F/H): **2 /**  
 Sale Date: **10/01/2014** Prior Sale Date: **04/04/2013** Yr Built/Eff: **1941 / 1953**  
 Sale Price: **\$730,000** Prior Sale Price: **\$300,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1161999** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: Lot Area: **5,995** Pool:  
 Total Value: **\$381,725** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**ATTACHED**  
**GARAGE**





# EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**

**Date: July 17, 2015**

JOB ADDRESS: **5546 NORTH STROHM AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2417-009-019**

**CASE#: 487612**

**ORDER NO: A-3184687**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 17, 2013**

COMPLIANCE EXPECTED DATE: **February 16, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3184687

1  
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**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

HELENA JUBANY  
PRESIDENT

VAN AMBATELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

**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" OVROM  
GENERAL MANAGER

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

**ORDER TO COMPLY AND NOTICE OF FEE**

TE HAYS TRUST HAYS, RONALD D AND VIOLETTE H TRS RONALD  
AND VIOLET  
12535 SARAH ST  
STUDIO CITY, CA 91604

**JAN 16 2013**

**EG**

**CASE #: 487612**

**ORDER #: A-3184687**

**EFFECTIVE DATE: January 17, 2013  
COMPLIANCE DATE: February 16, 2013**

OWNER OF  
SITE ADDRESS: 5546 N STROHM AVE  
ASSESSORS PARCEL NO.: 2417-009-019  
ZONE: R1; 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.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C**

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.**

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

**VIOLATION(S):**

- 1. The approximate 20'-0" of enclosure of the garage was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove the enclosure of the permitted carport or obtain approved plans and permits.

- 2. The approximate 13' and 17' of enclosure of the cover on the south side of the house was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans,



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

obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Obtain approved plans and permits for the walls enclosing the screened sun shelter under permit # VN 21610/70.

**3. A permit is required for the work performed.**

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Obtain approved permits for the enclosure of the carport and screened sun shelter.

**4. Building plans are required.**

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

Comments: Approved plans required for the enclosure of the carport and screened shelter.

**5. Construction work was performed and concealed without obtaining the required inspections. CONCEALED WORK WITHOUT INSPECTION(S).**

You are therefore ordered to: 1) Expose all work concealed without the required inspections.  
2) Call for inspection.

Code Section(s) in Violation: 91.104.2.2, 91.103.1, 12.21A.1(a) of the L.A.M.C.

**6. An inspection is required for the work performed.**

You are therefore ordered to: Obtain all required inspections including a final inspection.

Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

**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.**

In addition to the C.V.I.F. noted above, 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 1 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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3033.

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

Inspector:

*Joe Paradiso*

Date:

January 14, 2013

JOE PARADISO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3033

Joseph.Paradiso@lacity.org

*WK*

REVIEWED BY